



Town of Cairo Economic Development Site #3 School-Owned/Miller Property

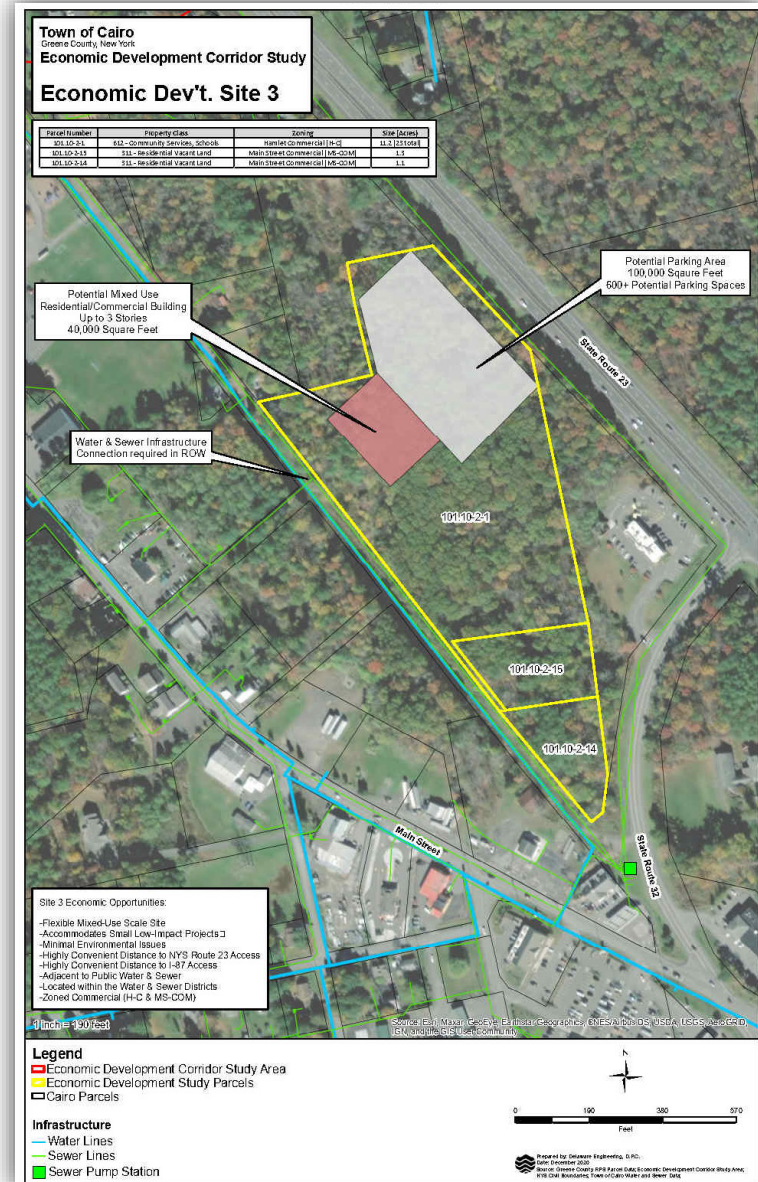
Economic Opportunities:

- Flexible Mixed-Use Scale Site
- Accommodates Small Low-Impact Projects
- Minimal Environmental Issues
- Highly Convenient Distance to Route 23 Access
- Highly Convenient Distance to I-87 Access
- Located within the Water and Sewer Districts
- Adjacent to Public Water & Sewer

Site Challenges:

- Expense for Extension of Public Sewer & Water
- Significant Expansion of Impervious Surface
- Power Upgrade May be needed based on Sector
- Two separate owners to coordinate with one being a public entity
- Parcels are in different Zoning Districts

As a result, the identified market sectors that best match the opportunities presented by this assemblage of properties are small scale commercial, office/supportive space, small scale hospitality and workforce housing.





Town of Cairo
Economic Development Site #3
School-Owned/Miller Property

Sewer Line Extension Cost Estimate for Site 3

Construction Component	QTY	Price/QTY	Cost
Upgrade PS	1 ea	\$30,000.00	\$30,000.00
Force Main	0 ft	\$65.00	\$0.00
Gravity Sewer	0 ft	\$125.00	\$0.00
Services	1 ea	\$1,500.00	\$1,500.00
Pavement	0 ton	\$120.00	\$0.00
Backfill	0 cy	\$40.00	\$0.00
<i>Construction Subtotal</i>			<i>\$31,500.00</i>
Engineering-Legal-Permits			\$4,700.00
Contingency			\$6,300.00
Total Cost			\$42,500.00

Economic Development Site 3 is located directly adjacent to existing water and sewer and is within each Town District, therefore, no infrastructure extensions are required. It would cost approximately \$2,000 to add a service and water meter at this property.



DATE: 5/27/2021
 DRAWN BY: BROLES!
 SCALE: 1" = 80'
 REVIEWED BY: XX
 PROJECT NO.: 20-2028
 FILE: FIGURE#4

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 11000 MAIN STREET, LIBERTY, NY 13850 - 607-886-9262
 8100 EAST MARKET ST., LIBERTY, NY 13850 - 607-886-9262
 16 EAST MARKET ST., RED HOOK, NY 12571 - 518-452-1290
 548 BROADWAY, MONTICELLO, NY 12701 - 845-791-7777

REVISIONS	
NO.	DESCRIPTION

**ECONOMIC DEVELOPMENT
 TOWN OF CAIRO
 GREENE COUNTY, NY**

**ECONOMIC DEVELOPMENT
 SITE #3**

SHEET: **F3**

DRAFT

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