









Proposed Town Wide Drainage and Stormwater Management District

Map and Plan

Town of Orchard Park
January 11, 2023



→ The Power of Commitment

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GHD 337

285 Delaware Avenue, Suite 500

Buffalo, New York 14202, United States

T +1 716 856 2142 | F +1 716 856 2160 | E info-northamerica@ghd.com | **ghd.com**

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1. Introduction

1.1 Background and Purpose

The Town of Orchard Park (Town) is a municipality located southeast of the City of Buffalo in Erie County, New York. According to the 2020 census, the Town has approximately 29,686 people residing in approximately 12,253 households (excluding the Village of Orchard Park). The Town's stormwater system provides collection of the rainfall runoff and drainage for the properties in the Town and helps control the quantity and quality of runoff into the local, state, and federal waterways.

The Town has provided stormwater infrastructure management and services for a long time. However, several recent federal and state laws have increased the cost of providing these services. Over the last 19 years, the Town has had to comply with federal and state regulations governing stormwater and working under the NYSDEC general stormwater permit for Municipal Separate Storm Sewer System (MS4). This permit requires that the Town maintain a stormwater management program to reduce the amount of pollutants carried by stormwater during storm events to waterbodies to the "maximum extent practicable." The MS4 is implemented by local law, which establishes minimum stormwater management requirements that extend across the entire Town.

The Town also manages several separate drainage districts, which includes the maintenance and repair of drainage facilities in each district. Table 1.1 presents a summary of existing drainage districts. The drainage districts were created in direct connection with individual residential and commercial developments. These drainage districts serve the areas that the developments encompass and not the entire Town. Figure 1.1 shows the location of the existing public storm sewer system and facilities.

Table 1.1 Existing Drainage Districts

Drainage District	Date Created
DD 1-1 Baker	July 2006
DD 1-2 Knoche Farms	September 2012
DD 1-3 Lyrica Park	June 2010
DD 1-4 Highland of OP	April 2022
DD 2-1 Eaglebrook (formerly DD 1)	Originally 1962
DD 2-2 Holly Ridge	June 2009
DD 2-3 Birdsong	September 2010
DD 2-8 Smokes Creek	February 2020
DD 2-9 Quaker Lake	September 2022
DD 2-10 Milestrip	(Pending Approval)
DD 2-11 Woodhaven	(Pending Approval)
DD 3-1 Armor	April 2006
DD 3-2 Pleasant Acres West	August 2009
DD 3-3 Hills	July 2007
DD 3-4 Hilltowne Park Sub 2	June 2010
DD 3-5 Commerce Center (Non-Residential)	July 2011
DD 3-6 Riley Meadows	October 2011

Drainage District	Date Created
DD 3-7 Buffalo Medical (Non-Residential)	September 2013
DD 3-8 Riley Meadows West	February 2016
DD 3-9 Armor Meadows	April 2014
DD 5-1 Pineview Gorge	January 2007
DD 5-2 Orchard Meadows Part 8	October 2022
DD 3-10 Riley Meadows West Phase 4	Pending Approval

Without a dedicated sole source of funding, the construction, maintenance, and operation of the stormwater sewer system is a challenge for the Town to manage. The MS4 is currently funded with general fund revenues that are based on property tax assessment, and each district is funded separately based on flat fees assessed to individual property owners. The NYSDEC is currently reviewing the SPDES permit for MS4s, and the Town anticipates more stringent stormwater management requirements or regulations, which will subsequently increase the cost for the Town to manage the MS4. In addition, the existing drainage facilities are aging and will require capital investment for repair and replacement in the future.

The Town determined that the most efficient way to comply with these requirements for many years to come and combat climate change as a community, is a Town-wide stormwater district funded by a stable and dedicated revenue source. In addition, climate change is increasing the demands placed on the Town's stormwater services. In the 2018 National Climate Assessment, the United States Global Change Research Program stated that the Northeast region of the United States is experiencing increased precipitation as a result of climate change.

The Town's objective is to manage stormwater in a more cost-effective manner by consolidating existing drainage districts and creating a new Town-wide Stormwater Management District (SMD or District). The information provided in this report includes a summary of the Town's current stormwater asset inventory, a description of the proposed capital improvements, operation and maintenance (O&M) requirements, associated costs and credits, and estimated charges to affected properties.

2. Stormwater Management District

2.1 Description

The Proposed Stormwater Management District (SMD) will encompass all parcels of the Town (excluding the Village), as all areas are serviced by the storm sewers, drainage channels, and other stormwater features of the overall system. A map of the proposed consolidated district is shown on Figure 2.1. The legal description is provided in Appendix A.

2.2 Inventory of Physical Assets of Proposed District

Existing drainage and stormwater infrastructure across the proposed SMD includes storm sewer pipes, catch basins, manholes, culvert pipes, swirl chambers, and detention basins/ponds. Based on available information provided by the Town, there is approximately 195 miles of storm sewer pipe ranging in size from 6 to 72 inches including corrugated metal, concrete, high density polyethylene, steel, vitrified clay, as well as some others. Of the 109 miles of total center line of roads in the Town, there are 30.6 miles of ditches along public roads. There are 54 public owned and operated detention basins/ponds and 28 private detention basins/ponds including 100 inlet/outlet structures. The MS4 system has 335 identified outfalls. A complete asset inventory can be found in Appendix B.

2.3 Glossary of Terms Used

Stormwater – Surface water that originates from precipitation, including heavy rain and meltwater from hail and snow. It is runoff that flows off building rooftops, driveways, lawns, streets, parking lots, construction sites, and industrial storage yards.

Infrastructure - **The basic facilities and system serving a country, region, or community.**

Detention Basin – Detention basin is a man-made reservoir that holds the runoff, so it doesn't overflow onto nearby properties or public roads, but also empties slowly to prevent downstream flooding from occurring. Detention basins are dry most of the year until there is an influx in water.

Retention Pond – Retention ponds are designed to slow the flow of runoff so water can be stored for use during drier periods, or it may also provide treatment by storing polluted stormwater until natural processes remove contaminants. While a detention basin is dry, a retention pond is a permanent pool in its design.

Drainage District – Area established according to General Municipal Law for the “construction and development of capacity in excess of its own needs for the purpose of conveying and disposing of storm waters and other surface or sub-surface waters collected by another public corporation or improvement district.”

MS4 – A municipal separate storm sewer system (MS4) is a publicly-owned conveyance or system of conveyances (including but not limited to streets, ditches, catch basins, curbs, gutters, and storm drains) that is designed or used for collecting or conveying stormwater and that discharges to surface waters of the State.

Outfall - The point where a municipal separate storm sewer system discharges to waters of the state, or leaves one municipality and enters another.

EDU or Equivalent Dwelling Unit - A unit of measurement equal to one single family home by which any fees can be imposed upon each improved property.

Debt Service - **The amount of interest and principal payments due annually on long-term debt.**

3. Estimated Cost of Facilities

3.1 Annual System Operations and Maintenance

The scope of Operations and Maintenance (O&M) performed by the Town on an annual basis includes, administrative, plan review, inspections, design, and field work, all necessary to maintain sufficient service levels for the collection, conveyance, and treatment of stormwater. Field work includes such items as street sweeping, catch basin cleaning, mowing detention basins and ponds, stocking of ponds, cleaning out of outlet/inlet pipes, etc. Costs associated with this O&M include wages and salaries, employee benefits, equipment, supplies, and anticipated infrastructure maintenance/repairs.

Currently, the Town is not meeting their needs with the level of O&M performed on the drainage system. The system will require additional maintenance to continue functioning properly. For example, the Town is inspecting and cleaning storm system pipes only based on urgent/emergency needs. Moreover, MS4s are required to clean on average 20% of their catch basins annually. The Town, over the last 4 years, has only been able to clean 4%. This level of O&M does not meet generally acceptable industry practices and will inevitably result in reduced levels of service, as well as fines from the NYSDEC or EPA. Therefore, the Town has determined improved O&M should be provided to the new SMD and have estimated the annual O&M costs to be approximately \$1,560,000.

A breakdown of O&M costs associated with the new SMD is included in Appendix C. Upon creation of the new SMD, these O&M costs will be funded by the SMD.

The general fund and the highway fund will no longer have to support stormwater. Funds directed to stormwater from these two accounts can be redirected to other Town functions within these funds.

3.2 Current Debt

Existing Town-wide drainage annual debt service has historically been funded by the general fund. Debt associated with drainage projects will be transferred to the new SMD. The table below shows capital drainage projects bonded prior to this report (2015 to 2018) but not associated with any existing drainage districts. Therefore, the cost of the debt service is covered by the general fund. This debt is comprised of the projects listed below showing the original capital cost and debt service for 2022 (based on financial records provided by the Town). The annual debt service for the first year, according to the Town’s records, is approximately \$186,000.

Table 3.1 Current Debt

Existing Project	Total Cost	2022 Debt Service
Town-wide Drainage	\$970,000	\$55,178.76
Town-wide Drainage	\$1,420,000	\$91,862.50
Drainage	\$600,000	\$38,000.00
Total Cost of Current Debt	\$2,990,000	\$185,041.26
Round Up		\$186,000.00

3.3 Proposed System Capital Improvements

Any future SMD improvements will be funded by the entire SMD. Currently, the Town anticipates undertaking the following capital projects, of which the entire project or a portion of the project involves drainage improvements as described herein.

- Lakeview Avenue Reconstruction: The overall project consists of reconstruction of the roadway including removal of existing asphalt, subbase and existing stormwater collection system, waterline replacement, realignment of sanitary sewer, and replacement with new subbase and pavement section per Town Standards. The drainage portion is approximately 7,100 linear feet (LF) of new 12-inch HDPE storm piping, and every property will have lawn drainage connections installed at the Right-of-Way (ROW).
- Eaglebrook Drive, Brim Field Court, The Green Reconstruction: The overall project consists of reconstruction of these roadways including removal of existing asphalt, subbase and existing stormwater collection system, waterline replacement, lining and reconnection of sanitary sewers, and replacement with new subbase and pavement section per Town Standards. The drainage portion is approximately 4,800 LF of new 12-inch HDPE storm piping, and every property will have lawn drainage connections installed at the ROW.
- Elmtree and Dorchester Reconstruction: The overall project consists of reconstruction of these roadways including removal of asphalt, subbase and existing stormwater collection system, waterline and sanitary sewer replacement, and replacement of new subbase and pavement section per Town Standards. The drainage portion is approximately 6,200 LF of new 12-inch HDPE storm piping, and every property will have lawn drainage connections installed at the ROW.

The improvements and associated costs are listed in the table below and are anticipated to be bonded during 2023. Some of the projects cover assets beyond drainage components, and in that case, the percent of the project associated to the SMD is estimated at 35 percent. The capital cost associated with the drainage portion of these projects totals \$2,030,000. Based on our assumption that these capital costs will be bonded at 3 percent over 30 years, the annual debt service will be approximately \$105,000.

The costs are based on the Town obtaining the services of a private contractor, a financial advisor, an engineer licensed in the State of New York, and legal counsel. In addition, the costs are the Town’s portion of costs only, as some projects have other sources of funding.

Table 3.2 Capital Projects Costs

Capital Project	Estimated Cost
Lakeview Avenue Reconstruction (35%)	\$700,000
Eaglebrook Drive, Brim Field Court, The Green Reconstruction (35%)	\$630,000
Elmtree and Dorchester Reconstruction (35%)	\$700,000
Total Cost of Proposed Improvements:	\$2,030,000

3.4 Estimated Total Annual Cost

The estimated annual drainage system cost based on experienced increases and anticipated needs, includes O&M, current debt service obligations, and anticipated capital debt service costs. Table 3.3 shows a summary of the estimated total annual drainage system costs for the SMD.

Table 3.3 Estimated Total Annual Costs

Item	Estimated Cost
Operation & Maintenance	\$1,560,000
Current Debt Service	\$186,000
Proposed Capital Improvements Debt Service	\$105,000
Total Cost of Proposed Improvements:	\$1,851,000

4. Benefit Fee Structure

The estimated Year 1 annual cost of the SMD includes O&M expenses and debt service costs associated with previous and anticipated capital financing totaling \$1,851,000. The revenue required to meet the annual cost will be recovered through a user fee, which will be assessed on an Equivalent Dwelling Unit (EDU) basis for users.

4.1 Equivalent Dwelling Unit Determination

For purposes of establishing a benefit fee structure for the SMD, an EDU was established to be representative of the stormwater derived from a typical residential property within the SMD. This was determined by evaluating the impervious surface area associated with a typical single-family residential parcel. There are 8,727 (the number will increase yearly) developed residential properties within the Town, totaling 46,145,672 square feet of impervious surface. Therefore, an EDU was determined to be 5,287 square feet of impervious area, which is equal to the total impervious area divided by the number of residential properties. Each residential property will be assessed as one EDU. However, the 2,517 residential properties that front on State or County ROW receive a 20% reduction (0.8 EDU). Cemeteries and vacant properties are to be assessed as 0.25 EDU. Non-residential properties with less than 5,287 square feet impervious are to be assessed as one EDU. Non-residential properties with greater than one EDU will be assessed based on the total impervious area of the individual parcel divided by 5,287 square feet to determine an equivalent number of EDUs. A general summary of tax parcels and total EDUs is shown in Table 4.1.

Table 4.1 Summary of Parcels and EDUs

Description	Tax Parcels	Number of EDUs
Residential Properties	8,727	
Residential Properties (Frontage on Town ROW)	6,210	6,210
Residential Properties (Frontage on State/County ROW)	2,517	2,013.6
Non-Residential/Business Properties		
Cemetery Properties	6	1.5
Non-Residential/Business (Less than one EDU)	23	23
Non-Residential/Business (Greater than one EDU)	512	8,009.1
Vacant Properties	1,498	374.5
Total	10,767	16,631.7

4.2 Private Stormwater Facilities Fees and Credits

A stormwater credit program provides opportunity and incentive for privately maintained stormwater facilities to reduce their fees by meeting or exceeding the minimum requirements for water quality and quantity. This generally results in a reduction of stormwater runoff and pollutant discharge from large commercial sites. The Town researched several stormwater credit structures from other municipalities within and outside of New York State to create a framework for their own credit program. The Town considered examples from the Cities of Ithaca, Baltimore, Raleigh, and Wilmington to determine the structure outlined herein, but multiple such programs exist and vary on the credit amounts offered.

The Town identified 42 privately owned and operated stormwater facilities that could qualify for a credit. The basic framework for the Town’s program, which could be expanded in the future, is a 20 percent reduction in fee for privately owned and operated stormwater facilities that address water quantity and an additional 20 percent reduction for such facilities that treat water quality. Non-residential owners must apply for stormwater credits. They must show maintenance reports and must demonstrate that the systems are in working order and functioning properly.

The Town will monitor the inspection and maintenance of these facilities through their MS4 program to ensure that they are maintained in proper working condition in accordance with their design. In addition, commercial properties that front on State or County ROW qualify for an additional 20 percent reduction. The owners/operators must apply and show qualified professional certification of their systems for stormwater credits.

Using the proposed framework, credits for the existing private stormwater facilities within the Town will equal approximately \$77,534.05 annually, as shown in Appendix D. These credits were included in the determination of the recommended fee.

4.3 Total Estimated Annual User Fees

Based on the total number of EDUs, the anticipated credits for privately owned stormwater facilities, and the anticipated total annual costs associated with the SMD, the Town is proposing a fee of \$116 per EDU. Therefore, a single-family household would be assessed this fee annually. However, the total annual impact to a single-family household may be less than this amount based on whether the home is in one of the existing stormwater districts or not. Section 5 of this report provides more details on the impact to single-family homes throughout the SMD or along state/county ROW.

5. Summary

5.1 Year-1 Financial Impact to Typical Single-Family Home

When considering the current estimated stormwater fees, the estimated SMD annual costs and the proposed \$116 annual fee, the estimated annual impact for a single-family household within the Town (outside of the Village) varies depending on if the household is within an existing district.

An analysis of the Town’s taxes and fees, property assessments, general fund, current budgets, and debt services was conducted to create a financial image of the Town under the current structure. Based on that analysis, the current percent of Town’s fund that is used for drainage/stormwater was estimated and an approximate annual fee currently paid by the typical single-family home regarding drainage/stormwater was established. Table 5.1 shows the breakdown of the fees and the resulting annual difference under the SMD fee structure.

Table 5.1 Estimated Year-1 Impact

Area/Drainage District	Estimated Current Annual Fees	Proposed Fee (per EDU)	Difference
Town	\$38.93 (in taxes)	\$116	+\$77.07
DD 1-1 Baker	\$188.93	\$116	-\$72.93
DD 1-2 Knoche Farms	\$188.93	\$116	-\$72.93
DD 1-3 Lyrica Park	\$188.93	\$116	-\$72.93
DD 1-4 Highland of OP	\$138.93	\$116	-\$22.93
DD 2-1 Eaglebrook (formerly DD 1)	\$63.93	\$116	+\$52.07
DD 2-2 Holly Ridge	\$188.93	\$116	-\$72.93
DD 2-3 Birdsong 3B & East end of Subdivision	\$188.93	\$116	-\$72.93
DD 2-8 Smokes Creek	\$138.93	\$116	-\$22.93
DD 2-10 Milestrip (Pending)	0	\$116	-\$72.93
DD 2-9 Quaker Lake	\$188.93	\$116	-\$72.93
DD 2-11 Woodhaven (Pending)	0	\$116	-\$72.93
DD 3-1 Armor	\$188.93	\$116	-\$72.93
DD 3-2 Pleasant Acres West	\$188.93	\$116	-\$72.93
DD 3-3 Hills	\$138.93	\$116	-\$22.93
DD 3-4 Hilltowne Park Sub 2	\$188.93	\$116	-\$72.93
DD 3-5 Commerce Center (Non-Residential) *	NA	NA	NA
DD 3-6 Riley Meadows	\$188.93	\$116	-\$72.93
DD 3-7 Buffalo Medical (Non-Residential) *	NA	NA	NA
DD 3-8 Riley Meadows West	\$188.93	\$116	-\$72.93
DD 3-9 Armor Meadows	\$138.93	\$116	-\$22.93
DD 5-1 Pineview Gorge	\$158.93	\$116	-\$42.93
DD 5-2 Orchard Meadows Part 8	\$188.93	\$116	-\$72.93

*District is non-residential, therefore, impact to single-family home does not apply.

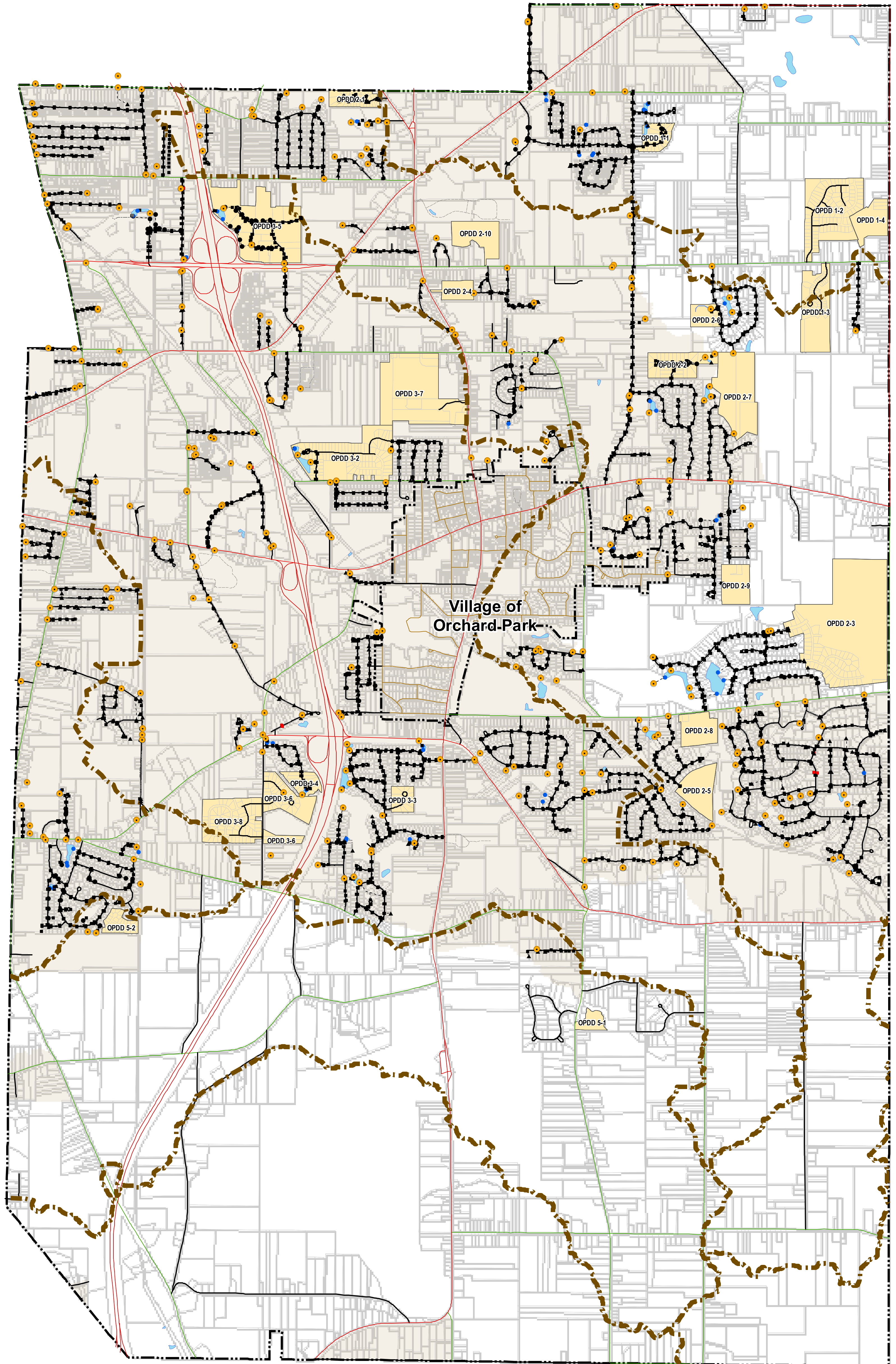
5.2 Conclusion

The Town of Orchard Park is strongly committed to the proper management of its drainage and stormwater system and the protection of the local waterbodies and water resources. As outlined in this report, the Town has significant operation, maintenance, and capital needs regarding the system.

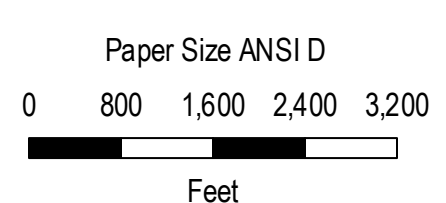
The Town must meet the operation and maintenance needs for the current system by continuing and increasing maintenance activities for all public stormwater facilities. They must also make long-term plans to repair, replace, and maintain this aging infrastructure throughout the Town, which represents a significant capital cost. The Town must meet all state and federal regulations and requirements under their MS4 permit and ensure that private facilities are meeting these standards. This ensures the long-term protection of the local waterbodies from pollutants and flooding.

A Stormwater Management District creates a formal structure to ensure funding of these needs and allocates the cost across all the benefiting residents and property owners fairly.

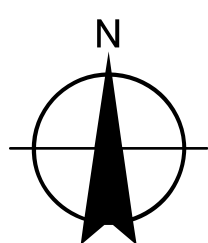
Figures



- | | | | |
|------------------|------------------|------------------------------|---------------------|
| ● Outfalls | ● Manhole | ----- Storm Pipe | ■ Drainage District |
| ■ Catch Basin | ▲ Pipe End | ----- Drainage Shed Boundary | □ Land Parcel |
| ■ Culvert Pipe | ● Pond Discharge | ■ MS 4 Area | □ Town Boundary |
| ■ Drainage Inlet | ----- Ditch | ■ Ponds | |



Map Projection: Transverse Mercator
Horizontal Datum: North American 1983
Grid: NAD 1983 StatePlane New York West FIPS 3103 Feet



TOWN OF ORCHARD PARK
DRAINAGE DISTRICT CONSOLIDATION STUDY

CURRENT DRAINAGE SYSTEM

Project No. 11220530
Revision No. -
Date 02/18/21

FIGURE 1.1

TOWN OF ORCHARD PARK
ERIE COUNTY, NEW YORK
TOWN WIDE DRAINAGE DISTRICT

EXHIBIT 2

North Line of Township

Northwest corner of Township
CITY OF LACKAWANNA

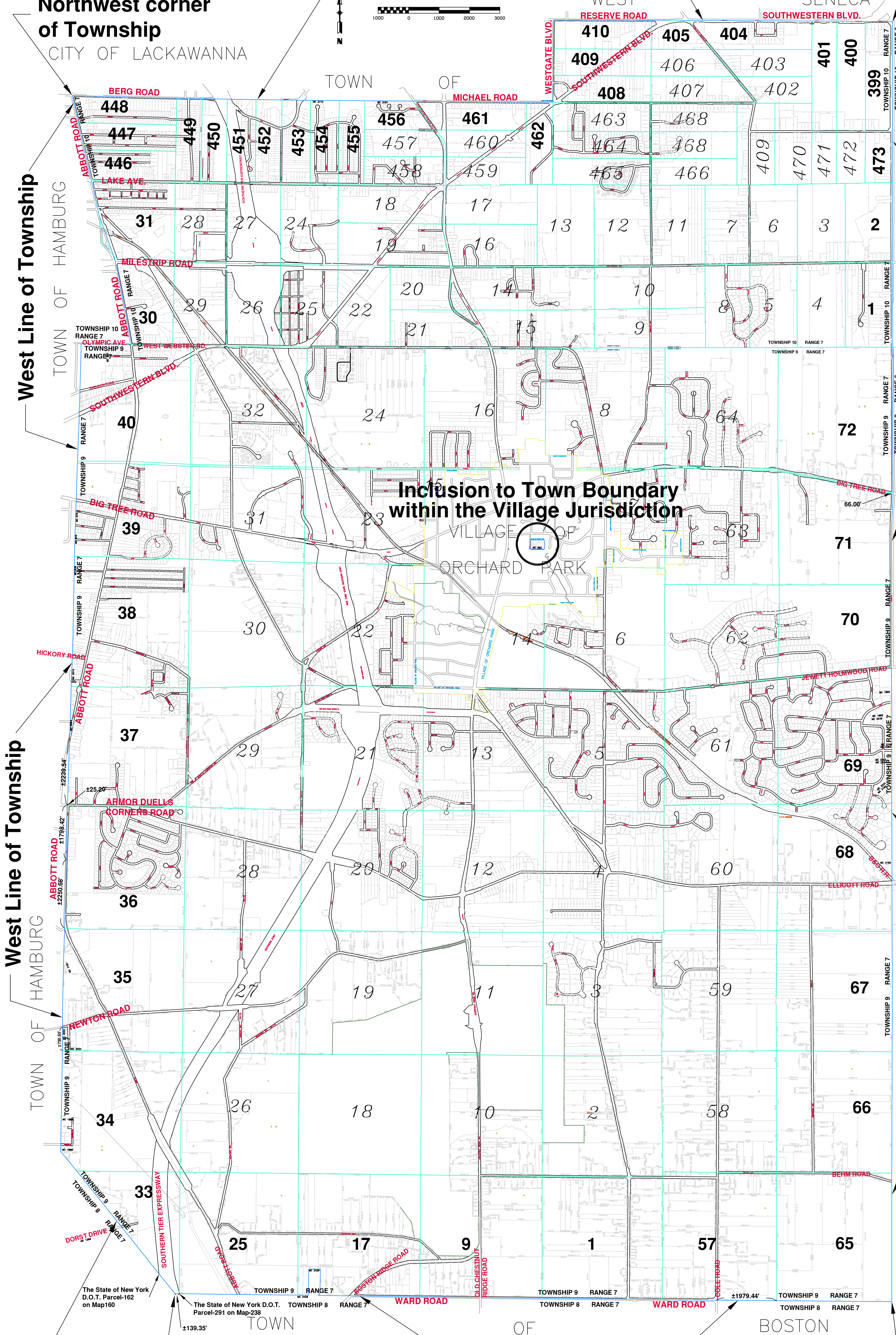
Point of Beginning
Northwest corner of Township

East Line of Township

AURORA

East Line of Township

TOWN OF



West Line of Township

West Line of Township

West Line of Township

Southwest corner of Township
Southwest Line of Township

Southeast corner of Township

South Line of Township

FIGURE 2.1

TITLE		TOWN WIDE DRAINAGE DISTRICT	
DATE	DATE	DATE	DATE
6/20/22	6/20/22	6/20/22	2004-014-01
BY	BY	BY	BY
RJM	RJM	RJM	RJM
AS NOTED	AS NOTED	AS NOTED	AS NOTED
ENGINEERING DEPARTMENT		ENGINEERING DEPARTMENT	
S. 4235 SOUTH BUFFALO STREET		S. 4235 SOUTH BUFFALO STREET	
ORCHARD PARK, NEW YORK 14127		ORCHARD PARK, NEW YORK 14127	
TOWN OF ORCHARD PARK		TOWN OF ORCHARD PARK	

REV.	DATE	BY	DESCRIPTION
1	6/22/22	RJM	Added 2022 Tax Map

REVISIONS

Appendices

Appendix A

Legal Description of District

Description for the Town of Orchard Park Town Boundary

Reference Drawing Erie County tax map for 2022

This Description for the Town of Orchard Park Boundary is referenced to the 2022 Erie County tax map as provided in digital format by Erie County in this configuration on the date of this description preparation of June 22, 2022 and revised on December 29, 2022. This document was prepared with the intent of providing for future taxation districts for drainage improvements within the Town of Orchard Park and other general use.

The Town of Ellicott was erected from the Town of Hamburg on October 15 of 1850. This name was changed to East Hamburg on February 20 of 1852, and changed to Orchard Park on February 28 of 1934. This description for the Town of Orchard Park is based on the Holland Land Company's Survey of western New York completed in 1797, which established Townships, Ranges, Right-of-Ways and Great Lots for the sale of property for private holdings.

Boundary Description

Beginning at the northeast corner of the Town of Orchard Park, said corner being the southeast corner of the Town of West Seneca, said corner being on the west line of the Town of Elma, said corner being at the northeast corner of Great Lot 399, Buffalo Creek Indian Reservation of Township 10, Range 7 of the Holland Land Company's Survey, said corner also being on the westerly transit meridian for said Holland Land Company's Survey and said corner also being the intersections of Transit Road centerline and Reserve Road centerline;

Thence southerly along the east line of the Town of Orchard Park, along the said western transit meridian, along the east line of Range 7 and the west line of Range 6, along the west line of the Town of Elma, along the easterly lines of Great Lots 399, 473, 2, and 1, Buffalo Creek Indian Reservation, Township 10, Range 7 of the Holland Land Company's Survey to the southeast corner of said Great Lot 1, said corner also being the southwest corner of the Town of Elma at the southwest corner of Great Lot 37, Buffalo Creek Indian Reservation of Township 10, Range 6 of the Holland Land Company's Survey; said corner also being the northwest corner of the Town of Aurora at the northwest corner of Great Lot 64, Township 9, Range 6, of the Holland Land Company's Survey, said point also being the northeast corner of Great Lot 72, Township 9, Range 7 of the Holland Land Company's Survey;

Thence southerly along the east line of the Town of Orchard Park, along the said western transit meridian, along the east line of Range 7 and the west line of Range 6 and along the east line of said Great Lot 72 and the west line of The

Town of Aurora to the southeast corner of said Great Lot 72 at the north line of the Big Tree Right-of-Way (66.0 feet wide) as set by the Holland Land Company's Survey;

Thence continuing southerly along the east line of the Town of Orchard Park, along the said western transit meridian, along the east line of Range 7 and the west line of Range 6 and the west line of The Town of Aurora, across the said Big Tree Road Right-of-Way to the south said Big Tree Road Right-of-Way at the northeast corner of Great Lot 71, Township 9, Range 7 of the Holland Land Company's Survey;

Thence continuing southerly along the east line of the Town of Orchard Park, along the said west transit meridian, along the east line of Range 7 and the west line of Range 6 and the west line of the Town of Aurora, along the east line of said Great Lot 71 and continuing along the east line of Great Lot 70, Township 9, Range 7 of the Holland Land Company's Survey to the southeast corner of said Great Lot 70, said corner also being on the centerline of Jewett Holmwood Road as shown on the Holland Land Company's Survey maps, said corner also being the northeast corner of Great Lot 69, Township 9, Range 7 of the Holland Land Company's Survey;

Thence continuing southerly along the east line of the Town of Orchard Park, along the said west transit meridian, along the east line of Range 7 and the west line of Range 6 and the west line of the Town of Aurora, along the east lines of map covers 2249, 2283, 2334 and 3190 of the Eagle Heights Development and along the east lines of said Great Lot 69 and Great Lots 68, 67, 66, and 65, Township 9, Range 7 of the Holland Land Company's Survey to the southeast corner of said Great Lot 65, crossing the Ellicott Road Right-of-Way and the Baltimore & Ohio Railroad Company Right-of-Way in said Great Lot 68; and crossing the Behm Road Right-of-Way in said Great Lot 65; said corner also being the southeast corner of the Town of Orchard Park, said corner also being the southwest corner of Great Lot 57, Township 9, Range 6 of the Holland Land Company's Survey of the Town of Aurora, said corner also being the northeast corner of Great Lot 70, Township 8, Range 7 of the Holland Land Company's Survey of the Town of Boston, said corner also being the northwest corner of Great Lot 64, Township 8, Range 6 of the Holland Land Company's Survey of the Town of Colden.

A special note on the East Boundary of the Town of Orchard Park

(Said East Township Line is not the same as the centerline of Transit Road. Improvements to Transit Road have caused the centerline to diverge from the Township line in several areas.)

Thence westerly along the south line of the Town of Orchard Park, along the south line of Township 9 and along the north line of Township 8, along the north line of the Town of Boston and along the south line of said Great Lot 65 to the southwest corner of said Great Lot 65;

Thence continuing westerly along the south line of the Town of Orchard Park, along the south line of Township 9 and along the north line of Township 8, along the north line of the Town of Boston and along the south line of Great Lot

57, Township 9 Range 7 of the Holland Land Company's Survey to the intersection with Cole Road centerline and Ward Road centerline;

Thence continuing westerly along the south line of the Town of Orchard Park, along the south line of Township 9 and along the north line of Township 8, along the north line of the Town of Boston and continuing along said south line of said Great Lot 57 and along the said centerline of Ward Road to the southwest corner of said Great Lot 57;

Thence continuing westerly along the south line of the Town of Orchard Park, along the south line of Township 9 and along the north line of Township 8, along the north line of the Town of Boston and along the south lines of Great Lots 1 and 9, Township 9, Range 7 of the Holland Company's Survey to the southwest corner of said Great Lot 9, crossing Scherff Road Right-of-Way in said Great Lot 1 and crossing old Chestnut Ridge Road Right-of-Way in said Great Lot 9;

Thence continuing westerly along the south line of the Town of Orchard Park, along the south line of Township 9 and along the north line of Township 8, along the north line of the Town of Boston and along the south line of Great Lot 17, Township 9, Range 7 of the Holland Company's Survey to a point at the northeast corner of sub-lot 3 of map cover 2426, crossing Boston Ridge Road Right-of-Way (formerly North Boston Road) in said Great Lot 17;

Thence westerly along the south line of the Town of Orchard Park and along the south line of Township 9 and along the north line of Township 8, along the north line of the Town of Boston and continuing along the said south line of Great Lot 17, along the north line of said sub-lot 3 and the north line of said map cover 2426 and then through sub-lot 4 of said map cover 2426, a total distance of 358.55 feet to a point on the northwest line of said sub-lot 4 and the southeast line of sub-lot 5 of said map cover 2426;

Thence northeasterly now leaving and through said Great Lot 17 and through said map cover 2426 and along the said northwest line of sub-lot 4 and the said southeast line of sub-lot 5, a distance of 108.97 feet to an angle point of said sub-lots 4 and 5;

Thence northerly through said Great Lot 17 and said map cover 2426 and along the west line of said sub-lot 4 and the east line of said sub-lot 5, a distance of 752.18 feet to a point, said point being 100 feet south of the northwest corner of said sub-lot 4 and the northeast corner of said sub-lot 5, as measured along the said west line of sub-lot 4 and the said east line of sub-lot 5, said point being the northeast corner of the Town of Boston at the corner of the Town of Orchard Park;

Thence westerly through said Great Lot 17 and through said map cover 2426 and through the said sub-lot 5 and sub-lot 6 of said map cover 2426, parallel with the north lines of said sub-lot 5 and said sub-lot 6, a distance of 370.00 feet to a point on the west line of said sub-lot 6 and the east line of a sub-lot identified as exception lot "A" of said map

cover 2426, said point being 100 feet south of the northwest corner of said sub-lot 6 and the northeast corner of the said sub-lot identified as exception lot "A", as measured along the west line of said sub-lot 6 and the said east line of the sub-lot identified as exception lot "A"; said point being the northwest corner of the Town of Boston at the corner of the Town of Orchard Park;

Thence southerly through said Great Lot 17 and through said map cover 2426 and along the said west line of sub-lot 6 and the said east line of a sub-lot identified as exception "A", a distance of 855.90 feet to a point on the said south line of Great Lot 17, said point being the southeast corner of the Town of Orchard Park at the corner of the Town of Boston;

Thence westerly along the south line of the Town of Orchard Park along the south line of Township 9 and along the north line of Township 8, along the north line of the Town of Boston and along the south line of said Great Lot 17 and continuing westerly along the south line of Great Lot 25, Township 9, Range 7 of the Holland Land Company's Survey to the southwest corner of said Great Lot 25, crossing Abbott Road Right-of-Way in said Great Lot 25, also crossing into the east Right-of-Way of the Southern Expressway, Section II (U. S. Route 219), said southwest corner also being the southwest corner of The State of New York Department of Transportation Parcel 291 on map 238;

Thence continuing westerly along the south line of the Town of Orchard Park and along the south line of Township 9 and along the north line of Township 8, along the north line of the Town of Boston, along the south line of said Great Lot 33, Township 9, Range 7 of the Holland Land Company's Survey within the Right-of-Way of the Southern Expressway, Section II (U. S. Route 219), a tax map distance of 139.35± feet to an angle point in the Town line of Orchard Park, said angle point being a southwest corner of the Town of Orchard Park and the southeast corner of the Town of Hamburg;

Thence northwesterly through said Great Lot 33 and along the record southwest line of the Town of Orchard Park, and along the record northeast line of the Town of Hamburg crossing the said Southern Expressway, Section II (U. S. Route 219) in The State of New York Department of Transportation Parcel 162 on map 160 to a point on the south Right-of-Way of Dorst Drive (50.0' wide) of map cover 1396, said point being 35.7 feet easterly measured along the said Dorst Drive south Right-of-Way from the northwest corner of sub-lot 14 and northeast corner of sub-lot 13 of said map cover 1396;

Thence continuing northwesterly through said Great Lot 33 and along the record southwest line of the Town of Orchard Park and along the record northeast line of the Town of Hamburg to a point on the north line of map cover 1396 and north line of sub-lot 1 of said map cover 1396; said point being 59.5 feet westerly measured along the said north line of map cover 1396 and north line of sub-lot 1 from the northeast corner of said sub-lot 1;

Thence continuing northwesterly through said Great Lot 33 and continuing into and through Great Lot 34, Township 9, Range 7 of the Holland Land Company's Survey and along the record southwest line of the Town of Orchard Park

and along the record northeast line of the Town of Hamburg to a point on the west line of said Great Lot 34 located at the southwest corner of sub-lot 6B of map cover 1889, said southwest corner is at a called for concrete monument on said map cover 1889, said point also being an angle point at the Town of Orchard Park and Town of Hamburg.

The previously described line being the southwest line of the Town of Orchard Park and the northeast line of the Town of Hamburg in Great Lot 33 and Great Lot 34, Township 9, Range 7 of the Holland Land Company's Survey

Thence northerly along the west line of the Town of Orchard Park, along the east line of the Town of Hamburg, and along the west line of said Great Lot 34, and along the west line of said map cover 1889 to the northwest corner of sub-lot 12 of said map cover 1889;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 34 to the northwest corner of said Great 34 at the southwest corner of Great Lot 35, Township 9, Range 7 of the Holland Land Company's Survey, said corner being the southwest corner of sub-lot 15 of the Petrie Subdivision of map cover 2024, said corner being a distance of 219.27 feet measured westerly along the south line of said Great Lot 35 from the west Right-of-Way of Carlton Drive (60 feet wide) of said map cover 2024;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 35 and running along the west line of said map cover 2024, a distance of 750.21 feet to the centerline of Newton Road (formerly 49.5 feet wide now 66.0 feet wide) and the northwest corner of map cover 2024;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 35, passing through sub-lots 32, 33, 34 and 53 of map cover 3181 to the northwest corner of said Great Lot 35, said corner also being the southwest corner of Great Lot 36, Township 9, Range 7 of the Holland Land Company's Survey, said corner also being at an old angle point on the centerline of Abbott Road;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 36, and along the centerline of Abbott Road to a point in said centerline, said point being at the southwest corner of lands conveyed to Dennis Bracci and Karen Bracci, husband and wife, by deed filed in the Erie County Clerk's Office in Liber 11150 of Deeds at page 7755;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 36 and leaving the centerline of Abbott Road, a distance of 1783.13 feet to a point at the northwest corner of said Great Lot 36, said point also being the southwest corner of Great Lot 37, Township 9, Range 7 of the Holland Land Company's Survey, on the centerline of Armor Duells Road (formerly Armor Road), said point being 264.2± feet west of the intersection of Armor Duells Road centerline at the southerly extension of the west Right-of-Way of Short Drive (51 feet wide) as measured along said centerline of Armor Duells Road;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 37, said line crossing the centerline of Abbott Road and continuing to a point at the southeast corner of an "exception" parcel of map cover 2064 at the intersection of Abbott Road (66.0' wide) west Right-of-Way;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 37, through said map cover 2064; crossing Gerber Parkway (55 feet wide) Right-of-Way to a point on the north line of said map cover 2064 at the north line of sub-lot 1 of said map cover 2064, said point being 127.16 feet westerly of the centerline of Abbott Road as measured along said north line of the map cover 2064 and said north line of sub-lot 1;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 37 to the northwest corner of said Great Lot 37, said corner also being the southwest corner of Great Lot 38, Township 9, Range 7 of the Holland Land Company's Survey, said corner also being the southwest corner of lands conveyed by Liber 2014 of deeds at Page 148 and filed in the Erie County Clerk's Office, said point also being 304 feet south of the northwest corner of sub-lot 7 of map cover 2015, as measured along said west line of said Great Lot 38;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 38, through said map cover 2015 and along a portion of the easterly line of said map cover 2015 to the northeast corner of sub-lot 6 of said map cover 2015;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 38 crossing Hickory Road (66 feet wide) Right-of-Way and along the west line of Elmwood Grove Subdivision of map cover 939 and continuing northerly along said lines to the northwest corner of Great Lot 38 at a called for stone monument, said point also being the southwest corner of Great Lot 39, Township 9, Range 7 of the Holland Land Company's Survey;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 39 to the southwest corner of sub-lot 122 of Greenfield Subdivision of map cover 875 at a called for stone monument;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 39 and the west line of said map cover 875 to the northwest corner sub-lot 23 of said map cover 875 at a called for stone monument, said corner also being the northwest corner of map cover 875, said corner being at the Big Tree Road south Right-of-Way as a 66.0 feet wide road (width now varies);

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 39, crossing the said Big Tree Road Right-of-Way to the northwest corner of Great Lot 39 at the south Right-of-Way of the original Big Tree Road as set by the Holland Land Company's Survey;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg, crossing the original Big Tree Road Right-of-Way to the north Right-of-Way of the said original Big Tree Road at the southwest corner of Great Lot 40, Township 9, Range 7 of the Holland Land Company's Survey;

Thence continuing northerly along the said west line of the Town of Orchard Park, along the said east line of the Town of Hamburg and along the said west line of Great Lot 40, crossing the Right-of-Ways of Southwestern Blvd. (width Varies) and Sheldon Road (66 feet wide) and along the west line of lands conveyed to The Board of Education of Central School District No. 1 of the Towns of Orchard Park, Aurora, Hamburg, Elma, West Seneca and Boston, filed in the Erie County Clerk's Office in Liber 5770 of Deeds at Page 233 to the northwest corner of said Great Lot 40 and the northwest corner of said Central School District No. 1, said corner also being a northwest corner of the Town of Orchard Park at the corner of the Town of Hamburg, said corner also being the northeast corner of Great Lot 48, Township 9, Range 7 of the Holland Land Company's Survey, said corner also being on the north line of the Township 9 of Range 7, on the south line of Great Lot 33 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey;

Thence easterly along the north line of the Town of Orchard Park, the north line of said Great Lot 40, Township 9, Range 7, a south line of the Town of Hamburg, the said south line of Great Lot 33, Township 10, Range 7 and the south line of Orchard Acres Subdivision of map cover 952 to the northwest corner of sub-lot 1 of Abbott Grove Subdivision of map cover 897, said lines also being 1.00 foot south of and parallel to the south Right-of-Way of Olympic Avenue (formerly Orchard Avenue 32 feet wide) as shown on said map cover 952;

Thence continuing easterly along the same previously mentioned lines and also along the north line of said map cover 897 to the centerline intersection of Webster Road (formerly Transit Road) as a 49.5 feet wide road and Abbott Road as a 66.0 feet wide road, said intersection point also being the southeast corner of said Great Lot 33, said intersection point also being the southwest corner of Great Lot 30 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey, said intersection point also being the southeast corner of the Town of Hamburg at a corner of the Town of Orchard Park;

Thence northwesterly along the centerline of Abbott Road (66.0 feet wide), the southwest line of the Town of Orchard Park, the southwest line of said Great Lot 30, the northeast line of the Town of Hamburg and the northeast line of said Great Lot 33 to the centerline intersection point with the Milestrip Road centerline, said intersection point being the northwest corner of said Great Lot 30 and the northeast corner of said Great Lot 33 and the southwest corner of Great Lot 31 of the Buffalo Creek Indian Reservation in Township 10, Range 7, and said intersection point also being known as AR-2 of New York State Department of Transportation Base Line at station 159+73.78 on Project # PIN 5751.05 (The Reconstruction of Abbott Road);

Thence westerly along the old centerline of Milestrip Road and along the south line of the Town of Orchard Park and along the north line of the Town of Hamburg at a bearing of N 88-45'-17" W, a distance of 7.12 feet to a point on the centerline of improvement for Abbott Road at New York State Department of Transportation Base Line station 159+76.14, and said point being on a curve to the northwest;

Thence northwesterly and along the southwest line of the Town of Orchard Park and along the northeast line of the Town of Hamburg along a curve to the left with a radius of 2864.79 feet, an arc distance of 195.42 feet to a point of tangency at New York State Department of Transportation Base Line station 161+71.56 centerline of improvement;

Thence northwesterly and along the southwest line of the Town of Orchard Park and along the northeast line of the Town of Hamburg along the tangent line, a distance of 1340.04 feet to a point of curve in said centerline of improvement at New York State Department of Transportation Base Line station 175+11.60;

Thence northwesterly and along the southwest line of the Town of Orchard Park and along the northeast line of the Town of Hamburg along a curve to the right with a radius of 2291.83 feet, an arc distance of 31.11 feet to said centerline of improvements intersection with the original centerline of Abbott Road (66.0 feet Wide) at New York State Department of Transportation Base Line point AR-5 at station 176+11.28.

The above called for realignment of the Orchard Park Town Line from old Milestrip Road to New York State Department of Transportation Base Line point AR-5 at station 176+11.28 is described as shown on Orchard Park map #05-004-01 in the Project # 05-004 New Newton Abbott Fire Hall.

Thence continuing northwesterly along the said southwesterly line of the Town of Orchard Park, the northeasterly line of the Town of Hamburg, along the southwesterly line of said Great Lot 31 and along the original centerline of Abbott Road to the intersection of the centerline of Lake Avenue; said intersection also being the northwest corner of said Great Lot 31 and the southwest corner of Great Lot 446 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey;

Thence continuing northwesterly along the said southwesterly line of the Town of Orchard Park, the northeasterly line of the Town of Hamburg and along the original centerline of Abbott Road and along the southwest lines of said Great Lot 446 and the southwest lines of Great Lot 447 and 448 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey to the northwest corner of said Great Lot 448, said corner also being at the intersection of the centerline of Berg Road (formerly Willet Road), said corner also being a northwest corner of the Town of Orchard Park and the northeast corner of the Town of Hamburg and on the south line of the City of Lackawanna;

Thence easterly along the centerline of Berg Road, along the north line of the Town of Orchard Park and the north line of said Great Lot 448, along the south line of the City of Lackawanna passing the southeast corner of the City of Lackawanna and the southwest corner of the Town of West Seneca and along the south line of the Town of West Seneca, to the northeast corner of said Great Lot 448, said corner also being the northwest corner of Great Lot 449, of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey;

Thence continuing easterly along the said centerline of Berg Road, along the north line of the Town of Orchard Park, along the south line of the Town of West Seneca and along the north line of said Great Lot 449 and the north line of Great Lot 450 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey, entering the Southern Expressway, Section I (U. S. Route 219) Right-of-Way to the northeast corner of said

Great Lot 450, said corner also being the northwest corner of Great Lot 451 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey;

Thence continuing easterly along the north line of the Town of Orchard Park, along the south line of the Town of West Seneca and along the north line of said Great Lot 451, leaving said centerline of Berg Road and exiting the said Southern Expressway, Section I (U. S. Route 219) Right-of-Way to the northeast corner of said Great Lot 451, said corner also being the northwest corner of Great Lot 452 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey;

Thence continuing easterly along the north line of the Town of Orchard Park, along the south line of the Town of West Seneca and along the north line of said Great Lot 452 and continuing along the north line of Great Lot 453 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey, crossing the said Berg Road Right-of-Way to the northeast corner of said Great Lot 453, said corner also being the northwest corner of Great Lot 454 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey, said corner also being the northwest corner of sub-lot 245 of Honeycrest subdivision of map cover 2174;

Thence continuing easterly along the north line of the Town of Orchard Park, along the south line of the Town of West Seneca, along the north line of said Great Lot 454 to the northeast corner of Great Lot 454, said line also being along the north line of said sub-lot 245 and sub-lot 244 of said map cover 2174 and along the north line of said map cover 2174, said northeast corner also being the northwest corner of Great Lot 455 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey;

Thence continuing easterly along the north line of the Town of Orchard Park, along the south line of the Town of West Seneca, along the north line of said Great Lot 455, along the said north line of map cover 2174 to the northeast corner of Great Lot 455, said corner also being the northwest corner of Great Lot 456 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey, said corner also being the northwest corner of sub-lot 36 of Park End Estates subdivision of map cover 2181;

Thence continuing easterly along the north line of the Town of Orchard Park, along the south line of the Town of West Seneca, along the north line of said Great Lot 456, the north line of said map cover 2181, including the north line of said sub-lot 36 and sub-lots 19, 18, 17, 13, 12, 11, 6, 5 and 4 of said map cover 2181 to the northeast corner of Great Lot 456, said corner also being the northwest corner of Great Lot 461 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey, said corner also being at the intersection of the centerline of Orchard Park Road and the centerline of Michael Road;

Thence continuing easterly along the north line of the Town of Orchard Park, along the south line of the Town of West Seneca, along the north line of said Great Lot 461 and the north line of Great Lot 462 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey and along the said centerline of Michael Road to the northeast corner of said Great Lot 462, said northeast corner also being the northwest corner of Great Lot 463 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land

Company's Survey, said northeast corner being the southwest corner of Great Lot 408 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey, said northeast corner also being on the centerline of Westgate Road (formerly Town Line Road), said northeast corner being a southeast corner of the Town of West Seneca at a corner of the Town of Orchard Park;

Thence continuing northerly along the west line of the Town of Orchard Park, along the east line of the Town of West Seneca, along the west lines of said Great Lot 408 and west lines of Great Lots 409 and 410 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey and along the said centerline of Westgate Road to the northwest corner of said Great Lot 410, said northwest corner also being on the centerline of Reserve Road, said northwest corner also being a northwest corner of the Town of Orchard Park at a corner of the Town of West Seneca;

Thence continuing easterly along the north line of the Town of Orchard Park, along the south line of the Town of West Seneca, along the north line of said Great Lot 410 and north lines of Great Lots 405, 404, 401, 400 and 399 of the Buffalo Creek Indian Reservation in Township 10, Range 7 of the said Holland Land Company's Survey, and along the said centerline of Reserve Road, entering Southwestern Boulevard Right-of-Way (a portion formerly of Reserve Road) west of Angle Road within said Great Lot 405 and traveling within said Southwestern Boulevard Right-of-Way and former centerline of said Reserve Road and exiting Southwestern Boulevard Right-of-Way within said Great Lot 399, crossing Angle Road Right-of-Way at the northeast corner of said Great Lot 405 and the northwest corner of said Great Lot 404, to the northeast corner of said Great Lot 399 and the point and place of beginning.

Included in the above description for The Town of Orchard Park is a portion of the Village of Orchard Park being known as sub-lots 2, 3, 4, 5, 6, 7, 36, 37, 38, 39, 40 and 41 of map cover 892 and as shown on Erie County tax map Section & Block 173.05-6 Parcels 1, 2, 3, 4, 5, 6 and 7; this parcel being used for the Erie County Fair in 1855 and now retained by the Town as an historic area. The history on this area was researched by Sue Kulp (Town Historian)

The Village of Orchard Park was created on 18 October 1921; the original description being on file with the Village Clerk. During the following 101 years, multiple annexations have taken place; all of which are on record with the Village Clerk. The latest Erie County tax map for 2022 of the Village of Orchard Park is complete and current for said boundary and is hereby ***excepted from the above description for the Town of Orchard Park Drainage and Stormwater Management District boundaries.***

Appendix B

Complete Inventory of Assets

Asset Inventory

Stormwater Pipe (miles)

Description	MS4	Outside MS4	Total
CMP			
6" Pipe	0.14	0.00	0.14
8" Pipe	0.62	0.00	0.62
10" Pipe	1.42	0.00	1.42
12" Pipe	60.58	7.61	68.19
15" Pipe	7.03	0.04	7.07
18" Pipe	5.36	0.00	5.36
20" Pipe	0.82	0.00	0.82
21" Pipe	0.60	0.00	0.60
24" Pipe	4.70	0.00	4.70
30" Pipe	1.72	0.00	1.72
36" Pipe	1.12	0.01	1.13
42" Pipe	0.47	0.00	0.47
48" Pipe	0.47	0.00	0.47
50" Pipe	0.23	0.00	0.23
72" Pipe	0.05	0.00	0.05
Concrete			
8" Pipe	0.06	0.00	0.06
10" Pipe	0.07	0.00	0.07
12" Pipe	6.24	1.94	8.18
15" Pipe	1.73	0.00	1.73
18" Pipe	0.73	0.00	0.73
20" Pipe	0.18	0.00	0.18
21" Pipe	0.03	0.00	0.03
24" Pipe	0.13	0.05	0.18
30" Pipe	0.08	0.00	0.08
36" Pipe	0.18	0.00	0.18
42" Pipe	0.10	0.00	0.10
HDPE			
4" Pipe	0.09	0.00	0.09
8" Pipe	0.15	0.00	0.15
10" Pipe	0.13	0.00	0.13
12" Pipe	0.08	0.00	0.08
15" Pipe	3.26	0.00	3.26
18" Pipe	0.69	0.00	0.69
20" Pipe	1.24	0.00	1.24
21" Pipe	1.02	0.00	1.02
24" Pipe	0.28	0.00	0.28
30" Pipe	0.46	0.00	0.46
36" Pipe	0.34	0.00	0.34
Steel			
12" Pipe	0.03	0.08	0.11
18" Pipe	0.01	0.00	0.01
VTP			
10" Pipe	0.03	0.00	0.03
12" Pipe	0.06	0.00	0.06
15" Pipe	0.00	0.02	0.02
18" Pipe	0.05	0.00	0.05
Other	2.15	0.01	2.16
otal Miles of Stormwater Pipe:	104.93	9.75	114.68

Town Roads (miles)

Description	MS4	Outside MS4	Total
Public Roads	85.2	10.5	95.7
Private Roads	4.2	0	4.2
Total Miles of Road:	89	11	100

Drainage Ditches (miles)

Description	MS4	Outside MS4	Total
Public Road Ditching	11.3	19.3	30.6
Off Road Ditching	0	0	0
Total Miles of Drainage Ditch:	11.3	19.3	30.6

Ponds

Town Responsibility

Description	Pre 2003	Post 2003	Total
Detention Basins	19	13	32
Storm Water Ponds	8	14	22
Total Town Responsibility:	27	27	54

Private/Other Reponsibility

Description	Pre 2003	Post 2003	Total
Detention Basins	0	12	12
Storm Water Ponds	2	14	16
Total Town Post 2003:	2	26	28

Total Ponds

Description	Pre 2003	Post 2003	Total
Detention Basins	19	25	44
Storm Water Ponds	10	28	38
Total Town Post 2003:	29	53	82

Structures

Description	MS4	Outside MS4	Total
Swirl Chambers	22	0	22
Catch Basins	3,208	327	3,535
Manholes	227	0	227
Pipes	319	0	319
Culverts	11	0	11
Drainage Inlets	28	0	28
Pont Inlets/Outlets	100	0	100
Outfalls	335	0	335
Total Structures:	4,250	327	4,577

Appendix C

Operations and Maintenance Cost Breakdown

Town of O. P. Stormwater District - Operation Work Scope / Costs / Fees (3/9/22)

Town Entity	Description of Work	Current Fee	Yearly Cost	Anticipated frequency	
Accounting - D&M / Town	Track account fund balances	0	2,500	Bi - weekly	
	Bonding for capital projects	0	2,000	Yearly	
Assessor - Town	Administration - fee / district charges to parcels	0	1,500	Yearly	
	Fee - res., comm., etc. (EDU's) & Credits (Certified S.W. Practices)	0	1,500	Yearly	
Attorney - Town	Legal reviews	0	1,500	Yearly	
	Easement filing	0	5,000	Yearly	
	District filing	0	500	One time	
Board - Town	Complaints - financial	0	1,500	Yearly	
	Complaints - physical	0	1,500	Yearly	
	Project approval / decision making	0	1,500	Yearly	
Clerk - Town	Administration / records	0	1,500	Yearly	
	Original record of files	0	1,500	Yearly	
	Legal publications	0	5,000	One time	
	Fee collection - tax bill, all dept. permits or fees applied	0	5,000	Yearly	
Building Inspector - Town	Residential grading plans	50	2,500	50/Year +/-	
	Code development	0	1,500	Yearly	
	Commercial grading plans	150	1,050	7/Year +/-	
	Drainage complaints	0	2,000	As needed	
	SWPPP- residential site inspections	0	8,000	As needed	
Engineering Dept. - Town	Stormwater coordinator	0	15,000	Yearly	
	Administration	0	15,000	Yearly	
	Code development	0	1,500	Yearly	
	Drainage complaints	0	20,000	100/Year +/-	
	GIS Data - field mapping	0	35,000	As needed	
	GIS Data - inventory/management	0	35,000	As needed	
	GIS Data - map creation & publishing	0	10,000	As needed	
	GIS Data - web viewing	0	10,000	As needed	
	Grading Plan - (review) residential	200	10,000	50/Year +/-	
	Phase 2 - illicit discharge detection (outlet)	0	2,500	1/Week	
	Phase 2 - inlet/outlet inspections (ponds)	0	2,500	100/Year +/-	
	Phase 2 - post construction stormwater inventory town/private	0	1,500	Yearly	
	Phase 2 - public education & outreach	0	500	Twice yearly	
	Phase 2 - record keeping	0	2,500	As needed	
	Phase 2 - yearly reports	0	2,500	Yearly	
	Lake/Ponds - aeration	0	5,000	Yearly	
	Lake/Ponds - fish stocking	0	10,000	Yearly	
	Lake/Ponds - plant/algae treatment	0	30,000	Yearly	
	Lake/Ponds - assist with operation	0	2,500	As needed	
	Reviews - commercial projects (30% stormwater +/-)	1,500	9,000	Varies	
	Reviews - map, plan and reports	750	9,000	Varies	
	Reviews - subdivision projects (30% stormwater +/-)	1,500	18,000	Varies	
	SWPPP - site inspections (subdivision)	0	42,000	Varies	
	SWPPP - document reviews	0	2,500	Varies	
	Town Projects - design highway projects	0	30,000	Weekly	
	Town Projects - review highway projects	0	20,000	Weekly	
	Town Projects - design new projects	0	15,000	Weekly	
	Town Projects - review new projects	0	10,000	Weekly	
	Town Projects - inspect & manage new projects	0	10,000	Weekly	
	Trimble Unity software licenses	0	5,000	Yearly	
	Highway Dept. (Road) - Town	Bubbler - install, repairs & private inspections	4,700	16,000	Weekly
		Drainage complaints	0	8,000	Varies
DI/CB - build		0	10,000	Varies	
DI/CB - cleaning		0	86,000	Varies	
DI/CB - repair & rebuild		0	15,000	Varies	
Ditch cleaning		0	90,000	Yearly	
Road culverts		0	30,000	Yearly	
Phase 2 - record keeping		0	10,000	Weekly	
Pipes - cleaning		0	200,000	Weekly	
Pipes - video		0	214,000	Daily	
Pipes - repair/replace		0	20,000	As needed	
Road sweeping		0	67,000	2 Times / year	
Storm/swirl treatment chamber cleaning		0	6,500	Bi-yearly	
Tablets - Trimble training / GIS		0	7,500	As needed	
Trimble Unity software licenses		0	5,000	Yearly	
Highway Dept. (Off Road) - Town (Town Property or Easement)		Bio - replace material & plantings	0	8,000	As needed
		DI/CB - build	0	5,000	Yearly
	DI/CB - cleaning	0	6,500	Yearly	
	DI/CB - repair & rebuild	0	5,000	Yearly	
	Phase 2 - record keeping	0	10,000	Weekly	
	Pipes - cleaning	0	50,000	Weekly	
	Pipes - video	0	53,500	Daily	
	Pipes - repair/replace	0	10,000	As needed	
Stormwater Quality / Quantity Facilities					
Parks & Grounds Dept. - Town	Retention Pond - WET				
	RP - maintain bio-filters	0	4,000	As needed	
	RP - maintain chambers/units	0	11,000	Yearly	
	RP - clean/maintain DI/CB	0	6,500	Yearly	
	RP - dredging	0	10,000	As needed	
	RP - lawn mowing	0	54,000	Monthly	
	RP - pipes (inlets & outlets)	0	5,000	As needed	
	RP - channels (inlets & outlets)	0	20,000	As needed	
	RP - emergency spillways	0	10,000	As needed	
	RP - general enhancements	0	1,500	Monthly	
	RP - brush removal	0	1,500	Monthly	
	RP - maintain access roads	0	3,000	Yearly	
	RP - tree maintenance	0	5,000	Yearly	
	Detention Pond - DRY				
	DP - maintain chambers/units	0	1,500	Yearly	
	DP - clean/maintain DI/CB	0	1,500	Yearly	
	DP - maintain bio-filters	0	5,000	As-needed	
	DP - pipes (inlets & outlets)	0	3,500	As-needed	
	DP - lawn mowing	0	33,500	Monthly	
	DP - concrete gutter cleaning	0	2,000	Monthly	
	DP - maintain access roads	0	3,000	Yearly	
	DP - tree maintenance	0	5,000	As-needed	
	General Pond (Wet & Dry)				
	Emergencies (blockage, erosion, etc.)	0	5,000	As-needed	
	Rodent control - beavers, geese, muskrats, etc.	0	1,500	As-needed	
	Trimble Unity software licenses	0	5,000	Yearly	
	PROPOSED TOTAL - PLEASE REALIZE THE TOWN IS GROWING RAPIDLY AND FUNDING INCREASES WILL BE NECESSARY IN THE FUTURE		\$8,850	\$1,559,550	Frequency Varies

Appendix D

Private Stormwater Facilities Fee and Credits

Private Stormwater Facilities @ \$116/EDU - Fees & Credits (9/30/2022)

Facility Location	Facility Address	MS4 Stormwater Practice	Owner	SBL	#EDUs	Stormwater Credits	100% Fee	MULTI	Adj. Fee
Albert Stager, Inc.	3815 California Road	Alternative Practice	Price Parker, P.C.	161.00-5-57	9.1	40% - Quantity & State/County	\$1,053.97	0.60	\$632.38
Angle Senior Housing	2766 Angle Road	Basin		153.07-1-8.2	18.4	20% - Quantity	\$2,131.35	0.80	\$1,705.08
Big 'D' Tire	3718 Southwestern Blvd	Basin	MED Enterprises, Inc.	161.06-2-10	4.3	40% - Quantity & State/County	\$496.28	0.60	\$297.77
Boston Valley Terra Cotta	6880 South Abbott Road	Pond	Boston Valley Terra Cotta	197.00-1-12.111	86.9	60% - Quality, Quantity & State/County	\$10,079.84	0.40	\$4,031.93
Buffalo Federal Credit Union	3020 Orchard Park Road & Eaglebrook	Infiltration Basins		152.12-1-9	5.3	60% - Quality, Quantity & State/County	\$612.47	0.40	\$244.99
Buffalo Gastroenterology Associates	260 Redtail Road	Alternative Practice		152.18-2-4	13.6	40% - Quality & Quantity	\$1,574.24	0.60	\$944.54
Carleton Technologies	10 Cobham Drive	Basin	Carleton Technology	161.18-2-5.2	52.4	40% - Quality & Quantity	\$6,079.61	0.60	\$3,647.76
Carnation Housing Corporation	2336 Southwestern Blvd	Basin	Carnation Housing Corporation	153.08-2-6.12	11.5	40% - Quantity & State/County	\$1,337.37	0.60	\$802.42
Colton RV	3433 Southwestern Blvd	Alternative Practice		152.20-1-1.11	30.5	60% - Quality, Quantity & State/County	\$3,536.62	0.40	\$1,414.65
CVS Pharmacy	3098 Orchard Park Road	Alternative Practice	Victoria LBOP LLC C/O Benderson Development	152.12-3-5	12.5	60% - Quality, Quantity & State/County	\$1,184.66	0.40	\$473.86
Delta Sonic Carwash	3205 Orchard Park Road	Alternative Practice	Delta Sonic Carwash	152.16-4-19.1	14.3	60% - Quality, Quantity & State/County	\$1,664.16	0.40	\$665.66
Denny's	3165 Southwestern Blvd	Pond	RB-3 Associates	153.13-1-6.2	12.9	60% - Quality, Quantity & State/County	\$1,493.95	0.40	\$597.58
Eagle Crest Senior Village	100 Weiss Ave	Pond	RMS Holdings LLC	152.12-3-12	25.2	40% - Quality & Quantity	\$2,918.85	0.60	\$1,751.31
Eye Care & Vision Associates	3712 Southwestern Blvd	Infiltration Basins	3712 Southwestern Blvd. LLC	161.06-2-11	6.5	60% - Quality, Quantity & State/County	\$758.19	0.40	\$303.28
Family Video	3009 Union Road	Alternative Practice	Family Video Movie Club, Inc.	152.12-2-7	6.6	60% - Quality, Quantity & State/County	\$768.47	0.40	\$307.39
Financial Trust Federal Credit	3735 North Buffalo Road	Basin	Financial Trust Federal Credit	162.05-2-8	1.0	40% - Quantity & State/County	\$116.00	0.60	\$69.60
Financial Trust Federal Credit	6520 Webster Road	Basin	Financial Trust Federal Credit		4.1	40% - Quantity & State/County	\$473.78	0.60	\$284.27
Hammocks Apartments	Hammocks Drive	Pond	Young-Riedman, LLC	152.16-7-4.2	76.5	40% - Quality & Quantity	\$8,871.91	0.60	\$5,323.15
Helping Hands Chiropractic	4180 Abbott Road	Basin	Helping Hands Chiropractic	161.17-3-14	2.9	40% - Quantity & State/County	\$341.93	0.60	\$205.16
Johnson Office Building	4195 South Taylor Road	Alternative Practice/Dry Detention	Hortland development, LLC	161.19-2-5.1	3.3	20% - Quantity	\$386.49	0.80	\$309.19
Key Bank	3030 Union Road	Alternative Practice	AVA Nicole Two LLC	152.12-2-3.1	6.0	60% - Quality, Quantity & State/County	\$691.20	0.40	\$276.48
Lowes	3195 Southwestern Blvd	Pond	Lowe's Co. of 1882	153.13-1-9	111.7	40% - Quality & Quantity	\$12,956.81	0.60	\$7,774.09
M.A. Carr Bridal Shop	3716 North Buffalo Road	Alternative Practice	James A. Carr	161.08-3-39	2.4	60% - Quality, Quantity & State/County	\$275.08	0.40	\$110.03
McGard Inc.	3875 California Road	Alternative Practice/Dry Detention	McGard, LLC	161.00-5-30.121	111.8	60% - Quality, Quantity & State/County	\$12,970.03	0.40	\$5,188.01
Medical Offices (Krog)	5959 Big Tree Road	Pond/Basin/Bio Retention	Quaker 20A Realty LLC	172.00-1-44	83.5	60% - Quality, Quantity & State/County	\$9,682.81	0.40	\$3,873.12
Multi Use Facility (Tim's & Leos)	2220 Southwestern Blvd	Bio Retention	Young Development, Inc.	153.07-2-1.1	14.3	60% - Quality, Quantity & State/County	\$1,654.38	0.40	\$661.75
NYSEG Substation, Big Tree-Dorchester	Big Tree Road (Route 20A)	Bio Retention	NYSEG	172.05-2-2.1	9.2	40% - Quality & Quantity	\$1,070.88	0.60	\$642.53
Orchard Grove Apartments	Shadow Lane	Detention Basin/Bio-Retention Basin	Orchard Grove Holdings LLC	161.18-1-2.21	72.9	40% - Quality & Quantity	\$6,929.46	0.60	\$4,157.68
Orchard Heights Expansion	5200 Chestnut Ridge Road	Alternative Practice/Dry Detention	The Hamister Group	184.08-1-1.1	28.0	60% - Quality, Quantity & State/County	\$6,653.83	0.40	\$2,661.53
Polymer Conversion	5732 Big Tree Road	Pond	Jack E. Bertsch	161.18-2-15	57.4	60% - Quality, Quantity & State/County	\$3,244.81	0.40	\$1,297.92
Quaker Crossing East	Amanda Lane	Alternative Practice	QC Properties, LLC	152.17-1-13.12	199.6	40% - Quality & Quantity	\$23,156.36	0.60	\$13,893.81
Ray Laks Honda	3590 Southwestern Blvd	Alternative Practices	Ray Laks Honda, Inc	161.07-5-36.12	31.9	60% - Quality, Quantity & State/County	\$3,705.35	0.40	\$1,482.14
Retail Center	3995 North Buffalo Street	Alternative Practice	RB-3 Associates	162.13-1-13	22.1	60% - Quality, Quantity & State/County	\$2,561.21	0.40	\$1,024.48
Simoncelli Electric Addition	3730 California Road	Basin	Edward A. Simoncelli	161.09-1-16.121	28.4	60% - Quality, Quantity & State/County	\$2,699.79	0.40	\$1,079.92
South Benzing Road Plaza	3670 South Benzing Road	Basin	3670 South Benzing Road LLC	161.06-1-10	23.9	20% - Quantity	\$2,274.58	0.80	\$1,819.67
Target		Alternative Practice	Target Corporation	152.17-1-14	77.3	40% - Quality & Quantity	\$8,971.59	0.60	\$5,382.96
Tim Hortons	5945 Big Tree Road	Alternative Practice	Schmitz Holdings LLC	172.00-1-45.2	5.5	60% - Quality, Quantity & State/County	\$641.92	0.40	\$256.77
Tim Hortons	3878 Southwestern Blvd	Basin		161.09-4-12.1	5.4	40% - Quantity & State/County	\$631.12	0.60	\$378.67
Tim Hortons	3239 Abbott Road	Basin	Tim Donut U.S. Limited, Inc.	151.16-3-26	7.5	40% - Quantity & State/County	\$875.03	0.60	\$525.02
Walgreens	3009 Union Road	Alternative Practices	ARC WGPKNY001	152.12-2-3.21	9.1	60% - Quality, Quantity & State/County	\$867.64	0.40	\$347.06
West Herr Chrysler Jeep Parking Lot	3599 Southwestern Blvd	Alternative Practice/Bio-Retention	West Herr Automotive Group	161.07-6-3.111	61.6	60% - Quality, Quantity & State/County	\$7,150.11	0.40	\$2,860.04
West Herr Nissan Parking Lot	3580 Southwestern Blvd	Alternative Practice	West Herr Nissan	161.07-5-30	24.4	60% - Quality, Quantity & State/County	\$2,825.97	0.40	\$1,130.39

Potential Savings For Stormwater Practices (Credits) =	\$77,534.05	1391.85	EDU Cost	\$158,370.09	Adj. EDU Cost	\$80,836.04
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