

**NOTICE OF ADOPTION OF RESOLUTION  
SUBJECT TO PERMISSIVE REFERENDUM  
FOR THE ESTABLISHMENT OF THE MANCHESTER SEWER DISTRICT  
TOWN BOARD OF THE TOWN OF LAGRANGE**

**NOTICE IS HEREBY GIVEN** that at a regular meeting held on the 3rd day of September, 2020, the Town Board of the Town of LaGrange, Dutchess County, New York (the "Town") duly adopted a resolution, a copy of which is attached hereto.

The adoption of said resolution is subject to permissive referendum and shall not take effect until thirty (30) days after its adoption unless, within that period there be filed with the Town Clerk, a petition or petitions subscribed and acknowledged as required by Town Law § 209-e. Forms for said petition are available at the Town Clerk's Office.

Dated: September 3, 2020

  
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CHRISTINE O'REILLY-RAO TOWN CLERK  
TOWN OF LAGRANGE

**RESOLUTION**

FOR ESTABLISHMENT OF THE MANCHESTER SEWER DISTRICT  
AFTER PUBLIC HEARING

WHEREAS, the Town Board, on May 27, 2020 authorized preparation of a Map, Plan and Report for the establishment of the Manchester Sewer District under Town Law, Article 12-A; and

WHEREAS, the Town Board, on July 22, 2020, accepted the proposed Map, Plan and Report of CPL dated "July 2020, and revised July 16, 2020" (hereinafter the "Map Plan and Report"); and

WHEREAS, said Town Board duly adopted on the 22nd day of July, 2020, an order reciting in general terms, the boundaries of the proposed district, the improvements proposed, the maximum amount proposed to be expended for the improvement, and the fact that the Map, Plan and Report is on file with the Town Clerk, and specifying that said Town Board would meet virtually at the Town Hall, 120 Stringham Road, LaGrangeville, New York, on the 12<sup>th</sup> day of August, 2020, at 7:00 p.m., to consider said Map, Plan & Report and hear all persons interested in the subject thereof, concerning the same, and

WHEREAS, certified copies of said order were duly published and posted according to law, and said Town Board did, at the time and place specified in said order, duly meet and consider the matter of the establishment of the proposed district, continued the public hearing at 7:00 p.m. on that date hereof, and heard all persons interested in the subject thereof who appeared at such times and places, concerning the same, and

WHEREAS, the evidence offered at such time and place requires that the Town Board make the determinations hereinafter made;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of LaGrange, in the County of Dutchess, that it be and hereby is determined as follows:

- (1) That the aforesaid notice of hearing was published and posted as required by law and was otherwise sufficient.
- (2) That all of the property and property owners within the proposed sewer district are benefited thereby.
- (3) That all of the property and property owners benefited are included within the proposed sewer district.
- (4) It is in the public interest to establish the proposed sewer district as hereinafter described, and be it

FURTHER RESOLVED AND DETERMINED, that the Town Board does hereby approve the establishment of a sewer district as hereinafter described to be known as the Manchester Sewer District (hereinafter the "District"); that the improvements described in the Map, Plan and Report be constructed and the service therein described be provided for upon the required funds being made available or provided for; and that the sewer district be bounded and described as set forth on the map forming a part of the Map, Plan & Report filed with the Town Clerk, and which sewer district generally covers a service area including parcels along the west side of Noxon Road between Route 55 and Titusville Road; parcels along Titusville Road between Route 55 and Titusville Road, parcels along Route 55 between Overlook Road and Commerce Street; and parcels on Hartstone Drive, Commerce Street, Commerce Extension, Industry Street, and Firemans Way, which sewer district more particularly includes the parcels listed in Schedule A attached hereto; and which sewer district may be extended in the future to include potential future developments off Noxon Road, Titusville Road and Manor Drive. The

proposed Action will also include the expansion of the Titusville Wastewater Treatment Plant Capacity from 0.5 MGD to 1.0 MGD; and it is further

RESOLVED, that the proposed improvements, including the costs of rights of way, construction costs, legal fees and all other expenses shall be financed as follows: by the issuance of serial bonds with maturities not exceeding the period of financing set forth in the Map, Plan and Report and otherwise as provided in the Map, Plan and Report; and it is further

RESOLVED, that this resolution is subject to permissive referendum in accordance with Article 7 of the Town Law.

WHEREUPON, the following vote was taken:

Supervisor Bell	AYE
Councilman Luna	AYE
Councilman Jessup	AYE
Councilman Baright	ABSENT
Councilman Ryan	AYE

DATED: LaGrangeville, New York  
September 3, 2020

  
CHRISTINE O'REILLY-RAO  
TOWN CLERK

SCHEDULE A

Manchester Sewer District  
Titusville Trunk Flows

Tax Map	ID No.	Acres	Parcel Location	Owner	Land Use	Land Value	Improv. Value	Total Assessment Value	Description	Projected Sewer Demands (gpd)	Benefit Units
6261-04-868334		1.28	404-406 Manchester Rd	John Page Development LLC	Comm Multiple Use	\$181,300	\$843,700	\$725,000	60 rust seals 24 wash mach. 6 hair dresser chairs	11,000	31.43
6360-01-126600		12.995	2 Park Ct	DuMarco Properties LLC	Multiple Resid				42 modulars	9240	42.00
6261-04-824406		3.81	387 Manchester Rd	Hudson River Housing, Inc	Comm. Motel	\$243,000	\$1,081,800	\$1,324,800	15 rooms	2,250	15.00
6261-04-864395		5.06	389-391 Manchester rd	Hudson River Housing Inc	Comm Motel	\$873,800	\$1,198,200	\$1,872,000	138 rooms	12,300	82.00
6260-02-988992		10.80	122 Noxon Rd	HO Penn Machinery	Comm Machinery Rental	\$856,600	\$2,976,200	\$3,532,800	51056 sf	1,500	4.29
6260-04-987381		18.17	258 Titusville Rd	Colbia Gym	Weight room					7,000	20.00
6360-01-053893		12.74	150 Noxon Rd	Sora Enterprises LLC	Truck Terminal	\$105,400	\$1,064,600	\$1,200,000	32000 sf	1,500	4.29
6261-04-850298		7.75	28 + 35 Patrick Ln	JFRJ Holdings LLC	Comm Storage/warehouse	\$578,200	\$988,000	\$1,566,200	31960 sf	590	1.69
6360-01-140506		15.7	Titusville Rd	GBR Titusville	Vacant Common 330					5,000	14.29
6261-04-860314		1.20	19 Patrick Ln	Autumn Management (Multiple Use)	Comm Storage/Warehouse	\$131,300	\$898,800	\$1,030,100	20680 sf	1,500	4.29
6261-04-948065		0.80	96 Noxon Rd	Edith Kakkis	Resid 3-family	\$55,800	\$231,600	\$287,400	---	1,050	3.00
6360-01-118812		48.52	Noxon Rd	Angelo Ferri	Rural Vacant Land	\$621,800	\$0	\$621,800	Subdevelop 16 lots (4bdrms)	7,040	16.00
6261-04-765412		0.30	359 Manchester Rd	Manchester Crossing Corp.	1 bldg deli and restaurant					350	1.00
6261-04-783279		2.79	360-374 Manchester Rd	Manchester Bridge Prop (Page)	Comm Multiple Use	\$419,400	\$2,290,600	\$2,710,000	43606 sf	2,000	5.71
6261-04-790420		4.37	371-375 Manchester Rd	Manchester Bridge Prop (Page)	Comm. Lumber yd	\$434,100	\$890,700	\$1,324,800	35764 sf	1,500	4.29
6261-04-904196		1.65	Noxon Rd	Jhon Choi (New Haccansack Auto & Tire)	Comm Multiple Use	\$140,100	\$513,700	\$653,800	9440 sf	2,000	5.71
6261-04-958044		1.68	104 Noxon Rd	G LLC (Warehouse)	Comm	\$60,600	\$550,500	\$601,000	9090 sf	900	2.57
6360-01-017950		1.50	Noxon Rd	Henry G Page Jr	Comm Vacant Land	\$35,500	\$0	\$35,500	---	350	1.00
6360-01-042940		1.05	Noxon Rd	Sora Enterprises LLC	Comm Vacant Land	\$85,200	\$0	\$85,200	---	800	2.29
6261-04-924129		1.00	Noxon Rd	William H Page	Comm Vacant Land	\$20,000	\$0	\$20,000	---	800	2.29
6261-04-899218		1.69	Noxon Rd	Bifrode Maine	Comm Vacant Land	\$89,500	\$0	\$89,500	---	800	2.29
6261-04-940083		0.77	92 Noxon Rd	Richard Royas	Other Storage	\$44,900	\$0	\$44,900	---	800	2.29
6360-01-127733		2.46	244 Noxon Rd	Audrey Smith-Morgan	Resid 2-family	\$61,400	\$79,600	\$141,000	---	800	2.29
6360-03-008439		1.15	254 Titusville Rd	Titusville Properties	Vacant Indus	160200		160200		710	2.03
6261-04-806536		2.93	15 Old Manchester Rd	Joyce Houghtaling Quinlan Gas, Inc	Fuel Storage 441				7100	700	2.00
6261-04-806161		3.12	56-58 Noxon Rd	William Page (Total Package Landscape)	Comm Retail Landscape	\$120,500	\$85,000	\$373,000	7000 sf	700	2.00
6261-04-909232		4.06	84 Patrick Ln	Building 925 LLC	Comm Storage/warehouse	\$213,600	\$1,142,700	\$1,456,300	25000 sf	2,500	7.14
6261-04-930109		4.30	84 Noxon Rd	Noxon Land Dev inc	Comm Storage/Warehouse	\$71,000	\$194,300	\$353,300	6100 sf	610	1.74
6261-04-888324		0.84	410 Manchester Rd	Business systems	Office Bldg	\$330,600	\$419,400	\$750,000	6000	600	1.71
6261-04-875251		3.50	47 Patrick Ln	Building 826 LLC	Comm Storage/warehouse	\$143,600	\$291,800	\$535,000	29470 SF	2,947	8.42
6261-04-906182		1.69	40 Noxon Rd	Holland Pool Services LLC	Comm Multiple Use	\$171,000	\$331,000	\$502,000	4500 sf	450	1.29
6261-04-858416		4.91	108-110 Overlock Rd	Hawk Meadow Monksesson School	School - Religious				85 Students 15 staff Projected growth in next five years	2,000	5.71
6261-04-836325		0.15	Patrick Ln	488 Freedom Plains Rd	Comm. Vacant Land	\$36,400	\$0	\$36,400	---	400	1.14
6261-04-833337		0.67	Patrick Ln	JFRJ Holdings LLC	Vacant	\$53,100	\$0	\$53,100	---	400	1.14
6360-01-052923		1.19	1-6 Noxon Rd	Robert C Trustee	Resid				---	350	1.00

6360-01-167635	1.37	284-285 Noxon Rd	Patrick Schavo	Resid	\$102,400	\$268,600	\$371,000	350	1.00
6360-01-129655	0.42	49 Feiler Rd	Janeth Ngoboh	Resid	\$64,200	\$236,300	\$300,500	350	1.00
6361-04-902206	1.59	34-36 Noxon Rd	J & K Holdings of Dutchess LLC	Comm Multiple Use	\$40,700	\$356,700	\$397,400	2863 sf	1.00
6361-04-928149	0.96	62 Noxon Rd	Legend Eyeware inc	1 use Small building	\$82,600	\$117,100	\$199,700	2978 sf	1.00
6361-04-926156	0.41	60 Noxon Rd	Automated Equipment Service Inc	1 use small building	\$47,000	\$127,900	\$174,900	2108 sf	1.00
6360-01-129721	2.40	248 Noxon Rd	Eric Yon	Resid 1 family	\$66,000	\$187,000	\$253,000	350	1.00
6360-01-138575	0.33	30 Feiler Rd	Wayne Wynot	Resid 1 family	\$58,200	\$178,300	\$236,500	350	1.00
6360-01-164655	0.95	278 Noxon Rd	Lois Salem	Resid 1 family	\$85,400	\$99,100	\$154,500	350	1.00
6360-01-164698	0.71	264 Noxon Rd	Lynnda Delmonaco	Resid 1 family	\$68,700	\$99,800	\$168,500	350	1.00
6360-01-164709	0.95	260 Noxon Rd	Brian Reily	Resid 1 family	\$64,500	\$172,500	\$237,000	350	1.00
6360-01-164721	1.10	256 Noxon Rd	Ronald Schuir	Resid 1 family	\$65,000	\$157,300	\$222,300	350	1.00
6360-01-165657	0.95	272 Noxon Rd	Norton Segarra	Resid 1 family	\$67,700	\$124,900	\$182,600	350	1.00
6360-01-166678	0.96	270 Noxon Rd	Ann Perhek	Resid 1 family	\$65,900	\$100,000	\$165,900	360	1.00
6360-01-166689	0.71	266 Noxon Rd	Howard Bonney	Resid 1 family	\$40,800	\$110,200	\$151,000	350	1.00
6360-01-166646	0.93	280 Noxon Rd	Marion Touhey	Resid 1-family	\$37,000	\$86,000	\$123,000	350	1.00
6360-01-167575	0.54	22-24 Feiler Rd	Amorosa Linda J	Resid 1-family	\$58,400	\$91,600	\$120,000	350	1.00
6360-01-181561	0.52	312 Noxon Rd	Nyera James J	Resid 1-family	\$55,400	\$44,600	\$100,000	350	1.00
6360-01-183575	0.41	308 Noxon Rd	Francose Dame J	Resid 1-family	\$44,000	\$89,700	\$133,700	350	1.00
6360-01-185545	1.60	318 Noxon Rd	Zittel Bryan	Resid 1-family	\$44,800	\$91,100	\$135,900	360	1.00
6360-01-196539	1.00	322 Noxon Rd	Zabawski Stanley	Resid 1-family	\$53,300	\$79,700	\$133,000	350	1.00
6360-01-206519	0.66	328 Noxon Rd	Lundell Carl A Jr	Resid 1-family	\$45,100	\$74,900	\$120,000	350	1.00
6360-01-206511	0.68	330 Noxon Rd	Thompson Melissa H	Resid 1-family	\$44,900	\$99,400	\$144,300	350	1.00
6360-01-220502	0.88	314 Noxon Rd	Trethewey John T	Resid 1-family	\$49,000	\$82,000	\$131,000	350	1.00
6361-04-953057	0.69	100 Noxon Rd	Nalbore Michael R	Resid 1-family	\$58,900	\$67,100	\$126,000	350	1.00
6361-04-943074	0.80	92-94 Noxon Rd	Reyes Richard A	Resid 1-family	78200	0	78200	350	1.00
6361-04-756458	1.70	103 Overlook Rd	Altman Brian	Resid 1-family					
6361-04-785449	1.69	109 Overlook Rd	Martin Gerald Jun	Resid 1-family					
6360-03-250434	1.28	Noxon Rd	Tanuel Stanley	Vacant Common 330					
Total Titusville Trunity									334
95,337									

Manchester Sewer District  
Titusville Sewer District Additions

Tax Map	ID No.	Acres	Parcel Location	Owner	Land Use	Description	Projected Sewer Demands (gpd)	Benefit Units
6360-03-293298		1.09	20 Woodview Rd	Laura & Jerry Schuder	1 Family Res		350	1.00
6361-03-323292		2.17	21 Vail Rd	Mary Ann Page	1 Family Res		350	1.00
6360-02-648956		0.59	11 Mandalay Dr	Derrick Holmes	1 Family Res		350	1.00
6360-02-655948		0.61	9 Mandalay Dr	Rene Cruz	1 Family Res		350	1.00
6360-02-661941		0.63	7 Mandalay Dr	Joseph Yamoah	1 Family Res		350	1.00
6360-02-668934		0.64	5 Mandalay Dr	Alberto P Gavasci II	1 Family Res		350	1.00
6360-02-674926		0.67	3 Mandalay Dr	Joseph & Elizabeth Weiss	1 Family Res		350	1.00
6360-02-687914		1.77	1 Mandalay Dr	Cheryl Reese	1 Family Res		350	1.00
6360-02-691891		0.71	785 Freedom Plains Rd	US Bank National Association	1 Family Res		350	1.00
6360-02-674885		0.53	779 Freedom Plains Rd	Joseph & Amy Della	1 Family Res		350	1.00
6360-02-669873		0.68	733 Freedom Plains Rd	JFK Properties	Retail Service		875	2.50
6360-03-637830		1.1	756 Freedom Plains Rd	Keith R Ballard	1 Family Res		350	1.00
6360-02-569843		1.46	1 Bushwick Rd	B-D Holdings	Office Building (multiple Use)	Multiple Use Office Building (Dent st, Chiropractic, Insurance, Dermatology) ~ 50 parking spaces	1500	4.29
6360-02-576823		0.46	3 Bushwick Rd	Damon Botelho	1 Family Res		350	1.00
6360-02-580810		0.55	5 Bushwick Rd	You Ben Yang	1 Family Res		350	1.00
6360-02-586790		0.94	7 Bushwick Rd	Ziesmer	1 Family Res		350	1.00
6360-02-612798		3.21	9 Bushwick Rd	Maria Fish	1 Family Res		350	1.00
6360-02-617773		2.2	11 Bushwick Rd	Abdol Amir Halajj Dezfuli	1 Family Res		350	1.00
6360-02-589759		0.52	13 Bushwick Rd	Ana Arvela	1 Family Res		350	1.00
6360-02-608753		1.65	15 Bushwick Rd	Jerry C Helmback	1 Family Res		350	1.00
6360-02-599732		1.12	17 Bushwick Rd	Saran K Bommakanti	1 Family Res		350	1.00
6360-02-618733		1.04	19 Bushwick Rd	Carlo Vidrini	1 Family Res		350	1.00
6360-02-633728		0.91	21 Bushwick Rd	Dawn M Mackenzie	1 Family Res		350	1.00
6360-02-639753		0.92	11 Hillview Cir	Michale Andrew	1 Family Res		350	1.00
6360-02-646776		1.25	Hillview Cir	Curtis Harris	1 Family Res		350	1.00
6360-02-562777		3.7	14 Bushwick Rd	Elizabeth Traina	1 Family Res		350	1.00
6360-02-570735		1.22	16 Bushwick Rd	Robert J Nicolette Sr.	1 Family Res		350	1.00
6360-02-636666		2.12	18 Bushwick Rd	John R See	1 Family Res		350	1.00
6360-02-642702		4.1	Bushwick Rd	Anthony Antunes Trustee	1 Family Res		350	1.00
6360-02-650724		1.03	24 Bushwick Rd	Theodore A Lindhamer	1 Family Res		350	1.00
6361-03-303268		0.51	23 Bushwick Rd	Water Capichioni	1 Family Res		350	1.00
6361-03-285270		1.09	11 Woodview Rd	Michael Yen	1 Family Res		350	1.00
6361-03-265246		1.11	29 Woodview Rd	Benedetto Della	1 Family Res		350	1.00
6361-03-260277		7.39	34 Woodview Rd	Kevin Page	1 Family Res		350	1.00
6361-03-260293		1.08	32 Woodview Rd	Karen Page	1 Family Res		350	1.00
6450-02-688624		1.12	3 Sommerset Rd	Khurram Ashraf I	1 Family Res		350	1.00
		28.56	130 Stringham Rd	Truck Wash	Govt Buildings		3000	8.57
							17,275	49.36

Titusville Sewer District Additions



Manchester Sewer District  
Firemans Way

Tax Map ID No	Acres	Parcel Location	Owner	Land Use	Land Value	Improv. Value	Total Assessment Value	Description	Projected Sewer Demands (gpd)	Benefit Units
6361-03-028167	7.49	30 Firemans Way	Baby Vision	Multi Use Bldg	\$883,000	\$1,167,000	\$2,050,000	70000	900	2.57
6361-03-054719	4.37	488 Freedom Plains Rd	Freedom Properties LLC	Library	\$494,900	\$1,940,600	\$2,435,500	50000	1500	4.29
6361-04-971161	5.07	38 Firemans Way	Henry Page	Church	\$528,530	\$1,056,200	\$1,584,730	40000	1500	4.29
6361-03-050126	2.59	60 Firemans Way	Henry Page	Serenity Electronics / Hope Ackerly LMT	\$191,600	\$1,221,500	\$1,413,100	35000	1500	4.29
6261-04-986198	4.8	24 Firemans Way	Henry Page	Multi use (Abilities First School )	\$518,400	\$711,600	\$1,230,000	31000	1700	4.86
6361-03-099154	3.48	29 Firemans Way	Henry Page	Gymnastics	\$187,200	\$961,000	\$1,148,200	29000	2900	8.29
6361-03-096119	5.43	41 Firemans way	Newbany Corp.	UPS Customer Center	\$277,800	\$1,077,200	\$1,355,000	23000	1500	4.29
6361-03-009115	1.5	76 Firemans Way	Henry Page	DDSO Adult Day Care	\$118,400	\$1,076,300	\$1,194,700	20000	1500	4.29
6361-03-027118	1.51	66 Firemans Way	Henry Page	Mixed Usage	\$114,500	\$615,500	\$730,000	17500	1750	5.00
6361-03-052090	6.7	Noxon Rd	Henry Page	Vacant Land	\$51,000	\$0	\$51,000		871	2.49
6361-03-068204	1.21	488 Freedom Plains Rd	Freedom Properties LLC	Vacant Land	\$106,200	\$0	\$106,200		800	2.29
6361-03-083180	1.61	30 firemans Way	SMS development LLC	Vacant Indus	\$120,000	\$0	\$120,000		800	2.29
6261-04-976113	2.40	79 Noxon Rd	Alij, Musa	Resid. 2-family	\$62,400	\$107,600	\$170,000		700	2.00
6261-04-961131	1.02	71 Noxon Rd	Kilmer, Gary E	Resid. 1 family	\$55,400	\$89,600	\$145,000		350	1.00
6361-03-100206	1.3	504 Freedom Plains Rd	Lagrange Fire District	Fire Station	\$149,200	\$2,250,800	\$2,400,000	1000	700	2.00
6361-03-085204	0.4	Route 55	Lagrange Fire District	Fire Station	\$61,900	\$0	\$61,900		350	1

Total (Firemans Way) 19,321 55.20

**Manchester Sewer District**  
**Hartstone Industry and Commerce St**

Tax Map	ID No.	Acres	Parcel Location	Owner	Land Use	Projected Sewer Demands (gpd)	Benefit Units
6261-02-928685		20	11 Mapleview Rd ext	Arlington CSD	School	6200	17.71
6261-02-080309		6.24	Commerce St	Dutchess County	Mass Transportation	3,000	8.57
6361-03-127278		3.5	8 industry st	Dutchess Arc	Benevolent	1700	4.86
6361-03-100356		2.2	1 Industry St.	Warehouse Outlet Liquidators	Manufacture (710)	1500	4.29
6361-03-112342		1.99	3 Industry St.	Lucky's Auto Body	Manufacture (710)	700	2.00
6361-03-124330		1.3	5 Industry	Industry St LLC (ATL Gutter)	Commercial (449)	700	2.00
6361-03-063373		2.65	19 Commerce St.	Hilal, Fayiz	Commercial (449)	1900	5.43
6361-03-137314		2.00	7 Industry St	Page, Park Associates	Other Storage	700	2.00
6361-03-044399		1.7	27 Commerce St.	Blacktop Maintenance	Commercial (449)	700	2.00
6361-03-086395		0.86	22 Commerce St.	Dutcher Precision Corp.	Commercial (449)	750	2.14
6361-03-001432		1.13	26 Commerce St.	Valley Chassis Works	Other Storage	632	1.81
6361-03-098377		0.66	18 Commerce St.	Brandl's Towing And Automotive	Commercial (449)	625.8	1.79
6361-03-074412		1.5	24 Commerce	Robert Abady Dog Food Co	Vacant Commercial Storage	464.4	1.33
6361-03-048442		1.14	35 Hartstone Dr	Gary Beck	Resid 1 family	350	1.00
6361-03-037416		0.75	27 Commerce St.	Commerce St. Holdings	Resid Vacant Land	350	1.00
6261-02-885512		1.10	10 Hartstone Dr	Joseph, Joseph P	Resid. 1-family	350	1.00
6261-02-890533		0.97	8 Hartstone Dr	Paraggio, John	Resid. 1-family	350	1.00
6261-02-895550		1.01	6 Hartstone Dr	Sciuto, Philip A	Resid. 1-family	350	1.00
6261-02-900568		1.01	4 Hartstone Dr	Latino, John C	Resid. 1-family	350	1.00
6261-02-917524		0.94	7 Hartstone Dr	Kaufman, Carol	Resid. 1-family	350	1.00
6261-02-921540		0.94	2 Hubbard Ln	Horton, David S	Resid. 1-family	350	1.00
6261-02-922506		1.22	11 Hartstone Dr	Cornell, Roger S	Resid. 1-family	350	1.00
6261-02-927560		1.02	1 Hubbard Ln	Page, Henry G III	Resid. 1-family	350	1.00
6261-02-938528		1.13	4 Hubbard Ln	Linkstrom, David C	Resid. 1-family	350	1.00
6261-02-949564		1.29	3 Hubbard Ln	Domini, Armino A	Resid. 1-family	350	1.00
6261-02-954518		1.39	6 Hubbard Ln	Lowndes, Vincent R	Resid. 1-family	350	1.00
6261-02-965568		1.20	5 Hubbard Ln	Betros, Michael C	Resid. 1-family	350	1.00
6261-02-967539		1.09	8 Hubbard Ln	White, Timothy R	Resid. 1-family	350	1.00
6261-04-895480		1.51	12 Hartstone Dr	Mc Gowan, Richard P	Resid. 1-family	350	1.00
6261-04-909477		1.24	14 Hartstone Dr	Beyer, Duane	Resid 1-family	350	1.00

6261-04-920168	1.11	16 Hartstone Dr	Kusior, Lawrence J	Resid. 1-family	350	1.00
6261-04-925452	1.35	18 Hartstone Dr	Searle, Mark B	Resid. 1-family	350	1.00
6261-04-927431	2.16	20 Hartstone Dr	Edick, Ronald J	Resid. 1-family	350	1.00
6261-04-947498	1.14	15 Hartstone Dr	Wanyo, Michael S	Resid. 1-family	350	1.00
6261-04-949481	0.96	17 Hartstone Dr	Cheng, Kan Lung	Resid. 1-family	350	1.00
6261-04-953465	0.97	19 Hartstone Dr	Vemuri, Neeraja	Resid. 1-family	350	1.00
6261-04-956429	2.52	26 Hartstone Dr	Rutche, William M	Resid. 1-family	350	1.00
6261-04-976460	1.81	23 Hartstone Dr	Mackey, James E	Resid. 1-family	350	1.00
6261-04-983425	2.10	28 Hartstone Dr	Schafer, James	Resid. 1-family	350	1.00
6261-04-999456	1.03	1 Settlers Ct	Crittenden, Matthew	Resid. 1-family	350	1.00
6261-04-878490	1.42	116 Overlook Rd	Hubbard, Philip H	Resid. 1-family	350	1.00
6361-03-002420	1.23	32 Hartstone Dr	Sutton, George Alley	Resid. 1-family	350	1.00
6361-03-018415	1.29	Hartstone Dr	Randi Pertrovits	Residential Vac	350	1.00
6261-02-932580	1.2	1 Hartstone Dr	Graham Smyth	Resid. 1-family	350	1.00
6261-02-905589	1.18	2 Hartstone Dr	John H Lubbers	Resid. 1-family	350	1.00
6361-03-027454	2.08	31 Hartstone Dr	Ulrich W Baur	Resid. 1-family	350	1.00
Total (Hartstone, industry, and Commerce)					31,122.00	88.92

**Manchester Sewer District**  
**Re 55 and Commerce St Extension**

Tax Map	ID No.	Acres	Parcel Location	Owner	Land Use	Land Value	Improv. Value	Total Assessment Value	Description	Projected Sewer Demands (gpd)	Benefit Units
6261-04-938367		1.691	419 Manchester Rd	Jim Waters Corp	Large Retail (463)					1500	4.29
6261-04-947393	2.4		417 Manchester Rd	RDS Systems	Other Storage					1500	4.29
6361-03-033282	1.81		8 Commerce St	Richard D Levitt	Office Bldg (Multiple)					1500	4.29
6261-04-925351	1.604		419 Manchester Rd	JM K LLC	Shopping Center 462					1500	4.29
6261-04-906353	1.20		413-415 Manchester Rd	Thomas Restaurant	Restaurant					2,100	6.00
6261-04-959388	2.70		421 Manchester Rd	CB Straun & Son	Storage					1,500	4.29
6261-04-963341	3.46		Route 55	Maneri Lynn A	Auto Body Supplies					2027	5.79
6261-02-774566	47.91		36 Knight Place	town of Lagrange	Municipal Part					2000	5.71
6261-04-869361	0.31		389 Manchester Rd	The Shack	Restaurant					2000	5.71
6261-04-866384	3.3		NY Rte 55	Veeder Associates	Comm. Vacant Land					1320	3.77
6261-04-961315	0.75		14 Commerce St. Ext.	Hudson River Truck Equipment	Commercial					940	2.69
6361-03-023314	0.55		13 Commerce St. Ext.	NPM & TLM of Dutchess LLC	Manufacture (710)					830	2.37
6261-04-912337	0.689		Manchester Rd	Van Wyck General Store	Gas Station					1500	4.29
6361-03-015324	0.88		4 Commerce St. Ext.	Land of BLITZ	Other Storage					776	2.21
6361-03-036355	13.18		28 Commerce St	Commerce St. Holdings LLC	Vac Cons. Land 312					600	1.71
6361-04-992302	2.59		1 Commerce St. Ext.	TEG Federal Credit Union	Bank (461)					1500	4.29
6261-04-877356	0.34		403 Manchester Rd	Henry Page Jr Assoc	Commercial (449)					400	1.14
6261-04-895356	0.67		409 Manchester Rd	Benjamin Moors Paint	Commercial (484)					400	1.14
6261-04-910391	1.17		Route 55	Henry Page Jr Assoc	1 small Bldg (484)					350	1
6361-03-045301	0.77		Commerce St	477 PPR LLC	Comm. Vacant Land					350	1

Route 55 and Commerce St. Ext. Flows Total

24,592 70.26