

**TOWN OF MOREAU
ORDER SETTING PUBLIC HEARING REGARDING
THE MAP, PLAN AND REPORT FOR
PROPOSED SEWER DISTRICT NO. 1, EXTENSION NO. 6**

WHEREAS the Town of Moreau wishes to consider an extension of its Sewer District No. 1, Extension No. 5 to be known as Sewer District No. 1, Extension No. 6 (referred to as “Extension No. 6”) to serve several parcels of property being developed for residential housing known as the Arrowhead Meadows, SRH-TJM, and Jacobie’s Parkside Farm subdivisions; and

WHEREAS a Map, Plan and Report, dated June 18, 2025 and last revised August 27, 2025, has been prepared by Environmental Design Partnership, LLP describing the proposed Extension No. 6 to connect the three subdivisions to Sewer District No. 1, Extension No. 5; and

WHEREAS the Map, Plan and Report has been filed in the Office of the Moreau Town Clerk and is available for public inspection; and

WHEREAS as required by Town Law Section 209-c, the Map, Plan and Report delineates the boundaries of the proposed Extension No. 6, describes a general plan of the proposed sewer extension, includes a report of the proposed method of operation, and shows all outlets and the terminus and course of each proposed main sewer together with the location and a general description of all sewage disposal plants, pumping stations and other public works, and is consistent with, so far as possible, any comprehensive plan for sewers developed and maintained pursuant to General Municipal Law Section 99-f; and

WHEREAS on March 15, 2021, the Moreau Planning Board issued a Negative Declaration in compliance with the State Environmental Quality Review Act (SEQRA) and conditionally approved the Arrowhead Meadows subdivision; and

WHEREAS on April 19, 2021 the Moreau Planning Board issued a Negative Declaration in compliance with SEQRA and conditionally approved the SRH-TJM subdivision; and

WHEREAS on February 26, 2024, the Moreau Planning Board approved minor amendments of the subdivision plans for the Arrowhead Meadows and SRH-TJM subdivisions; and

WHEREAS on November 18, 2024 the Moreau Planning Board issued a Negative Declaration in compliance with SEQRA and conditionally approved the Jacobie's Parkside Farm subdivision on July 21, 2025; and

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. The boundaries of the proposed Extension No. 6 are as set forth in the Map, Plan and Report as follows:

SEWER SERVICE AREA EXTENSION DESCRIPTION OVER ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Moreau, County of Saratoga, State of New York lying along the southerly line of Bluebird Road, easterly line of New York State Route 32 and the south and north lines of Moreau Recreation Road and being further bounded and described as follows:

Beginning at the point of intersection of the southerly line of Bluebird Road with the common division line of SBL#50.-3-32.1 to the west and SBL#50.-3-29.22 to the east;
Thence along the common division line of said southerly line of Bluebird Road and the northerly line of SBL#50.-3-29.22 in a general easterly direction, 334± feet to the point of intersection of said common division line with the easterly line of SBL#50.70-1-1;
Thence along the common division line of said SBL#50.-3-29.22 to the west-southwest and SBL#50.70-1-1, SBL#50.70-1-2, SBL#50.70-1-33, SBL#50.70-1-30, SBL#50.70-1-29, SBL#50.70-1-28, SBL#50.70-1-27, SBL#50.70-1-26, SBL#50.70-1-25 and SBL#50.70-1-24 to the east-northeast in a general southerly direction, 1,309± feet to the point of intersection of said common division line with the northerly line of SBL#50.-3-28.2;

Thence along the common division line of said SBL#50.-3-28.2 to the south and SBL#50.70-1-24 to the north in a general east-northeasterly direction, 11± feet to the point of intersection of said common division line with the westerly line of SBL#50.-3-24.11;

Thence along the common division line of said SBL#50.-3-28.2, Moreau Recreation Road and SBL#64.-1-54 to the west and SBL#50.-3-24.11 to the east in a generally

southeasterly direction, 1,187± feet to the point of intersection of said common division with the SBL#64.-1-2;

Thence along the common division line of said SBL#64.-1-54 to the north, and SBL#64.-1-2 and SBL#64.1-1-8.12 to the south in a general westerly direction 2,016± feet to the point of intersection of said common division with the southeasterly line of SBL#64.-1-1.1;

Thence along common division line of said SBL#64.-1-54 to the east and SBL#64.-1-1.1, SBL#64.1-1-4 and SBL#64.1-1-3 to the west in a general northerly direction, 454± feet to the point of intersection of said common with the southerly line of Moreau Recreation Road, said intersection being the northeasterly corner of SBL#64.1-1-3;

Thence crossing said Moreau Recreation Road in a general northerly direction, 69± feet to the point of intersection of the northeasterly line of Moreau Recreation Road with the common division line of SBL#64.1-1-2 to the northwest and SBL#50.-3-28.1 to the northeast;

Thence in a general easterly direction along the common division line of SBL#50.-3-28.1 to the north and said Moreau Recreation Road to the south, 187± feet to the point of intersection of said common division line with the southwesterly line of said SBL#50.-3-28.2;

Thence along the common division line of SBL#50.-3-28.1 to the west and said SBL#50.-3-28.2 to the east, 225± feet to the point of intersection of said common division line with the southerly line of SBL#50.-3-29.21;

Thence along the common division line of said SBL#50.-3-29.21 to the north and SBL#50.-3-28.1 to the south in a general westerly direction, 316± feet to the point of intersection of said common division line with the easterly line of SBL#50.3-2-5;

Thence along the common division line of said SBL#50.-3-29.22 to the east, and SBL#50.3-2-5, SBL#50.3-2-4, SBL#50.3-2-3, SBL#50.3-2-2 and SBL#50.3-2-1 to the west, the following two (2) courses and distances: 1) In a general northerly direction, 476± feet to a point; and 2) In a general westerly direction, 149± feet to a point, said point being the easterly division line of New York State Route 32, the northeast corner of SBL#50.3-2-1 and the southwest corner of said SBL#50.-3-29.21;

Thence in a general northerly direction along the common division line of New York State Route 32 and said SBL#50.-3-29.21, 149± feet to the point of intersection of said common division line with SBL#50.3-2-10;

Thence along the common division line of SBL#50.3-2-10 to the north and said SBL#50.-3-29.21 to the south in a generally easterly direction, 146± feet to the point of intersection of said common division with said SBL#50.-3-29.22;

Thence along the common division line of SBL#50.3-2-10 to the west and said SBL#50.-3-29.22 to the east in a generally northerly direction, 250± feet to the point of intersection of said common division with the southeasterly line of SBL#63.-4-1.11 Lands of Niagara Mohawk Power Corporation;

Thence along the common division line of SBL#63.-4-1.11 to the northwest and said SBL#50.-3-29.22 to the southeast in a generally northeasterly direction, 693± feet to the point of intersection of said common division with SBL#50.-3-32.1;

Thence along the common division line of SBL#50.-3-32.1 to the north and west and said SBL#50.-3-29.22 to the south and east the following two (2) courses and distances: 1) In a general easterly direction, 207± feet to a point; and 2) In a general northerly direction, 145± feet to the point or place of beginning of said Sewer Service Area Extension.

The above described Sewer Service Area Extension is intended to include all of the portions of those parcels identified by the following Parcel ID numbers: 50.-3-29.21, 50.-3-29.22, 50.-3-28.2, and 64.-1-54 as shown on the Saratoga County Real Property Tax Maps in the Town of Moreau, NY, dated March 21, 2023 and is not intended for the conveyance of Real Property.

2. The proposed sanitary sewer infrastructure would include a low-pressure collection system with individual grinder pumps serving the proposed single family residential homes, and larger grinder units serving the apartment buildings. The low-pressure system will include a polyethylene force main pipe varying between 1.5 inches to 3.0 inches in diameter. This low-pressure sewer collection system would connect to an existing 10-inch force main located along Bluebird Road adjacent to the Arrowhead

Meadows, LLC site. From this point, all sewer flows from the Service Area will be conveyed to the Saratoga County Sewer District No. 1 Wastewater Treatment Plant (WWTP). A copy of each of the project's design plans and the proposed sanitary sewer infrastructure are included in Appendix F of the Map, Plan and Report.

3. The cost of the formation of Extension No. 6 and all infrastructure improvements associated with connecting to the existing Sewer District No. 1, Extension No. 5 infrastructure will be paid by the developers of the subdivisions. It is estimated that the cost of the improvements necessary to provide service to the proposed subdivisions, including the low-pressure collection system and individual pump stations is estimated to be approximately \$1,500,000.00. The Town will incur no costs for the formation of Extension No. 6 or the infrastructure.

4. The estimated annual cost to the developed property would be as calculated in the Map, Plan and Report. The proposed extension would serve single-family residences and apartment units. The annual cost to a single-family home will be the same as is applicable to Sewer District No. 1, Extension No. 5, which is \$750.00 per equivalent dwelling unit (EDU). In 2025, the capital costs of the district were estimated to be \$278,000.00 and operation and maintenance costs estimated to be \$158,000. The total annual cost of \$436,000.00 divided among the 711 EDUs accounted for at that time yielded \$613.00 per EDU. A \$137.00 per EDU contingency and reserve charge was added to produce the annual sewer charge of \$750.00 per EDU for Sewer District No. 1, Extension No. 5.

5. The subdivision developers would pay the sewer service capacity fee and any other applicable fees as set forth in the Town's current Schedule of Sewer Charges. A copy of the current Schedule of Sewer Charges is included in Appendix I of the Map, Plan and Report. A summary of the individual project annual costs is tabulated in Appendix G based on the Saratoga County Sewer District and Town of Moreau sewer charges and rates.

6. The Town of Moreau Sewer District No. 1, Extension 6 would take ownership of and be responsible for all common infrastructure (i.e., low pressure force main) whereas the individual property owners, including the owners of the Jacobie's Parkside Farm apartments, will be responsible for their private laterals and grinder pumps. Permitting from the Town of Moreau may be necessary prior to installing grinder pump stations and associated private laterals.

7. The Moreau Town Board will meet and hold a public hearing on Tuesday, September 23, 2025, beginning at 7:01 p.m. at Moreau Town Hall, 351 Reynolds Road, Moreau, New York 12828, to consider the Map, Plan and Report on the proposed Sewer District No. 1, Extension No. 6 and to hear all persons interested in the proposal and to take such other and further action as may be required or authorized by law.

8. The Town Board authorizes and directs the Moreau Town Clerk to publish this Order in the newspaper, and post this Order on the Town website at www.townofmoreau.org, not less than 10 days nor more than 20 days before the date of the Public Hearing.

MOTION by Councilmember _____
SECOND by Councilmember _____

Roll Call

Supervisor Fish	_____
Councilmember Donohue	_____
Councilmember Killian	_____
Councilmember Noonan	_____
Councilmember Stewart	_____

I hereby certify that this Order was duly adopted by the Town Board of the Town of Moreau at a regular meeting of the Board conducted on September 9, 2025.

By: _____
Erin Trombley
Town Clerk