

TOWN OF CLIFTON PARK

Preliminary Engineering Report
Corporate Commerce Sewer District

for the

Town of Clifton Park

One Town Hall Plaza
Clifton Park, NY 12065

REVISED FEBRUARY 24, 2003

REVISED DECEMBER 3, 2001

May 7, 2001



Prepared by:

John M. McDonald Engineering, P.C.
7 South Church Street
Schenectady, NY 12305
518/382-1774

TOWN OF CLIFTON PARK

CORPORATE COMMERCE SEWER DISTRICT REPORT

INTRODUCTION

In the late 1980's, the Town Board of the Town of Clifton Park created a special zoning district entitled the Corporate Commerce Zone, which consisted of approximately 280 acres of land located on Route 146, approximately 5,000 feet west of the Route 146A intersection. Permitted land uses within the zoning district include corporate office space and high technology facilities. Currently, only one parcel within the zone has been developed. On-site water and sewer capabilities are very poor which has prevented development of the other parcels within the zone. In order for the zone to be developed in accordance with corporate commerce zoning regulations, a municipally owned sewer system must be created. The purpose of this report is to provide the engineering and financial data needed for the formation of the Corporate Commerce Sewer District.

Based on extensive discussions with Town officials, a decision has been made to provide sanitary sewer improvements to serve the properties within the corporate commerce zone to facilitate development consistent with the zoning. For this reason, the sewer district boundaries will essentially encompass those properties within the Corporate Commerce Zoning District (as shown on Exhibit No. 1).

Existing single-family homes with frontage along the route of the sewer line, but outside of the District, will be allowed to connect into the sewer system in the future as an outside user, if so desired by the property owner and for public health issues. Outside users would be added under procedures to be established by the Town Board. Development of vacant parcels of land along the route of the sewer force main will not be considered as outside users, but rather may be considered as an extension of the district and will be responsible for contributing toward the recovery of capital costs invested by the properties within the district, through a connection charge.

SANITARY SEWER SYSTEM INFRASTRUCTURE

Various conceptual sewer system layouts have been evaluated based on cost considerations and in consultation with Saratoga County Sewer District (SCSD) officials. Based on these evaluations, it is recommended that the sewer district be served by part gravity sewer main and part pressure sewer that will discharge into the County Sewer District Sanitary Sewer System located approximately 1,200 feet west of the intersection of Route 146 and Route 146A. Each property within the district would be provided with a tie-in lateral at the property line. As parcels are developed, each property would be responsible for the installation and maintenance of the pressure sewer lateral and the pumping system required to serve their property.

TOWN OF CLIFTON PARK
CORPORATE COMMERCE SEWER DISTRICT REPORT

The sewage collection system to be constructed will consist of approximately 1,800 LF of 8-inch PVC main, 3,200 LF of 3-inch PVC main, and service laterals to the users property line.

Wastewater generation rates in the Corporate Commerce Zone are based on projected build-out potential for professional services and high tech uses envisioned for the district as specified in the DEIS, which is on file at the Town Hall. Based on this information, design capacity of the system is 65,000 gallons per day average flow. It is estimated that the peak flows from the district will be 160,000 gallons per day.

The sewer system will be constructed to SCSO Standards, and once installed would be turned over to the County Sewer District for operation and maintenance.

COST TO THE TYPICAL PROPERTY

Each property within the sewer district will be responsible for paying their fair share of the capital cost to build the system and to operate and maintain the sewer system. The capital costs which include design, construction, and administrative costs, amounts to \$530,000, and is presented in Exhibit No. 2. The debt service cost to be financed by the district, through the issuance of serial bonds, is summarized below:

Estimated Total Capital Cost	\$530,000
Less Available Grant Funds	\$250,000
Debt to be Financed by the District	\$280,000
Annual Debt Service Payment	\$20,000

As shown, the sewer district annual debt service is estimated at \$20,000/year, which must be paid by all the benefiting properties within the district.

APPORTIONMENT OF DEBT SERVICE

A benefit charge system has been developed to fairly charge the benefiting users and recover the cost of the debt. Various methods for allocating the debt service among the benefiting properties were evaluated, and the following elements were selected:

1. Property Assessment - There is a proportional relationship between property assessment and sewer use/capacity needs, and it is proposed that one debt service unit be assigned for each \$80,000 of property assessment. This value was chosen based on a review of assessment records for a typical single-family home within the proposed district.

TOWN OF CLIFTON PARK
CORPORATE COMMERCE SEWER DISTRICT REPORT

2. Acreage - The capacity of the sewer system has to take into account the development potential and future needs if a parcel is developed in accordance with zoning regulations. Therefore, larger parcels have larger development potential than smaller parcels, and larger parcels will also require proportionately larger sewer capacity. It is proposed that one debt service unit charge be assigned for every 10 acres of property within the parcel (.1 debt service unit per acre).

Based on the above apportionment formula, the sewer debt service charges for each property within the proposed district is shown on Exhibit No. 3. As presented, there are a total of 41.03 debt service units within the sewer district, and the debt service per unit amounts to \$487.45. The charge to each property owner is based on the individual assessment and acreage for each parcel, and is listed under the projected debt service charge shown in the last column of the Table in Exhibit No. 3.

OPERATION AND MAINTENANCE COSTS

Once constructed, the sewer system will be operated by the SCSD, and that entity will assume operation and maintenance responsibilities for the district. Charges for these services are set by the SCSD on an annual basis, based on various formulas, taking into account the property use and anticipated wastewater flow contribution. Currently, a single-family home is charged \$138 per sewer user unit. The SCSD rates for various uses for the year 2003 are provided in Exhibit No. 4. The SCSD charges are billed directly through the County on the County tax bill. The Town Board shall approve any new connections as per the Town Sewer Use Law.

SEWER DISTRICT BOUNDARIES

Enclosed and shown as Exhibit No. 5 is a legal description of the proposed boundaries of the sewer district. The properties within the district generally are those that are within the boundaries of the Corporate Commerce Zone and that derive a benefit from the installation of the infrastructure.

**TOWN OF CLIFTON PARK
CORPORATE COMMERCE SEWER DISTRICT REPORT**

**Exhibit No. 1
Sewer District Map**

**TOWN OF CLIFTON PARK
CORPORATE COMMERCE SEWER DISTRICT REPORT**

**Exhibit No. 2
Capital Cost Estimate**

**Corporate Commerce Sewer District
Project Cost Estimate**

<u>Item</u>	<u>Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
1	General Requirements	1	LS	\$50,000	\$50,000
2	8" PVC Sewer Pipe, incl. excavation & backfill	1,800	LF	\$33	\$59,400
3	1.5" PVC Force Main	540	LF	\$12	\$6,480
4	3" PVC Force Main	3,200	LF	\$20	\$64,000
5	Precast Concrete Manholes incl. frame & cover	7	EA	\$2,500	\$17,500
6	Forcemain Air Relief or Cleanout Structures	5	EA	\$3,500	\$17,500
7	6" PVC Sewer Laterals, incl. excavation & backfill	100	LF	\$25	\$2,500
8	Rock Excavation	302	CY	\$55	\$16,632
9	Pipe Bedding Material	445	CY	\$20	\$8,893
10	Pipe Zone Backfill Material	889	CY	\$15	\$13,340
11	Gravel Subbase for Roads and driveways	463	CY	\$20	\$9,259
12	Directional Bored Forcemain Crossing of Tanner Rd.	50	LF	\$200	\$10,000
13	Highway Lateral Borings (6" gravity pipe)	100	LF	\$200	\$20,000
14	Stream Crossings	125	LF	\$250	\$31,250
15	Surface / Miscellaneous Restoration	5,640	LF	\$10	\$56,400
16	Asphalt Pavement Replacement	183	TON	\$100	\$18,333
TOTAL					\$401,488
CONTINGENCIES (10%)					\$40,149
ESTIMATED CONSTRUCTION COST					\$441,637
ENGINEERING, ADMINISTRATIVE & LEGAL					\$88,327
TOTAL PROJECT COST (1st qtr. 03\$)					\$529,964
Say					\$530,000

**TOWN OF CLIFTON PARK
CORPORATE COMMERCE SEWER DISTRICT REPORT**

**Exhibit No. 3
Corporate Commerce Debt Service Sewer Charges**

Corporate Commerce Debt Service Sewer Charges

<u>Parcel Id.</u>	<u>Owner of Record</u>	<u>Assessment</u>		<u>Acreage</u>		<u>Total Debt</u>		<u>Projected Debt Charge</u>
		<u>Total</u>	<u>Units</u>	<u>Acres</u>	<u>Units</u>	<u>Units</u>	<u>Units</u>	
270.-2-3.121	Teele, B. and Mitchell, T.	\$ 174,000	2.18	45.18	4.52	6.69	\$ 3,262.53	
270.-2-3.11	Teele, B. and Mitchell, T.	\$ 117,800	1.47	22.00	2.20	3.67	\$ 1,790.18	
270.-1-23.1	Putnam, J. Roger & Sara F	\$ 157,500	1.97	21.67	2.17	4.14	\$ 2,015.99	
270.-1-20.111	Parisi, Frank N Etal	\$ 207,900	2.60	98.37	9.84	12.44	\$ 6,061.86	
270.-2-2	21st. Century Park	\$ 925,000	11.56	25.30	2.53	14.09	\$ 6,869.45	
		\$ 1,582,200.00	19.78	212.52	21.25	41.03	\$ 20,000.00	
			TOTAL CAPITAL COST		\$530,000			
			DEBT SERVICE		\$20,000			
			TOTAL DS UNITS		41.03			
			DS/UNIT		487.45			

assessment units; 1 unit per \$80,000
acreage units; acreage x 0.1

**TOWN OF CLIFTON PARK
CORPORATE COMMERCE SEWER DISTRICT REPORT**

**Exhibit No. 4
Resolution 244 - 00
Establishing 2003 Scale of Charges For SCSD No. 1**

Sewer Dist.

Attn: Jeff McDonald

12/17/02

RESOLUTION 224 - 02

Introduced by Supervisors Stokes, Acunto, Daly, Gutheil, M. Johnson, Lilac and Scirocco

ESTABLISHING 2003 SCALE OF CHARGES FOR SARATOGA COUNTY SEWER DISTRICT NO. 1

WHEREAS, pursuant to County Law §266, the Commissioners of County Sewer District No. 1 adopted a scale of charges for its 2003 services; and

WHEREAS, this scale was duly published in the official newspapers of the County and of each political subdivision within the District and was duly filed with our Clerk of the Board; and

WHEREAS, after due consideration, and upon the District's recommendation, this Board finds that it is in the public interest to adopt that scale of charges for the collection, conveyance, treatment and disposal of sewage; now, therefore, be it

RESOLVED, that the following 2003 scale of charges for the Sewer District be, and the same hereby is, confirmed, namely:

PROPOSED 2003 SCALE OF CHARGES FOR SARATOGA COUNTY SEWER DISTRICT #1

SECTION 1 - SEWER CHARGES IMPOSED

Pursuant to County Law §266(1)(a), Saratoga County Sewer District No. 1 hereby imposes sewer charges for 2003 upon all premises and real property, within or without District boundaries, accessible to, or using, the District's sewer system.

SECTION 2 - ESTABLISHMENT AND CONFIRMATION OF SEWER CHARGES

Subject to confirmation by the County Board of Supervisors, this scale of charges may, from time to time, be amended by the District's Commission.

SECTION 3 - CRITERIA FOR ESTABLISHING SEWER USER CHARGES

The scale of sewer user charges shall use the following criteria:

(a) A user is defined as any piece of land upon which a building or buildings stand and is accessible to an interceptor, trunk or collector sewer served by the District.

(b) The annual cost of debt service, administration, operation and maintenance for the District's treatment facilities will be generally allocated to all users.

(c) The annual cost of debt service and operation and maintenance associated with the interceptor sewer, will be generally allocated to all users utilizing the system.

(d) The annual cost of debt service and operation and maintenance associated with each major trunk sewer system will be generally allocated to all users utilizing the system.

(e) A connection unit is defined as a single-family dwelling unit. Units include, but are not limited to, a single family house, each apartment unit (e.g. an apartment building with six apartments is six units), each half of a duplex, a cottage, a camp, a mobile home, and each unit of a condominium or townhouse. A "unit" as used for billing purposes will be 200 gallons per day of sewer discharge, or any portion thereof. No user will be rated at less than one unit. Users will be rated in terms of whole connection units.

(f) For all users, including single-family dwelling units, equivalent connection units (e.c.u.) will be determined, based on the following schedule which accommodates peak demand and potential flow needs:

USER & COLLECTOR CHARGES:

Single parcel:

- A. Vacant - no charge unless a lateral was requested and installed; if lateral is installed a collector fee shall be charged for each lateral.
- B. Occupied -
 - (1) Single building
 - a. single dwelling - 1 user, 1 collector if applicable
 - b. multiple dwelling - 1 user for each single family unit, 1 collector for each 2 user units
 - (2) Multiple buildings
 - a. 1 user unit for each dwelling, minimum of 1 unit
1 collector for each lateral
 - b. multiple buildings will be treated as 1 collector unit for each 2 user units if all connected to 1 lateral.
 - (3) Trailer Parks
 - a. 1 user for each trailer
On trunk - 1 collector for each lateral
Not on trunk - 1 collector for each 3 user units

Apartments

- A. On trunks - 1 collector for each pipe lateral or building
- B. On collectors - 1 collector for each 2 user units

COMMERCIAL USERS

Collectors - 1 collector per each 4 user units, minimum of 1

- A. Commercial, non-food
 - User - 400 GPD/restroom, or
.1 GPD/sq. ft., whichever is greater
 - Collector - 1 collector per each 4 users, minimum of 1
- B. Other commercial, food/gas, etc. (eg., convenient store)
 - User - 2 per restroom, or
.1 GPD/sq. ft., whichever is greater

	GPD
C. Misc.	
Beauty/Barber shop (per chair)	100
plus 2 units for sanitary facilities	
Bowling alley (per lane, no food)	75
plus restaurant facility (see below)	
Camps, day (per person)	15 - 20
resort	65 - 75
Country club (per member)	25
Hotels/Motels (per room) no kitchen	120
(per room) with kitchen	150
plus dining facilities (see below)	
Day worker (per shift)	15 - 35
Dental office (per chair)	750
Hospital (per bed)	250 - 350
Institutions other than hospitals (per bed)	125
Bed and Breakfast - 2 units per bathroom	400
Schools	
Day (per student)/day care(per adult and child)	10
cafeteria, add	10
showers, add	5
Boarding (per student)	100
Service station (per restroom)	400
Self-service laundry (per machine)	400
Shopping center	.05/sq. ft.
(plus restaurant, see below)	
1 collector per each 10 users.	
Swimming pool/beach with bathhouse	10
(per person)	
Theatre indoor (per seat)	3
drive-in (per car space)	5
Public assembly (per person)	3 - 10
Car wash (per bay)	400
Campground (per site) w/facilities	100
Food Service:	
Ordinary restaurant ** (per seat)	35
24-hour restaurant (per seat)	50
restaurant on freeway (per seat)	70
tavern (little food service) (per seat)	20
curb service (per car space)	50
catering/banquet facilities - per seat	20
carryout food service (minimum of 3 users)	
**This assumes a minimum of 7 GPD/per person and turnover of 5x/day/seat.	
Collector - 1 per each 6 users	
Office building	.1/sq. ft.
or 2 units per restroom (whichever is more)	
Warehouse - storage floor space only	.02/sq. ft.

For all commercial users: where actual sewer flow is measured, that flow (one year's record data) shall be used for determining an e.c.u. count with adjustments for discharge strength and content.

Users generating higher annual sewer flows than above schedule, the following rate table applies:

<u>Consumption (gallons)</u>	<u>Connection Units</u>
Up to 112,500	1
112,501 - 187,500	2
187,501 - 262,500	3
262,501 - 337,500	4
337,501 - 412,500	5

For each additional 75,000 gallons or any part thereof, the number of connection units shall be increased by one.

(g) When there is a substantial increase in sewer flows during the current year, the District may adjust the number of connection units charged and bill the user directly for that additional sum pursuant to Section 8.

(h) Saratoga Spa State Park and Mount McGregor will be charged based on their 2002 measured waste expressed in E.C.U.'s discharged to District facilities with accommodations for peak flow discharge rates.

(i) Wastewater from wet processing and other operations is subject to the restrictions, prohibitions and surcharges outlined in the District's rules and regulations covering the discharge of sewage, industrial waste and other waste into the Saratoga County sewer system and all sewers tributary thereto.

(j) A user discharging B.O.D. or T.S.S. to the District facilities exceeding the amount allowed in the District's rules and regulations will be charged \$1,000 per dry ton for that excess per conditions of their discharge permit.

(k) All costs of the District's pretreatment and spill response program including, but not limited to, laboratory testing, labor, equipment, materials, consultants and subconsultants, contractors and subcontractors, and fines, shall be reimbursed by the individual or user.

(l) Outside non-residential users will be charged two and one-half times the rate established for the trunk system servicing that user, residential housing will be 1.5 times that rate.

(m) Collector sewer rates are generally based on the overall construction costs of the collector system plus the cost of the service laterals from the collector pipe together with debt service and operation and maintenance costs.

(n) Users of collection sewers turned over to the District will be charged for that portion of the District facilities utilized and at the same rate as the other users of the particular system.

SECTION 4 - SCALE OF CHARGES

The following is the 2003 scale of charges for the trunking and treatment of sewage.

(a) The cost of the treatment facilities and interceptor sewer lines is allocated among the 18 trunk systems. The units for those trunks and the portion of the 2003 user charges based on those units are as follows:

2003 SEWER CHARGES

	<u>UNITS</u>	<u>CHARGE</u>	<u>REVENUE (thousands)</u>
Ballston Spa	3,630	\$120	\$ 435.6
Clifton Park	11,789	\$138	\$1,626.9
Country Knolls	1,083	\$130	\$ 140.8
Country Knolls North	1,706	\$120	\$ 204.7
Halfmoon	6,309	\$154	\$ 971.6
Mechanicville	3,400	\$117	\$ 397.8
Pruvn Hill	180	\$127	\$ 22.9
Riverside	416	\$194	\$ 80.7
Round Lake	247	\$165	\$ 40.8
Saratoga State Park	450	\$141	\$ 63.5
Saratoga Springs	18,364	\$124	\$2,277.1
Saratoga Lake	830	\$223	\$ 185.1
Mount McGregor	570	\$127x2.5	\$ 180.9
Wilton - Inside	1,256	\$152	\$ 190.9
Wilton - Outside, non-residential	137	\$127x2.5	\$ 43.5
Wilton - Outside, residential	1,110	\$127x1.5	\$ 211.5
Greenfield	501	\$154	\$ 77.2
Milton	1,293	\$120	\$ 155.2
Malta	3,219	\$164	\$ 527.9
Cascade Service	1,946	\$127	\$ 247.1
Clifton Park-Outside, residential	70	\$138x1.5	\$ 14.5
			\$8,096.2
TOTAL	58,506 units		

(b) The total user money needed in 2003 for debt service, maintenance and operation is \$8,096,240.

(c) The property owners served by the Sewer District will pay the established rate per connection unit listed above.

(d) Property owners within the other trunks will pay the following connection charges based on E.C.U.'s:

City of Mechanicville	\$ 397,800.00
Saratoga Spa State Park	63,450.00
Mount McGregor Correctional Facility	180,975.00
City of Saratoga Springs, including Geyser Crest, Crescent Avenue, Ball Canning, Saratoga Lake (within city limits)	2,277,136.00

(e) Outside non-residential users will pay two and one-half times the established rate.

(f) Outside residential housing units will pay one and one-half times the established rate.

SECTION 5 - COLLECTOR SEWER SYSTEM

The District's collector sewer charges, exclusive of any trunk and treatment charges, are as follows:

SUMMARY OF COLLECTOR SEWER RATES

Does Not Include Trunk and Treatment Charge

<u>Description</u>	<u>Total Charge</u>
Ballston	\$ 50.00
Clifton Park systems served by Clifton Park/Halfmoon Trunk	\$ 50.00
Country Knolls systems	\$ 115.00
Pruyn Hill system	\$ 113.00
Halfmoon systems served by Clifton Park/ Halfmoon trunk	\$ 50.00
Bellevue Gardens	\$ 80.00
Saratoga Springs (includes Kirby Avenue, Loughberry Lake, Crescent Avenue, Saratoga Lake portion of collection system)	\$30,125.00
Sherwood Forest	\$ 55.00
Riverside system	\$ 10.00
Saratoga Lake (towns)	\$ 50.00
Wilton	\$ 50.00
Greenfield	\$ 50.00

SECTION 6 - PAYMENT OF SEWER USER CHARGES

All sewer charges, excepting those for Saratoga Springs, Mechanicville, Saratoga Spa State Park and Mount McGregor shall be collected pursuant to Real Property Tax Law Article 9. The assessor of each municipality utilizing the town and county tax bills for the collection of taxes shall properly code the assessment roll as to the number of connection units for each particular property and for those properties utilizing the collector system. The assessor shall use the District's formula to determine the units for multiple dwellings and commercial users of the trunk and collector systems.

The City of Saratoga Springs, which includes the Geysers Crest, Crescent Avenue/Ball Canning and a portion of the Saratoga Lake trunk sewer systems and the Kirby Avenue, Loughberry Lake, Crescent Avenue and a portion of the Saratoga Lake collector systems, and the City of Mechanicville shall each be considered as a single-bulk user and shall be so billed by the District. Each city's collecting officer shall determine the appropriate method of assessing and collecting its sewer user charge. This single-bulk user charge may be passed on to city residents as a city sewer rent and enforced pursuant to General Municipal Law §452.

City payments shall be due quarterly by March 31, June 30, September 30 and December 31, 2003. A late payment charge of one percent (1%) per month shall be added for each month or portion thereof until paid.

The District shall pay \$20,000 to Saratoga Springs and \$3,000 to Mechanicville for their respective costs of mailing and collecting their sewer user charges.

The District shall bill Saratoga Spa State Park their 2003 user charges payable no later than May 1, 2003.

Mount McGregor shall be billed directly by the District and payment shall be on a quarterly basis.

STATE OF NEW YORK)
) SS:
 COUNTY OF SARATOGA)

I, BARBARA J. PLUMMER, Clerk of the Board of Supervisors of Saratoga County, do hereby certify that the foregoing is a true copy, and the whole thereof, of a resolution duly adopted by the Board of Supervisors of said county, on the 17th day of December 2002.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed hereto the official seal of said Board of Supervisors this 23rd day of December 2002.

Barbara J. Plummer

 Clerk of the Board of Supervisors
 Saratoga County, New York

**TOWN OF CLIFTON PARK
CORPORATE COMMERCE SEWER DISTRICT REPORT**

**Exhibit No. 5
Sewer District Boundary Description**

LEGAL DESCRIPTION
Town of Clifton Park
Corporate Commerce Sewer District Description

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, designated as Corporate Commerce, which District is comprised of the parcels shown on Town of Clifton Park, Saratoga County, New York Tax Map numbers 264 and 270 as prepared by L. Robert Kimbal Consulting, Ebensburg PA and digitally updated March 1, 1999 by the L. A. Group, being more particularly bounded and described as follows:

BEGINNING AT A POINT on the easterly bounds of the Waite Road right-of-way, said point also being on the north bounds of the NYS Route 146 right-of-way, said point also being on the southwest corner of parcel 270-1-20.111 in the Town of Clifton Park, County of Saratoga, State of New York; and

PROCEEDING THENCE (in a clockwise direction around the proposed bounds) in a northwesterly direction along the westerly bounds of parcel 270-1-20.111 and the easterly bounds of NYS Route 146 right-of-way, said point also being the southerly corner of parcel 270-1-13 and a westerly corner of parcel 270-1-20.111;

THENCE, in a northeasterly direction along the southeasterly bounds of parcel 270-1-13 and the westerly bounds of parcel 270-1-20.111, to the easterly corner of parcel 270-1-13, said point also being a westerly corner of parcel 270-1-20.111;

THENCE, in a northwesterly direction along the northeasterly bounds of parcel 270-1-13 and the westerly bounds of parcel 270-1-20.111, to the northerly corner of parcel 270-1-13, said point also being a westerly corner of parcel 270-1-20.111;

THENCE, in a northeasterly direction along the southeasterly bounds of parcels 270-1-20.122 and the westerly bounds of parcel 270-1-20.111, to the easterly corner of parcel 270-1-20.122, said point also being a westerly corner of parcel 270-1-20.111;

THENCE, in a northwesterly direction along the northeasterly bounds of parcels 270-1-20.122 and 270-1-20.121 and the westerly bounds of parcel 270-1-20.111, to the northerly corner of parcel 270-1-20.121, said point also being a westerly corner of parcel 270-1-20.111;

THENCE, in a northeasterly direction along the westerly bounds of parcel 270-1-20.111 and the easterly bounds of parcel 270-1-19, to a westerly corner of parcel 270-1-20.111, said point also being a easterly corner of parcel 270-

1-19;

THENCE, in a southeasterly direction along the northerly bounds of parcel 270-1-20.111 and the southerly bounds of parcel 270-1-19, to a westerly corner of parcel 270-1-20.111, said point also being a easterly corner of parcel 270-1-19;

THENCE, in a northeasterly direction along the westerly bounds of parcel 270-1-20.111 and the easterly bounds of parcel 270-1-19, to a westerly corner of parcel 270-1-20.111, said point also being a easterly corner of parcel 270-1-19;

THENCE, in a northeasterly direction along the westerly bounds of parcel 270-1-20.111 and the easterly bounds of parcel 270-1-19, to the northwesterly corner of parcel 270-1-20.111, said point also being a northeasterly corner of parcel 270-1-19;

THENCE, in a northeasterly direction along the northerly bounds of parcel 270-1-20.111, to the northwesterly corner of parcel 264-3-56.2, said point also being the northeasterly corner of parcel 270-1-20.111;

THENCE, in a southwesterly direction along the westerly bounds of parcel 264-3-56.2 and the easterly bounds of parcel 270-1-20.111, to the southwesterly corner of parcel 264-3-56.2, said point also being the easterly corner of parcel 270-1-20.111;

THENCE, in a southeasterly direction along the southerly bounds of parcel 264-3-56.2 and the northeasterly bounds of parcel 270-1-20.111, to the northwesterly corner of parcel 270-1-20.113, said point also being the easterly corner of parcel 270-1-20.111;

THENCE, in a southwesterly direction along the westerly bounds of parcel 270-1-20.113 and the easterly bounds of parcel 270-1-20.111, to the southwesterly corner of parcel 270-1-20.113, said point also being the easterly corner of parcel 270-1-20.111;

THENCE, in a northeasterly direction along the northerly bounds of parcel 270-2-2 and the southerly bounds of parcel 270-1-20.113, to the southeasterly corner of parcel 270-1-20.113, said point also being on the northerly bounds of parcel 270-2-2;

THENCE, in a northeasterly direction along the easterly bounds of parcel 270-1-20.113 and the westerly bounds of parcel 270-2-1, to a point on the westerly bounds of parcel 270-2-1, said point also being on the easterly bounds of parcel 270-1-20.113;

THENCE, in a easterly direction along the northerly bounds of parcel 270-1-20.111 and the southerly bounds of parcel 270-2-1, to the westerly bounds of Tanner Road right-of-way, said point also being on the southeasterly corner of parcel 270-2-1;

THENCE, in a southerly direction along the westerly bounds of Tanner Road right-of-way and the easterly bounds of parcels 270-1-20.111, 270-2-3.11, and 270-2-3.121, to the southeasterly corner of parcel 270-2-3.121, said point also being on the northeasterly corner of parcel 270-2-25;

THENCE, in a southwesterly direction along the southerly bounds of parcels 270-2-3.121 and 270-2-3.122 and the northerly bounds of parcels 270-2-25, 270-2-26, 270-1-42.11, and 270-2-42.13, to the southeasterly corner of parcel 270-1-23.3, said point also being on the southwesterly corner of parcel 270-2-3.122;

THENCE, in a northwesterly direction along the westerly bounds of parcel 270-2-3.122 and the easterly bounds of parcels 270-1-23.3, and 270-1-23.2, to the southeasterly corner of parcel 270-1-23.1, said point also being on the northeasterly corner of parcel 270-1-23.2;

THENCE, in a southwesterly direction along the southerly bounds of parcel 270-1-23.1 and the northerly bounds of parcel 270-1-23.2, to the southwesterly corner of parcel 270-1-23.1, said point also being on the easterly bounds of Waite Road right-of-way;

THENCE, in a northwesterly direction along the westerly bounds of parcel 270-1-23.1 and the easterly bounds of Waite Road right-of-way, to a westerly corner of parcel 270-1-23.1, said point also being on the southwesterly corner of parcel 270-1-22;

THENCE, in a northeasterly direction along the southerly bounds of parcel 270-1-22 and the northwesterly bounds parcel 270-1-23.1, to a westerly corner of parcel 270-1-23.1, said point also being on the southeasterly corner of parcel 270-1-22;

THENCE, in a northwesterly direction along the easterly bounds of parcel 270-1-22 and the westerly bounds parcel 270-1-23.1, to a westerly corner of parcel 270-1-23.1, said point also being on the northeasterly corner of

parcel 270-1-22;

THENCE, in a southwesterly direction along the northerly bounds of parcel 270-1-22 and the southwesterly bounds parcel 270-1-23.1, to a westerly corner of parcel 270-1-23.1, said point also being on the easterly bounds of Waite Road right-of-way;

THENCE, in a northwesterly direction along the westerly bounds of parcel 270-1-23.1 and the easterly bounds of Waite Road right-of-way, to a northwesterly corner of parcel 270-1-23.1, said point also being on the southerly bounds of NYS Route 146 right-of-way;

THENCE, in a northeasterly direction along the northerly bounds of parcel 270-1-23.1 and the southerly bounds of NYS Route 146 right-of-way, to a point on the northerly bounds of parcel 270-1-23.1, said point also being on the southerly bounds of NYS Route 146 right-of-way;

THENCE, in a northwesterly direction along the easterly bounds of parcel 270-1-21 and the westerly bounds of parcel 270-1-20.111, to the northeasterly corner of parcel 270-1-21, said point also being on the southerly corner of parcel 270-1-20.111;

THENCE, in a southwesterly direction along the northerly bounds of parcel 270-1-21 and the southerly bounds of parcel 270-1-20.111, to the northwesterly corner of parcel 270-1-21, said point also being on the southerly corner of parcel 270-1-20.111;

THENCE, in a southeasterly direction along the westerly bounds of parcel 270-1-21 and the easterly bounds of parcel 270-1-20.111, to the southwesterly corner of parcel 270-1-21, said point also being on the northerly bounds of NYS Route 146 right-of-way;

THENCE, in a southwesterly direction along the southerly bounds of parcel 270-1-20.111 and the northerly bounds of NYS Route 146 right-of-way, to the easterly bounds of the Waite Road right-of-way, said point also being on the southwest corner of parcel 270-1-20.111 and the point and place of the beginning.

EXCLUDING parcels 270-1-20.112 and 270-2-3.122 in their entirety from the district bounds.