



## Town of Cairo Economic Development Site #1 Schneider Property

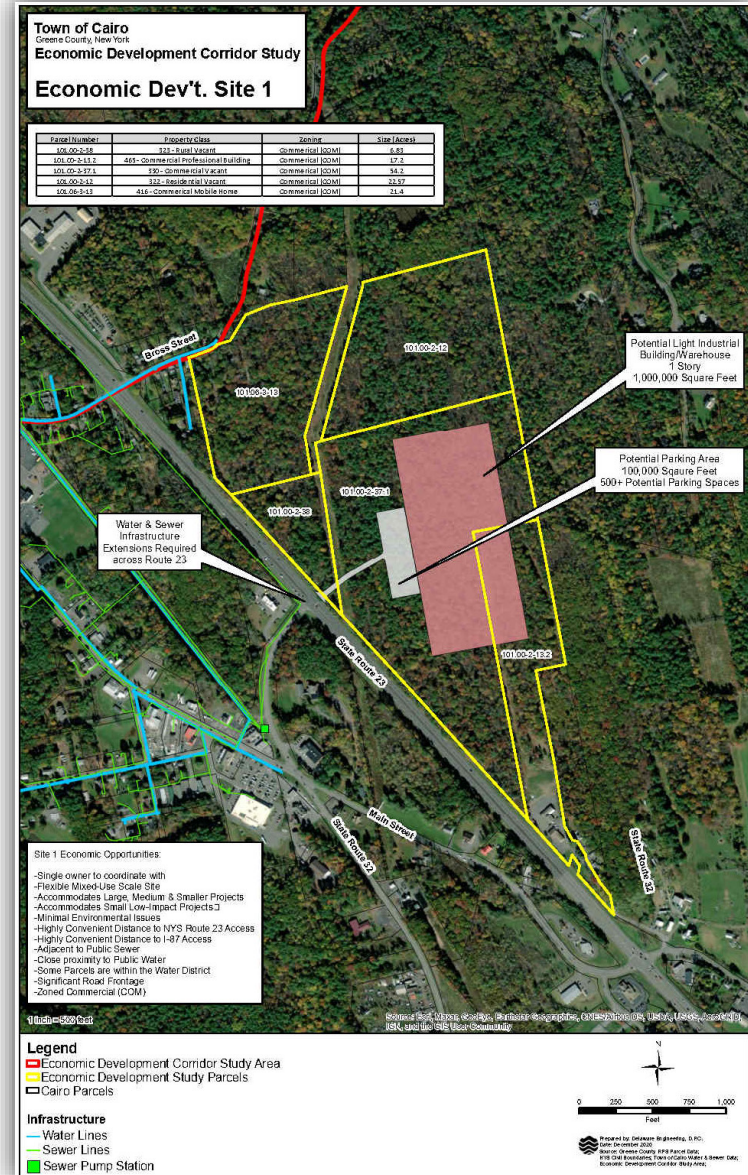
### *Economic Opportunities:*

- Single owner with whom to coordinate
- Flexible Mixed-Use Scale Site
- Accommodates Large, Medium & Smaller Projects
- Accommodates Small Low-Impact Projects
- Minimal Environmental Issues
- Highly Convenient Distance to Route 23 Access
- Highly Convenient Distance to I-87 Access
- Adjacent to Public Sewer
- Close proximity to Public Water
- Some Parcels are within the Water District
- Significant Road Frontage

### *Site Challenges:*

- Expense for Extension of Public Sewer & Water
- Parcels are outside of Water/Sewer Districts
- Significant Expansion of Impervious Surface
- Power Upgrade May be needed based on Sector
- Close Proximity to Stream/Wetlands (Per Wetland Delineation)

As a result, of the targeted the market sectors, the best matches for this site are manufacturing/assembly and warehousing.





**Town of Cairo**  
**Economic Development Site #1**  
**Schneider Property**

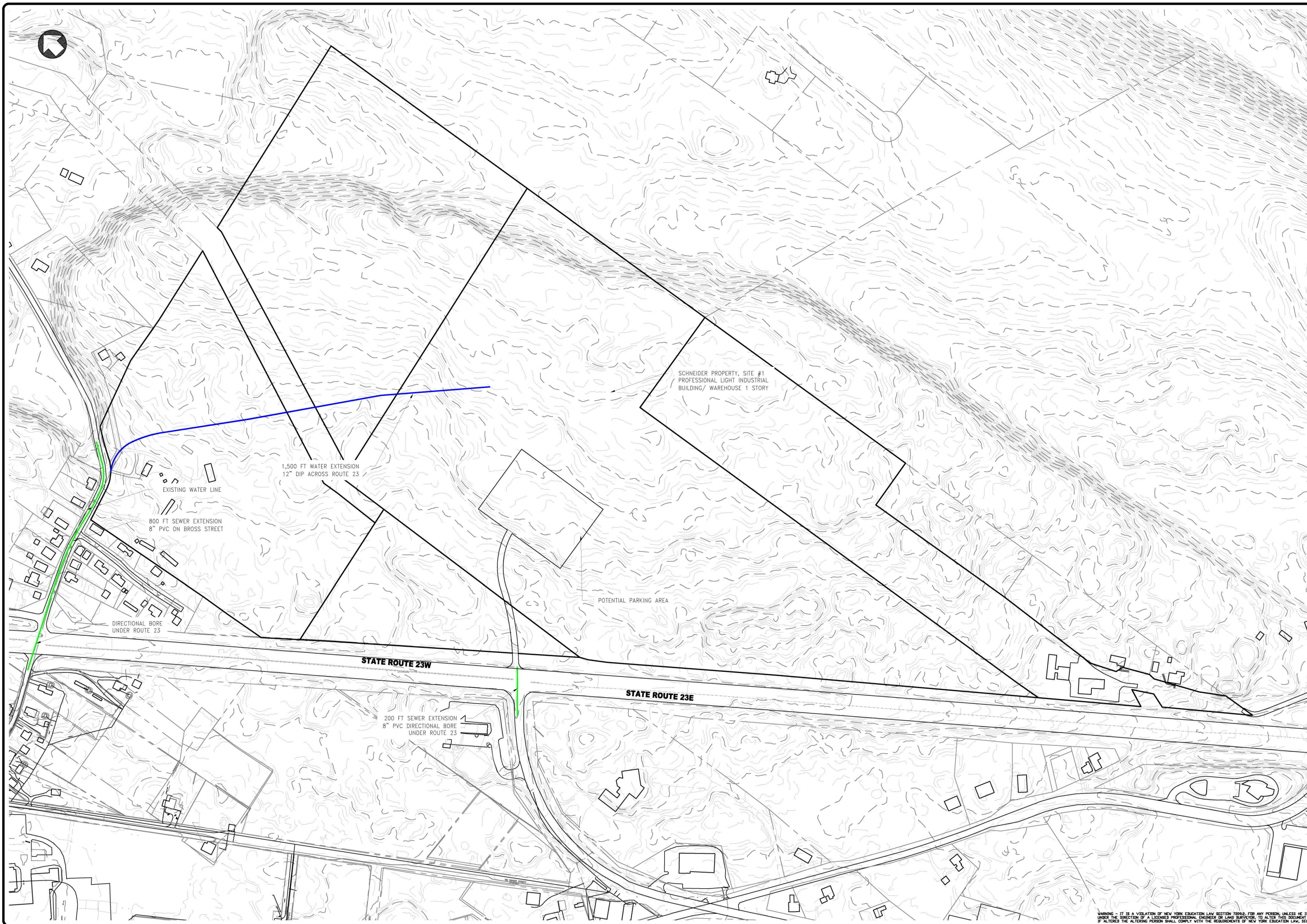
**Water Line Extension Cost Estimate for Site 1**

<b>Construction Component</b>	<b>QTY</b>		<b>Price/QTY</b>	<b>Cost</b>
Hydrants	3	ea	\$8,000.00	\$24,000.00
Main Extension	1,500	ft	\$175.00	\$262,500.00
Water Meters	3	ea	\$300.00	\$900.00
Services	3	ea	\$1,500.00	\$4,500.00
Valves	1	ea	\$1,600.00	\$1,600.00
Pavement	450	ton	\$120.00	\$54,000.00
Backfill	420	cy	\$40.00	\$16,800.00
<i>Construction Subtotal</i>				<i>\$364,300.00</i>
Engineering-Legal-Permits				\$53,700.00
Contingency				\$73,000.00
District Extension				\$32,000.00
<b>Total Cost</b>				<b>\$523,000.00</b>

**Sewer Line Extension Cost Estimate for Site 1**

<b>Construction Component</b>	<b>QTY</b>		<b>Price/QTY</b>	<b>Cost</b>
Upgrade PS	1	ea	\$30,000.00	\$30,000.00
Force Main	200	ft	\$65.00	\$13,000.00
Gravity Sewer	0	ft	\$125.00	\$0.00
Services	1	ea	\$1,500.00	\$1,500.00
Pavement	60	ton	\$120.00	\$7,200.00
Backfill	56	cy	\$40.00	\$23,000.00
<i>Construction Subtotal</i>				<i>\$74,700.00</i>
Engineering-Legal-Permits				\$11,200.00
Contingency				\$10,800.00
<b>Total Cost</b>				<b>\$96,700.00</b>

H:\Drawings\Cairo\Water\Economic\_Development\FIGURE#3.dwg



DATE: 5/27/2021  
 DRAWN BY: BROJLESJ  
 SCALE: 1" = 180'  
 REVIEWED BY: XX  
 PROJECT NO.: 20-2028  
 FILE: FIGURE#3

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REVISIONS	
NO.	DESCRIPTION

ECONOMIC DEVELOPMENT  
 TOWN OF CAIRO  
 GREENE COUNTY, NY

ECONOMIC DEVELOPMENT  
 SITE #1

SHEET:  
**F1**

**DRAFT**

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