

# TOWN OF CLIFTON PARK BALLSTON LAKE SEWER DISTRICT NO. 1

for the

## TOWN OF CLIFTON PARK

One Town Hall Plaza  
Clifton Park, New York 12065

### Town of Clifton Park

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Project No. 04-9101w  
August 17, 2015



John M. McDonald Engineering, P.C.  
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# TOWN OF CLIFTON PARK BALLSTON LAKE SEWER DISTRICT NO. 1

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TOWN OF CLIFTON PARK  
BALLSTON LAKE SEWER DISTRICT NO. 1

## APPENDIX A

- PROPOSED CLIFTON PARK SEWER DISTRICT BOUNDARY MAP
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## TOWN OF CLIFTON PARK BALLSTON LAKE SEWER DISTRICT NO. 1

### INTRODUCTION

The purpose of this report is to provide the technical and cost information required for the map, plan, and report for the formation of the Ballston Lake Sewer District No. 1 to serve properties primarily along the eastern side of Ballston Lake, in the Town of Clifton Park, pursuant to Article 12-A of Town Law.

Ballston Lake is located in both the Town of Clifton Park, on the east side, and Town of Ballston, on the west side. Properties around the lake are currently served with onsite septic systems. Because of the shallow depth to bedrock and poorly percolating soils, onsite septic systems are not effective, and studies indicate a continued degradation of Ballston Lake water quality. The Town of Ballston has many more properties in and around Ballston Lake, and has taken the lead on studying solutions to the problem. Engineering studies completed for the Town of Ballston have recommended that a sanitary sewer system be constructed to eliminate onsite private septic systems.

Delaware Engineering has completed the preliminary engineering for the installation of a municipal sewer system in both Towns, to serve properties around the lake, and another area referred to as Buell Heights in an adjacent area southwest of Ballston Lake. This area is densely populated and is reported to have a history of septic system problems.

Because approximately 86% of the properties in the proposed service area are located in the Town of Ballston, their engineer, Delaware Engineering, has taken the lead and prepared all necessary preliminary design information, and completed cost estimates for the entire sewer project. The purpose of this report is to describe the sewer plan, and present the costs for the portion of the service area within the Town of Clifton Park.

### PROPOSED DISTRICT

The Ballston Lake Sewer District No. 1 in Clifton Park includes all parcels in and around East Side Drive, and adjacent properties that have access to East Side Drive. There are also four properties at the southern end at the boundary line between Clifton Park and the Town of Ballston near the intersection of Schaubert Road and Ballston Lake, with frontage on Ballston Lake Road and/or Mill Road (SBL #257-1-24; SBL 257-1-3; SBL 257-1-30; and SBL 257-1-6.1). These properties will be connected into the gravity sewer collection system that serves the Town of Ballston Sewer District on the west side of Ballston Lake. Appendix A presents a map showing the boundaries, properties to be served, and Sewer District No. 1 Legal Description. The proposed sewer district consists of 90 parcels, of which 82 are single family homes, and the balance of eight parcels are vacant lots.



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## TOWN OF CLIFTON PARK BALLSTON LAKE SEWER DISTRICT NO. 1

The Town of Ballston is concurrently forming a sewer district for the properties with the Town of Ballston on the Ballston side, within their proposed service area. In the Town of Ballston, the proposed overall sewer district includes parcels on the west side of the lake, including Westside Drive from Mill Road and Main Street, Glenridge Road, Whites Beach Road, Powers Lane, and Outlet Road, to a connection point on Lake Road. According to the Delaware Report, the proposed sewer district also includes the Buell Heights residential subdivision and Main Street in the Hamlet of Ballston Lake. Sewers in these areas will be conventional gravity type with a new pump station located on or near Main Street in proximity to the stream ("the Main Street Pump Station"). The pump station will discharge to the proposed low pressure sewers on West Side Drive then northerly.

In the Town of Clifton Park, on the east side of the lake, a low pressure system will be installed as part of Sewer District No. 1, and all properties will install a grinder pump (on their property). Wastewater will be conveyed northerly, discharging into a low pressure sewer in the Town of Ballston on the east side of the lake. From there, wastewater will be conveyed northerly, eventually connecting in with the Ballston District from the west side of the lake near Outlet Road. The combined flows will be conveyed northerly through a force main, discharging into the Saratoga County Sewer District (SCSD) trunk sewer in the vicinity of Shenentaha Park. More specific details can be found in the report entitled, "Town of Ballston, Ballston Lake Sewer District, Map, Plan and Report", prepared by Delaware Engineering, dated July 9, 2015.

### COST TO THE TYPICAL PROPERTY OWNER

The overall sewer project encompasses a total of slightly over 500 parcels in the Town of Ballston, and the Town of Clifton Park. There are 90 parcels in the Clifton Park Sewer District No. 1, of which 82 are single family homes, and the remaining eight parcels are vacant lots.

In Clifton Park Sewer District No. 1, all occupied properties are single family homes. In the Ballston District, there are commercial properties, and those properties will be charged a multiple of the single family charge, which is referred to as an Equivalent Dwelling Unit (EDU). The multiple is based on water usage. Factoring in the commercial properties, it is estimated that there will be a total of 560 EDUs in the Town of Ballston Sewer District. Adding in Clifton Park's 90 EDUs, there will be a total of 650 EDUs that will pay debt service.



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## TOWN OF CLIFTON PARK BALLSTON LAKE SEWER DISTRICT NO. 1

According to the Delaware Report, the maximum amount to be expended in total, for both districts, amounts to \$10,204,700, which will be financed by the Town of Ballston through the issuance of bonds. Approximately 14% of the total EDUs are located in Clifton Park. A separate estimate for the Clifton Park capital cost share was not prepared as the Town of Ballston will be responsible for the financing of the entire project. The portion of the capital cost in Clifton Park is approximated by using a straight ratio of Clifton Park users to Ballston users, which results in a capital cost share of about \$1,450,000 for Clifton Park Ballston Lake Sewer District No. 1.

In the near future, an intermunicipal agreement will be adopted by both Towns that will describe the funding, cost sharing, and operation and maintenance of both town districts. The intention is that each class of user would pay the same fee regardless of the location. i.e. a single family residence connected to the low pressure system/grinder pump would be assessed the same rate in either town, as they receive the same benefit.

The projected annual cost to the typical property (single family home) consists of the debt service cost and the O & M cost. Using the capital cost and EDU information as presented in the Delaware Report, the annual debt service is calculated as follows:

- A) Total Capital Cost.....\$10,204,200
- B) Annual Debt Service.....\$ 445,634
- C) Total EDUs (Ballston 560; Clifton Park 90).....650
- D) Annual Debt Service per EDU (B÷C).....\$686 per year

Thus, the typical single family home in Sewer District No. 1 will pay a debt service charge of \$686 per year. A vacant parcel shall also pay the debt service charge as they receive a benefit from the capacity being built into the sewer system to allow a future connection.

In addition, property owners, when connected, will pay an annual operation and maintenance charge to cover trunk and treatment charges to Saratoga County Sewer District and sewer district operation and maintenance fees. The projected share of Clifton Park Sewer District No. 1 of the operation and maintenance is being finalized and will be included in the intermunicipal agreement between the two towns. At this time, the projected operation and maintenance fees are estimated at \$224 per year. Based on the above, the annual cost (Debt Service and Operation and Maintenance) is estimated at an amount not to exceed \$910 per year.



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## TOWN OF CLIFTON PARK BALLSTON LAKE SEWER DISTRICT NO. 1

### HOOKUP AND HOMEOWNER CONNECTION FEES

The Town of Clifton Park has adopted a Sewer Use Ordinance entitled "Chapter 169.Sewers", which will govern the general operation of this Sewer District. Once the sewer district facilities are constructed and placed into service, properties in Sewer District No. 1 will be notified that hookups can begin. The Clifton Park Town Board will establish a reasonable time period for hookups to be completed.

All of the properties in Sewer District No. 1 on the east side of the lake will be served by a low pressure system. As part of the sewer project, each property will be provided with a service connection with a shutoff, which will be located at the front yard property line (or in an easement). The property owner would then be responsible for installing the service line, grinder pump, electrical power to the grinder pump, and the internal plumbing connection. As part of this work, the homeowner will have to disconnect from their existing septic tank, and abandon it in accordance with NYS Department of Environmental Conservation (NYSDEC) regulations.

This cost will vary depending on the length of the service from the house to the service shutoff and digging conditions. The property owner will hire a contractor, and it is estimated that the cost to the homeowner to complete the connection as described above will average about \$8,000. The homeowner will be responsible for the operation and maintenance of the grinder pump and service line on their property.

SCSD will issue permits for the hookup in the amount of \$500 to cover the cost of the administrative work as well as the inspection of the service. The Town of Clifton Park will waive the inspection/permit fee.



**Town of Clifton Park  
Ballston Lake Sewer District #1  
Benefit Basis Debt Service Units**

Parcel ID	Property Owner	Home	Land	Total	Property Class	Sewer Debt EDU's	Acres
257.-1-1.1	Richard D Youngs Jr	\$70,600	\$90,300	\$160,900	240	1.0	
257.-1-6.1	Andrew Purdy	\$0	\$600	\$600	314	1.0	1.17
257.16-1-2	John M & Bonnie J Koerber	\$0	\$3,500	\$3,500	330	0.0	0.08
257.16-1-3	Robert J. Machado	\$38,500	\$31,500	\$70,000	210	1.0	
257.16-1-24	James H. Cummings	\$40,100	\$17,900	\$58,000	210	1.0	
257.16-1-30	Paul H. Lord	\$47,200	\$39,800	\$87,000	210	1.0	
258.-1-55.2	Timothy J. Snell	\$0	\$22,700	\$22,700	314	1.0	2.81
258.5-1-1	John K & Deborah L Hill	\$0	\$300	\$300	311	0.0	0.03
258.5-1-11	Shelly Hurst	\$57,800	\$24,000	\$81,800	210	1.0	
258.5-1-13	Ronald & Lisa Hansen	\$85,700	\$26,800	\$112,500	210	1.0	
258.5-1-14	Donald E Mulligan Jr	\$3,700	\$26,800	\$30,500	210	1.0	
258.5-1-17	Linda M Ouhadi	\$52,000	\$24,800	\$76,800	210	1.0	
258.5-1-18	Elaine Wedge	\$35,000	\$30,000	\$65,000	210	1.0	
258.5-1-19.1	Paul R & Wanda B Staines	\$44,700	\$25,600	\$70,300	210	1.0	
258.5-1-24	Stephen Michael Wedge	\$0	\$3,500	\$3,500	311	0.0	0.35
258.5-1-25	Wanda B Staines	\$0	\$3,400	\$3,400	311	0.0	0.34
258.5-1-26	David & Deborah Schultz	\$43,300	\$24,800	\$68,100	210	1.0	
258.5-1-27	David P & Deborah A Schultz	\$19,800	\$3,400	\$23,200	312	0.0	0.34
258.5-1-30	John David Wood	\$55,800	\$30,100	\$85,900	210	1.0	
258.5-1-31	Donald J Willi Jr	\$73,300	\$20,800	\$94,100	210	1.0	
258.5-1-32	Rodger A & Judith A Brodeur	\$51,100	\$24,800	\$75,900	210	1.0	
258.5-1-33	Jacqueline M Matson	\$81,400	\$13,600	\$95,000	210	1.0	
258.5-1-34	John J Bradley	\$0	\$3,400	\$3,400	311	0.0	0.34
258.5-1-35	Margaret C Bunnell AKA Margaret C Miller	\$48,000	\$12,000	\$60,000	210	1.0	
258.5-1-36	Rev John J Bradley	\$124,800	\$27,800	\$152,600	210	1.0	
258.5-1-37	Leslie Farrow	\$21,100	\$28,600	\$49,700	210	1.0	
258.5-1-38	Gibb Dock Association Attn: Margaret Miller	\$0	\$400	\$400	323	0.0	0.04
258.5-1-39	Peter O Voss	\$45,000	\$31,000	\$76,000	210	1.0	
258.5-1-4	Timothy J Snell	\$76,700	\$27,700	\$104,400	210	1.0	
258.5-1-40	Kathleen Ann Howard	\$48,100	\$12,800	\$60,900	210	1.0	

**Town of Clifton Park  
Ballston Lake Sewer District #1  
Benefit Basis Debt Service Units**

Parcel ID	Property Owner	Home	Land	Total	Property Class	Sewer Debt EDU's	Acres
258.5-1-41	John J Gocha III	\$66,000	\$37,100	\$103,100	210	1.0	
258.5-1-42	Lawrence B Murphy	\$0	\$24,500	\$24,500	311	0.0	0.32
258.5-1-43	Pitkin Dock Association Attn: Paul & Wanda Staines	\$0	\$1,000	\$1,000	311	0.0	0.10
258.5-1-44	Lawrence B Murphy	\$47,500	\$27,800	\$75,300	210	1.0	
258.5-1-45	Lawrence B Murphy	\$0	\$26,800	\$26,800	311	0.0	0.44
258.5-1-49	Edward J & Joy M Hopeck	\$61,600	\$26,400	\$88,000	210	1.0	
258.5-1-50	Joseph A & Julie L West	\$101,400	\$22,100	\$123,500	210	1.0	
258.5-1-51	David A & Laura G Homyk	\$58,200	\$28,800	\$87,000	210	1.0	
258.5-1-52	Edward & Dawn Bellamy	\$0	\$100	\$100	311	0.0	0.01
258.5-1-53	Edward & Dawn Bellamy	\$25,200	\$24,000	\$49,200	210	1.0	
258.5-1-56	Edward D & Dawn M Bellamy	\$64,700	\$17,600	\$82,300	210	1.0	
258.5-1-57	James Haley & Nicole Haskins	\$75,800	\$23,200	\$99,000	210	1.0	
258.5-1-59	Hill Crest Dock Assc. Attn: Donald Mulligan & Lisa Hansen	\$0	\$3,400	\$3,400	323	0.0	0.34
258.5-1-6	John David C Hill	\$45,000	\$28,000	\$73,000	210	1.0	
258.5-1-60	Michael John Dakin	\$68,000	\$24,000	\$92,000	210	1.0	
258.5-1-61	Charles E & Nancy R Bellamy	\$39,200	\$22,100	\$61,300	210	1.0	
258.5-1-62	Martin D Haig	\$48,900	\$21,100	\$70,000	210	1.0	
258.5-1-64	Nathan R & Virginia W Whettan	\$45,300	\$23,800	\$69,100	210	1.0	
258.5-1-65	Nathan R & Virginia W Whettan	\$69,400	\$36,300	\$105,700	210	1.0	
258.5-1-66	Patricia A Wood	\$62,200	\$26,900	\$89,100	210	1.0	
258.5-1-67	Irina Tsisis & Eugene Goykhman	\$211,000	\$22,100	\$233,100	210	1.0	
258.5-1-68	Linda C Fleming	\$65,800	\$18,200	\$84,000	210	1.0	
258.5-1-69	Gale A Wood	\$53,800	\$20,200	\$74,000	210	1.0	
258.5-1-7	Forest Park Development Association Inc Attn: Nancy Bellamy	\$0	\$600	\$600	323	0.0	0.06
258.5-1-72.1	Timothy J Snell	\$0	\$44,100	\$44,100	311	1.0	2.75
258.5-1-72.2	William S Dale Sr & Ruth A Dale	\$24,600	\$31,400	\$56,000	210	1.0	
258.5-1-73.1	Ruth Drescher	\$79,400	\$43,400	\$122,800	210	1.0	
258.5-1-75	Margaret L Kinosian	\$5,200	\$29,800	\$35,000	312	1.0	0.59
258.5-1-76	Margaret Lilley	\$66,300	\$32,800	\$99,100	210	1.0	
258.5-1-77	Paul R & Wanda B Staines	\$0	\$14,000	\$14,000	311	1.0	1.24

**Town of Clifton Park  
Ballston Lake Sewer District #1  
Benefit Basis Debt Service Units**

Parcel ID	Property Owner	Home	Land	Total	Property Class	Sewer Debt EDU's	Acres
258.5-1-78	Nathan R & Virginia W Whettan	\$29,400	\$22,900	\$52,300	312	0.0	0.35
258.5-1-79	Jamie J Boisvert	\$46,800	\$38,500	\$85,300	210	1.0	
258.5-1-80	William A & Susan C Vanslyck	\$56,400	\$35,100	\$91,500	210	1.0	
258.9-1-1	Robert F & Kathleen Kelly	\$0	\$27,300	\$27,300	311	0.0	0.34
258.9-1-10	Peter J Iwaneczko Jr & Theresa M Iwaneczko	\$46,200	\$20,800	\$67,000	210	1.0	
258.9-1-11	Patrick M Subcliff	\$54,200	\$20,800	\$75,000	210	1.0	
258.9-1-15	Forest Park Development Association Inc Attn: Nancy Bellamy	\$0	\$2,100	\$2,100	323	0.0	0.21
258.9-1-2	John B Lentini	\$61,300	\$15,200	\$76,500	210	1.0	
258.9-1-24	Irene J Livingston Attn: David C Livingston	\$0	\$16,100	\$16,100	311	0.0	0.32
258.9-1-25	Maria R Caprara	\$103,200	\$20,000	\$123,200	210	1.0	
258.9-1-27	Darrell Cryer & Joan Parks Cryer	\$89,100	\$24,400	\$113,500	210	1.0	
258.9-1-28	Irene J Livingston Attn: David C Livingston	\$19,700	\$26,200	\$45,900	210	1.0	
258.9-1-29	Randall Young	\$35,100	\$30,100	\$65,200	210	1.0	
258.9-1-3	Nathan R Clark & Bonnie A Osso	\$71,900	\$24,800	\$96,700	210	1.0	
258.9-1-30	Jesse R Bisceglia & Christina A Hardy	\$74,400	\$18,400	\$92,800	210	1.0	
258.9-1-31	Eva Hurst & Joshua Edward Zoller	\$28,800	\$10,400	\$39,200	210	1.0	
258.9-1-32.2	James M Paddock	\$24,500	\$35,900	\$60,400	210	1.0	
258.9-1-32.3	William Stewart	\$0	\$1,600	\$1,600	311	0.0	0.48
258.9-1-34	Elizabeth Hourigan	\$0	\$16,600	\$16,600	311	0.0	0.26
258.9-1-35	Daniel & Debra L Curran	\$0	\$2,600	\$2,600	311	0.0	0.26
258.9-1-36	Daniel & Debra L Curran	\$60,700	\$20,800	\$81,500	210	1.0	
258.9-1-37	Daniel L Farrow	\$51,600	\$22,400	\$74,000	210	1.0	
258.9-1-38	Scott G & Teresa S Hudson	\$75,300	\$26,000	\$101,300	210	1.0	
258.9-1-4	Kathleen Gillen	\$39,300	\$24,800	\$64,100	210	1.0	
258.9-1-5	Kathleen Gillen	\$0	\$30,000	\$30,000	311	1.0	0.60
258.9-1-50	David R Bower	\$106,000	\$22,000	\$128,000	210	1.0	
258.9-1-51	William E & Carolyn Manhey	\$0	\$700	\$700	311	0.0	0.07
258.9-1-52	Judith Stone-Farina	\$66,800	\$17,300	\$84,100	210	1.0	
258.9-1-53	Beverly & Nellie Adams	\$78,600	\$17,300	\$95,900	210	1.0	
258.9-1-54	Michael Fitzgerald	\$78,200	\$24,000	\$102,200	210	1.0	

**Town of Clifton Park  
Ballston Lake Sewer District #1  
Benefit Basis Debt Service Units**

Parcel ID	Property Owner	Home	Land	Total	Property Class	Sewer Debt EDU's	Acres
258.9-1-55	Brian W & Erin K Smith	\$96,400	\$26,900	\$123,300	210	1.0	
258.9-1-56	Thomas & Christine Bisceglia	\$60,400	\$29,300	\$89,700	210	1.0	
258.9-1-57.1	Lawrence B & Nancy J Hausheer	\$0	\$1,300	\$1,300	311	0.0	0.13
258.9-1-57.2	Lawrence B & Nancy J Hausheer	\$195,500	\$26,600	\$222,100	210	1.0	
258.9-1-58	Robert & Kathleen Kelly	\$62,200	\$12,800	\$75,000	210	1.0	
258.9-1-59	Richard J & Patricia A Chapman	\$81,800	\$13,600	\$95,400	210	1.0	
258.9-1-60	Francis C & Suzanne D Pangie	\$52,500	\$26,800	\$79,300	210	1.0	
258.9-1-61	Richard J & Patricia A Chapman	\$0	\$300	\$300	311	0.0	0.03
258.9-1-62	Forest Park Development Association Inc Attn: Nancy Bellamy	\$0	\$700	\$700	323	0.0	0.07
258.9-1-63	Benjamin C Melick	\$30,600	\$24,900	\$55,500	210	1.0	
258.9-1-64	Cynthia Stanton-Clark	\$77,000	\$49,300	\$126,300	210	1.0	
258.9-1-65	Donald L Lester & Laurie Andrews-Lester	\$56,400	\$23,600	\$80,000	210	1.0	
258.9-1-66.1	Nina C Mumby	\$0	\$99,200	\$99,200	311	1.0	12.28
258.9-1-66.2	Theresa Iwaneczko	\$0	\$20,900	\$20,900	311	1.0	0.76
258.9-1-68	Edward M Leja	\$62,300	\$32,000	\$94,300	210	1.0	
258.9-1-69	William E & Carolyn B Manhey	\$53,900	\$27,400	\$81,300	210	1.0	
258.9-1-7	Adelaide Haberbush	\$44,600	\$22,400	\$67,000	210	1.0	
258.9-1-70	William F & Madine M Stewart	\$95,600	\$30,400	\$126,000	210	1.0	
258.9-1-71	George E Sheldon Jr	\$21,600	\$38,400	\$60,000	210	1.0	
258.9-1-72	Wayne E & June I Peer	\$57,000	\$34,400	\$91,400	210	1.0	
258.9-1-73	Elsie M Stewart	\$67,400	\$29,600	\$97,000	210	1.0	
258.9-1-74	Thomas Giorgio Jr & Terrie T Giorgio	\$59,900	\$28,400	\$88,300	210	1.0	
258.9-1-8	Stephen Myers	\$63,000	\$24,800	\$87,800	210	1.0	
258.9-1-9	Kent G Fitzgerald - Trustee	\$42,000	\$24,600	\$66,600	210	1.0	

Occupied Parcel EDU's:        82.0  
Vacant, Buildable Parcel EDU's:    8.0  
Total Sewer EDU's                    90.0

Note:        Vacant, Non-Buildable Parcels have been assigned 0.0 EDU's

**LEGAL DESCRIPTION**  
**Town of Clifton Park**  
**Ballston Lake Sewer District**

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, designated as Ballston Lake Sewer District, on map entitled "Proposed Ballston Lake Sewer District", dated July 2015, as prepared by John M. McDonald Engineering, P.C., which District is comprised of the parcels shown on Town of Clifton Park, Saratoga County, New York Tax Map number 257, 257.16, 258, 258.5, and 258.9, as prepared by L. Robert Kimball Consulting, Ebsenburg PA, digitally updated March 1, 2002 by the L. A. Group, and taxable status date of March 1, 2011, being more particularly bounded and described as follows:

BEGINNING AT A POINT on the southerly bounds of the Town of Ballston town boundary, said point also being the northeast corner of parcel 258.5-1-72.2, said point also being the northerly bounds of the Town of Clifton Park town boundary 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 southerly direction along the easterly bounds of parcel 258.5-1-72.2 and the westerly bounds of parcels 258.-1-1 to the northwesterly corner of parcel 258.-1-55.2, said point also being on the easterly bounds of parcel 258.5-1-72.2;

THENCE, in an easterly direction along the northerly bounds of parcel 258.-1-55.2 to the northeasterly corner of parcel 258.-1-55.2, said point also being the northwesterly corner of parcel 258.-1-55.1;

THENCE, in a southerly direction along the easterly bounds of parcel 258.-1-55.2 and the westerly bounds of parcel 258.-1-55.1 to the southeasterly corner of parcel 258.-1-55.2, said point also being the southwest corner of parcel 258.-1-55.1;

THENCE, in a westerly direction along the southerly bounds of parcel 258.-1-55.2 and the northerly bounds of parcel 258.-1-54 to the southwest corner of parcel 258.-1-55.2, said point also being along the easterly bounds of parcel 258.5-1-80;

THENCE, in a southerly direction along the westerly bounds of parcel 258.-1-54 and the easterly bounds of parcels 258.5-1-80, 258.5-1-13, and 258.5-1-14 to the southwest corner of parcel 258.-1-54, said point also being along the westerly bounds of parcel 258.5-1-14;

THENCE, in a easterly direction along the southerly bounds of parcel 258.-1-54 and the northerly bounds of parcel

258.5-1-79 to the northeast corner of parcel 258.5-1-79, said point also being the northwesterly corner of parcel 258.-1-53.1;

THENCE, in a southerly direction along the easterly bounds of parcel 258.5-1-79 and the westerly bounds of parcel 258.-1.53.1 to the southeasterly corner of parcel 258.5-1-79, said point also being the southwest corner of parcel 258.-1-53.1;

THENCE, in a westerly direction along the southeasterly bounds of parcel 258.5-1-79 and the northerly bounds of parcel 258.-1-52 to the northwest corner of parcel 258.-1-52, said point also being along the southeasterly corner of parcel 258.5-1-79;

THENCE, in a southerly direction along the easterly bounds of parcels 258.5-1-24, 258.5-1-77, 258.5-1-73.1, and 258.9-1-66.1 and the westerly bounds of parcels 258.-1-52, 258.-1-58, and 258.-1-46.2 to the southwest corner of parcel 258.-46.2, said point also being the southeasterly corner of parcel 258.9-1-66.1;

THENCE, in a westerly direction along the southerly bounds of parcel 258.9-1-66.1 and the northerly bounds of parcels 258.-2-78.2 and 258.-2-78.3 to the northwest corner of parcel 258.-2-78.3, said point also being the northeasterly corner of parcel 258.9-1-32.3;

THENCE, in a southerly direction along the easterly bounds of parcels 258.9-1-32.2, 258.9-1-32.3, and 258.9-1-71 and the westerly bounds of parcels 258.-2-78.3 and 258.-2-78.4 to a corner along the northerly bounds of parcel 258.-2-78.4, said point also being the southeasterly corner of parcel 258.9-1-71;

THENCE, in a westerly direction along the southerly bounds of parcel 258.9-1-71 and the northerly bounds of parcels 258.-2-78.4 to the northwest corner of parcel 258.-2-78.4, said point also being the southwest corner of parcel 258.9-1-71 and the easterly bounds of the East Side Drive right-of-way;

THENCE, in a northwesterly direction across the Eastside Drive right-of-way to the southeast corner of parcel 258.9-1-72, said point also being the northeast corner of parcel 258.9-1-38;

THENCE, in an southwesterly direction along the easterly bounds of parcels 258.9-1-38, 258.9-1-37, 258.9-1-36, 258.9-1-35, 258.9-1-34, and 257.-1-1.1 and the westerly bounds of the Schauber Road and Eastside Drive right-of-way to the southwest corner of parcel 257.-1-1.1, said point also being the southeasterly corner of parcel 257.-1-1.2;

THENCE, in a northerly direction along the easterly bounds of parcel 257.-1-1.2 and the westerly bounds of parcel 257.-1-1.1 to the northeast corner of parcel 257.-1-1.2, said point also being along the southwesterly corner of parcel 2257.-1-1.1;

THENCE, in a westerly direction along the northerly bounds of parcel 257.-1-1.2 and the southerly bounds of parcel 257.-1-1.1 to the northwest corner of parcel 257.-1-1.2, said point also being the easternmost corner of parcel 257.-1-1.1;

THENCE, in a southerly direction along the westerly bounds of parcel 257.-1-1.2 and the easterly bounds of parcel 257.16-1-30 to the westerly corner of parcel 257.-1-1.2, said point also being along the northwesterly corner of parcel 257.16-1-26;

THENCE, in a southwesterly direction along the westerly bounds of parcels 257.16-1-26 and 257.16-1-27 and the easterly bounds of parcel 257.16-1-30 to the southwest corner of parcel 257.16-1-27, said point also being the northerly bounds of the Schauber Road right-of-way;

THENCE, in a westerly direction along the southerly bounds of parcel 257.16-1-30 and the northerly bounds of the Schauber Road right-of-way to the southwesterly corner of parcel 257.16-1-30, said point also being along the northerly bounds of the Schauber Road right-of-way;

THENCE, in a southwesterly direction across the Ballston Lake Road (New York State Route 146A) right-of-way to the southeast corner of parcel 257.16-1-3, said point also being the northeast corner of parcel 257.16-1-22;

THENCE, in a westerly direction along the northerly bounds of parcels 257.16-1-22 and 257.16-1-23 and the southerly bounds of parcels 257.16-1-3 and 257.16-1-24 to the southwesterly corner of parcel 257.16-1-24, said point also being along the northerly corner of parcel 257.16-1-23;

THENCE, in a northwesterly direction along the northerly bounds of parcel 257.16-1-23 and the southwesterly bounds of parcel 257.16-1-24 to the northwesterly corner of parcel 257.16-1-24, said point also being along the easterly bounds of the Town of Ballston Lake and the Town of Ballston/Clifton Park Town Line;

THENCE, in a northeasterly direction along the westerly bounds of parcel 257.16-1-24 and the easterly bounds of the Town of Ballston/Clifton Park Town Line to the northerly corner of parcel 257.16-1-24, said point also being the southerly bounds of the Mill Road right-of-way;

THENCE, in a northeasterly direction across the Mill Road right-of-way to the southwest corner of parcel 257.16-1-2, said point also being along the northerly bounds of the Mill Road right-of-way;

THENCE, in a northeasterly direction along the westerly bounds of parcel 257.16-1-2 and the westerly bounds of the Town of Ballston/Clifton Park Town Line to the northerly corner of parcel 257.16-1-2, said point also being along the westerly bounds of the Ballston Lake Road (New York State Route 146A) right-of-way;

THENCE, in a northeasterly direction across the Ballston Lake Road (New York State Route 146A) right-of-way to the northwest corner of parcel 257.16-1-6.1, said point also being along the northerly bounds of the Town of Ballston/Clifton Park Town Line;

THENCE, in a northeasterly direction along the westerly bounds of parcels 257.-1-6.1 and 257.1-1-11 and the easterly bounds of The Town of Ballston/Clifton Park Town Line to the northerly corner of parcel 257.1-1-11, said point also being the northwest corner of parcel 258.9-1-64;

THENCE, in a southeasterly direction along the northerly bounds of parcel 258.9-1-64 and the southerly bounds of the Town of Ballston/Clifton Park Town Line to a point on the northerly bounds of parcel 258.9-1-64, said point also being the westerly corner of parcel 258.9-1-50;

THENCE, in a northerly direction along the westerly bounds of parcels 258.9-1-50, 258.9-1-51, 258.9-1-52, 258.9-1-53, 258.9-1-54, 258.9-1-55, 258.9-1-56, 258.9-1-57.1, 258.9-1-57.2, 258.9-1-60, 258.9-1-61, 258.9-1-62, 258.9-1-1, 258.5-1-34, 258.5-1-36, 258.5-1-37, 258.5-1-38, 258.5-1-39, 258.5-1-41, 258.5-1-43, 258.5-1-44, 258.5-1-49, 258.5-1-50, 258.5-1-34, 258.5-1-51, 258.5-1-52, 258.5-1-59, 258.5-1-60, 258.5-1-61, 258.5-1-62, 258.5-1-78, 258.5-1-64, 258.5-1-65, 258.5-1-66, 258.5-1-67, 258.5-1-68, 258.5-1-69, 258.5-1-72.1, and 258.5-1-4, and the easterly bounds of The Town of Ballston/Clifton Park Town Line to the westerly corner of parcel 258.5-1-1, said point also being along the southerly bounds of the Town of Ballston/Clifton Park Town Line;

THENCE, in an easterly direction along the northerly bounds of parcels 258.5-1-1 and 258.5-1-72.2 and the southerly bounds of the Town of Ballston/Clifton Park Town Line to the northeasterly corner of parcel 258.5-1-72.2, said point also being the northeast corner of parcel 258.-1-1 and the point and place of beginning.