

**TOWN OF MOREAU  
ORDER SETTING PUBLIC HEARING REGARDING  
THE MAP, PLAN AND REPORT FOR  
PROPOSED SEWER DISTRICT NO. 1, EXTENSION NO. 7**

**WHEREAS** the Town of Moreau wishes to consider an extension of its Sewer District No. 1 to be known as Sewer District No. 1, Extension No. 7 (referred to as "Extension No. 7") to serve a parcel of property being developed for residential apartment housing known as The Grove on Sisson Road; and

**WHEREAS** a Map, Plan and Report, dated December 2021 and last revised January 15, 2026, has been prepared by Environmental Design Partnership, LLP describing the proposed Extension No. 7 to connect the residential apartment housing to Sewer District No. 1; 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. 7, 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 June 17, 2019, the Moreau Planning Board issued a Negative Declaration in compliance with the State Environmental Quality Review Act (SEQRA) and conditionally approved the Site Plan for The Grove on Sisson Road project; and

**NOW, THEREFORE, IT IS HEREBY ORDERED:**

1. The boundaries of the proposed Extension No. 7 are as set forth in the Map, Plan and Report as follows:

SEWER SERVICE DISTRICT OVER ALL THOSE CERTAIN TRACTS, PIECES OR PARCELS OF LAND SITUATE in the Town of Moreau, County of Saratoga, State of New York, lying along the westerly line of Sisson Road and being further bounded and described as follows:

**Parcel "A" – Sisson Grove Sewer District Extension**

**Beginning** at the point of intersection of the westerly line of Sisson Road and the common division line of SBL#50-2-2.1 to the south and SBL#50-2-100.11 to the north;

**Thence** from said *Point of Beginning* along said common division line, in a general westerly direction,  $1950\pm$  feet to a point of intersection of said common division line and the easterly line of SBL#50-2-1.11;

**Thence** along the common division line of SBL#50-2-1.11 to the west and SBL#50-2-100.11 to the east in a general northerly direction,  $180\pm$  feet to a point of intersection of said common division line and the southerly line of SBL#37-1-15.12;

**Thence** along the common division line of SBL#37-1-15.12, SBL#37-1-15.11, SBL#37-1-34, and SBL#37.19-1-25.1 all to the north and SBL#50-2-100.11 to the south in a general easterly direction,  $1625\pm$  feet to a point of intersection of said common division line and the westerly line of SBL#37-1-13;

**Thence** along the common division line of SBL#37-1-13 to the east and north and SBL#50-2-100.11 to the west and south the following two (2) courses and distances:

- 1) In a general southerly direction,  $126\pm$  feet to a point;
- 2) In a general easterly direction,  $405\pm$  feet to a point in the westerly line of Sisson Road;

**Thence** along the westerly line of Sisson Road in a general southerly direction,  $50\pm$  feet to a point in the common division line of line of SBL#50-2-9 to the south and SBL#50-2-100.11 to the north;

**Thence** along said common division line in a general westerly direction,  $358\pm$  feet to a point being the northeasterly corner of SBL#50-2-9;

**Thence** along the common division line of SBL#50-2-9 and SBL#50-2-8 to the east and SBL#50-2-100.11 to the west in a general southerly direction,  $320\pm$  feet to a point being the southwesterly corner of SBL#50-2-8;

**Thence** along the common division line of SBL#50-2-8 to the north and SBL#50-2-100.11 to the south in a general easterly direction,  $173\pm$  to a point of

intersection of the southeasterly corner of SBL#50-2-8 and the westerly line of Sisson Road;

**Thence** along the westerly line of Sisson Road in a general southerly direction,  $147\pm$  feet to the point or place of beginning and containing  $17.39\pm$  acres of land.

The above described **Sewer Service District** is intending to include SBL#50-2-100.11 as above described as shown on the Saratoga County Real Property Tax Map in the Town of Moreau, NY, dated March 1, 2025.

2. The proposed sanitary sewer infrastructure would include a low-pressure collection system with 15 duplex grinder pump stations to serve the 25 proposed apartment buildings. The low-pressure system will include a polyethylene force main pipe varying between 1.5 inches to 3.0 inches in diameter. The proposed force main will connect to the existing 8-inch force main located on the east side of Sisson Road, across from the project entrance road as part of the existing Town of Moreau Sewer District No. 1. The Town of Moreau owns and maintains the existing 8" force main. Flow will be conveyed to the City of Glens Falls Wastewater Treatment Plant for treatment. A copy 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. 7 and all infrastructure improvements associated with connecting to the existing Sewer District No. 1 infrastructure will be paid by the developer. It is estimated that the cost of the improvements necessary to provide service to the project, including the low-pressure collection system and individual grinder pump stations is estimated to be approximately \$624,875.00. The Town will incur no costs for the formation of Extension No. 7 or the infrastructure.

4. The annual operation and maintenance cost for improvements owned by the developer is estimated to be approximately \$7,500.00 as calculated in the Map, Plan and Report. The apartment buildings will also be responsible for the same annual sewer service charge that is applicable to Sewer District No. 1 and Extensions 1 through 4, currently \$270.00 per equivalent dwelling unit (EDU). Currently there are no capital charges. The developer is also responsible for the sewer service capacity fee

set forth in the applicable Outside User Agreement and any other applicable fees as set forth in the Town's current Schedule of Sewer Charges.

**5.** The sanitary sewers constructed to service The Grove on Sisson Road apartment project will be constructed in accordance with the Town of Moreau standards and requirements and will be privately owned and operated within the apartment complex.

**6.** The Moreau Town Board will meet and hold a public hearing on Tuesday, February 24, 2026, 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. 7 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.

**7.** 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](http://www.townofmoreau.org), not less than 10 days nor more than 20 days before the date of the Public Hearing.