

TOWN OF NELSON
PRELIMINARY BUDGET

ROUTE 20 SOUTH SERVICE AREA

December 17, 2025

Construction Costs:

11 manholes @ \$10,000 each	= \$ 110,000
16 laterals @ \$5,000 each	= \$ 80,000
4,000 feet of sewer @ \$200 per foot	= \$ <u>800,000</u>
Total of Construction Costs:	\$ <u>990,000</u>

Contingency (30%): \$ 300,000

Soft Costs (25%): \$ 250,000

Total Project Cost (2025): Use \$1,550,000

60% Grant: \$ 930,000

Project Financing of remaining 40% (\$620,000): \$ 35,836
(30 years @ 4% (.0578))

Units: 22.50

Total Annual Financing Unit Cost: \$ 1,593
(Project Financing (\$35,836 ÷ 22.50 units))

Cazenovia Sewer User Fee: \$ 400

Total Annual Unit Cost: \$ 1993

NOTE: Add 5% per year to all costs for each year past 2026.

PROPERTY OWNER LIST
TOWN OF NELSON
POTENTIAL SEWER SERVICE EXPANSION STUDY

ROUTE 20 SOUTH SERVICE AREA

December 17, 2025

Tax Map Parcel	Owner's Name	Physical Address	Type of Improvement(s)	Number of Units Assigned
107.8-2-1	Markol Real Estate Cazenovia Veterinary Hospital	2750 Route 20 E	Kennel/Vet	3
107.8-2-2	Markol Real Estate LLC,	2752 Route 20 E	1-Family Residential	1
107.8-2-3	Cazenovia Central School Bus Garage	2760 Route 20	Truck Terminal	2
107.8-2-4	Marion, John E.	2762 Route 20 E	1-Family Residential	1
107.8-2-5	MRVR Properties LLC, Community Fitness	4157 Midstate Ln	1 Use Sm Bldg	3
107.8-2-7	Bergman, Jody P.	2776 Route 20 E	1-Family Residential	1
107.8-2-8	LaFever, Howard B.	2788 Route 20 E	1-Family Residential	1
107.8-2-19	Locke, Andrew L.	Midstate Ln	Rural Vac < 10	0.5
107.8-2-9	Moss, Jeffrey R.	Route 20	Res Vac Land	0.5
107.8-2-44	Irwin, James E. Next to Creamery	Route 20	Vac w/imprv barn	0.75
107.8-2-46	Stedman Property Man Inc, Quality Auto	2808 Route 20 E	Auto body Apartments	2
107.8-2-39	Automatic, Utilities part of MCC	Route 20	Vacant comm	0.75
107.8-2-31	Automatic, Utilities Madison County Choppers	2830 Route 20 E	1 Use Sm Bldg	0.75
107.8-2-32	Cazenovia Universal Truth, Nelson Creamery/VFW	2836 Route 20	Food + assembly	2
107.-2-1.1	Walking Partners LLC, Cazenovia Storage	2684 Route 20	Mini Wh Self Stor	1
107.-2-1.5	Empire State Auto Part Inc, Nappa	2708 Route 20 E	Retail + apartment	1.75
107.-2-1.3	Markol Real Estate Partnership	Moseley Rd	Vacant Comm	0.5
		17 Total Number of Properties		22.50 Total Number of Units

Design Flow = 20,000