

# TOWN OF WEST SENECA



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TOWN SUPERVISOR  
SHEILA M. MEEGAN  
TOWN COUNCIL  
EUGENE P. HART  
WILLIAM P. HANLEY, JR.

## MEMO

To: The Honorable Town Board

From: Tina M. Hawthorne, Town Attorney

Date: August 8, 2019

Subject: Drainage Benefit Area for Princeton Park

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Kindly schedule a Public Hearing at the Town Board's regularly scheduled meeting to be held at the Town Hall, 1300 Union Road, West Seneca New York 14224, on the 26<sup>th</sup> day of August, 2019, at 3:00 o'clock P.M., to hear all persons interested in the creation of the Princeton Park (Croglia Subdivision) Drainage Benefit Area.

I have attached the legal description for the property boundary subject to the special district. See Appendix A of the Map, Plan, and Report.

Pursuant to §102A-13 of the Town Code, a Drainage Benefit Area must be established for ongoing maintenance of stormwater facilities. The proposed improvement includes the maintenance of the stormwater management facility. The initial costs associated with the installation and inspection of the stormwater management facilities associated with creation of the DBA will be paid for by the developer at an estimated cost of \$110,000.00. There will be no indebtedness of the DBA upon its establishment. The estimated annual costs of operation and maintenance is expected to be approximately \$3,400.00 annually (approximately \$75.00 per parcel annually). Marrano/Marc Equity will be required to place \$500 per lot or \$24,000 in an escrow account to cover expenses for operation and maintenance until all lots within the development have been sold.

A map, plan and report describing the improvements are on file in the Town Clerk's Office for public inspection.

Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Land Surveying



Project Management  
Construction Support Services  
Landscape Architecture  
SWPPP Services

# MAP, PLAN AND REPORT

FOR

## **TOWN DRAINAGE BENEFIT AREA CROGLIO SUBDIVISION (AKA PRINCETON PARK)**

**TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK**



**JUNE 2019**

**WSA PROJECT NO. 17200**

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## **1.0 INTRODUCTION**

The Owner/Developer, Marrano/Marc Equity is proposing to construct a 48-lot single family residential development on a 40.03+/- acre parcel of vacant land located at the south end of Chancellor Lane in the Town of West Seneca, Erie County, New York (See Figure 1 – Project Location Map) The single family residential subdivision will be developed under the name of Croglio Subdivision (aka Princeton Park).

To construct this project, the Developer will need to extend the public roadway system and all related infrastructure, including public storm sewer facilities. All improvements will be constructed under a Public Improvement Permits. The development includes approximately 1,855-feet of new public road. The subdivision includes two road with 60-ft ROW's. The north/south road, Jaycee Lane, is approximately 1383-ft long, terminating in a cul-de-sac. The second road is Samantha Court, consisting of approximately 472-ft of road, traveling in an easterly direction off Jaycee Lane and terminating in a cul-de-sac. See Figure 1 – Project Location.

The proposed subdivision requires its own stormwater management system. As such, a Town Drainage Benefit Area must be created for ownership, operation ad maintenance of the stormwater management facilities. See Figure 2 – Town Drainage Benefit Area, Princeton Park.

Marrano/Marc Equity engaged Wm. Schutt and Associates, P.C. to develop and prepare a Map, Plan and Report for the creation of the Town Drainage Benefit Area in accordance with the requirements of the Town of West Seneca.

## **2.0 GENERAL DESCRIPTION OF THE PROPOSED TOWN DRAINAGE BENEFIT AREA**

The proposed 48 lot single family residential development is situated on a 40.03+/-acre parcel located at the south end of Chancellor Lane in the Town of West Seneca, Erie County, NY. The development includes approximately 2,104-feet of new public road. The subdivision includes two roads, within 60-ft ROW's. The north/south road, Jaycee Lane, is approximately 1,572-ft long terminating in a cul-de-sac. The second road is Samantha Court, consisting of approximately 532-ft of road, traveling in an easterly direction off Jaycee Lane and terminating in a cul-de-sac.

Development of the 48-lot subdivision and associated 2,104-ft of public roadway with gutter curb, required design of a respective stormwater management system. The stormwater management syem for this development consist of two retention ponds and roadside/rear yard drainage collection systems. The roadside collection system consists of approximately 2,800+/- In ft of 8-inch thru 36-inch diameter HDPE pipe and associated manholes, catch basins and yard drains. The rear yard drainage system includes approximately 1050+/- In ft of 8-inch diameter HDPE pipe and associated yard drains and rear yard receivers. The stormwater collection system will gather and convey runoff to one of two on-site retention ponds. The pond located north of Samantha Court has a surface area of 11,900+/- sf and includes a controlled discharge to Smokes Creek. The second retention pond located south of Samantha Court has a surface area of 13,250+/- sf and includes a controlled discharge to Smokes Creek.

The entire Croglio Subdivision will be incorporated into the Town Drainage Benefit Area. The Drainage Benefit Area (DBA) is established to collect taxes from the residents within the benefit area to maintain the stormwater management system. See Figure 2.

All initial costs associated with the installation and inspection of the stormwater management facilities associated with creation of the DBA will be paid for by the developer. There will be no indebtedness of the DBA upon its establishment. The cost for installation of the stormwater management system is estimated at \$110,000.

### 3.0 *FINANCING*

The general location of Croglio Subdivision is shown on the enclosed Figure No. 1 – Project Location Map.

A legal description of the boundary of the proposed DBA is included in Figure 2.

Design Plans showing the public stormwater management facilities associated with Croglio Subdivision are included in Figure No. 3 – Proposed Project Plans.

The entire Croglio Subdivision will be incorporated into the proposed Drainage Benefit Area. No sale has been finalized for the lots within the subdivision. The current owner is Marrano/ Marc Equity. The DBA is established to collect taxes from the residents to maintain the stormwater management system.

Operation and maintenance costs for this DBA are expected to be approximately \$3,400.00 annually. The annual maintenance activities and their respective annual cost are estimated as follows:

- Annual inspection (anticipated four times per year at \$300.00 per inspection) = \$1,200.00 per year
- Capital improvements (as needed) =  
Estimated 10% of construction cost every 5 years, \$11,000 or \$2,200.00 per year

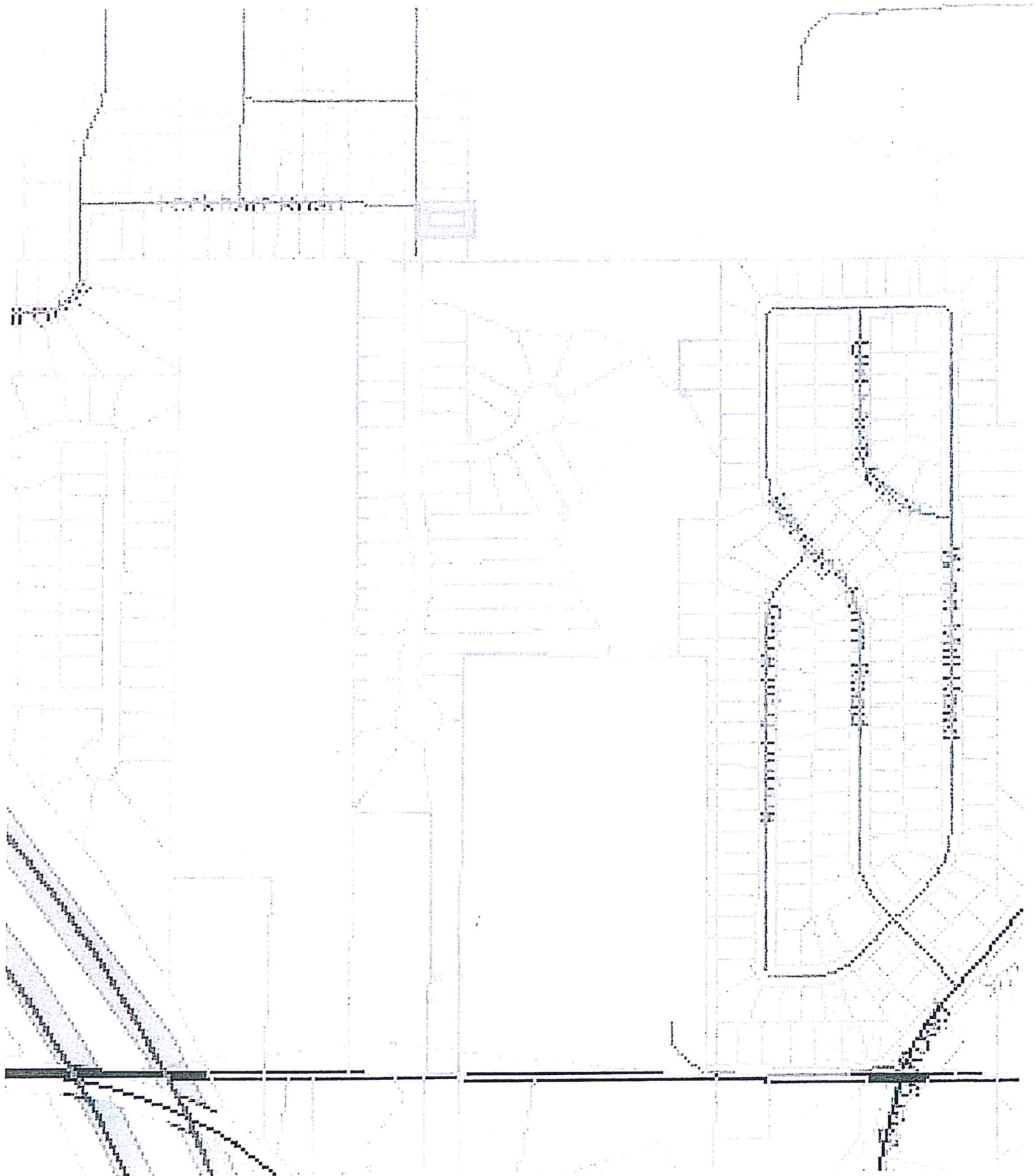
In accordance with Town policy, Marrano/Marc Equity will be required to place \$500 per lot or \$24,000 in an escrow account. The escrow account will cover expenses for operation and maintenance of the DBA, until all lots within the development have been sold.

#### 4.0 *STORMWATER SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS*

1. On a quarterly basis, perform the following:
  - a. Inspect catch basins, storm piping and detention system for debris
  - b. Inspect catch basins and storm piping for accumulation of sediment
  - c. Remove and properly dispose of any collected debris from structures
  - d. Flush storm sewers with water, if necessary, to remove accumulated sediment
  - e. Check all stone outfall structures for erosion and re-stone, if necessary, to prevent further erosion
  - f. Inspect grassed/landscaped areas for unvegetated areas or areas with less than 80% healthy stand of grass and reseed and mulch as necessary. Water areas daily if reseeded through July and August.
2. Maintain all lawn areas by regular mowing, including the grassed slopes of the wet pond and grassed swale. Any eroded areas shall be re-graded, seeded and mulched immediately.
3. The retention ponds shall be inspected annually. Maintenance shall be performed as needed.

**FIGURE 1**

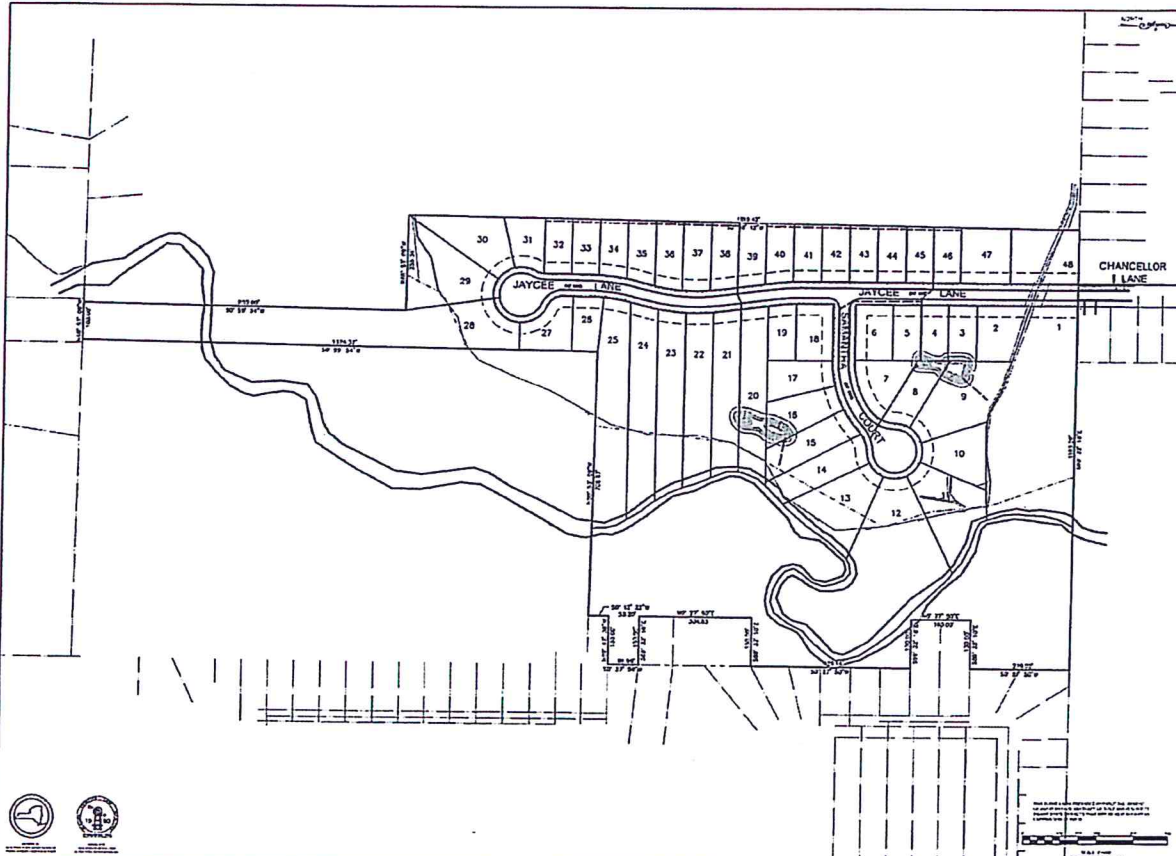
**PROJECT LOCATION MAP**





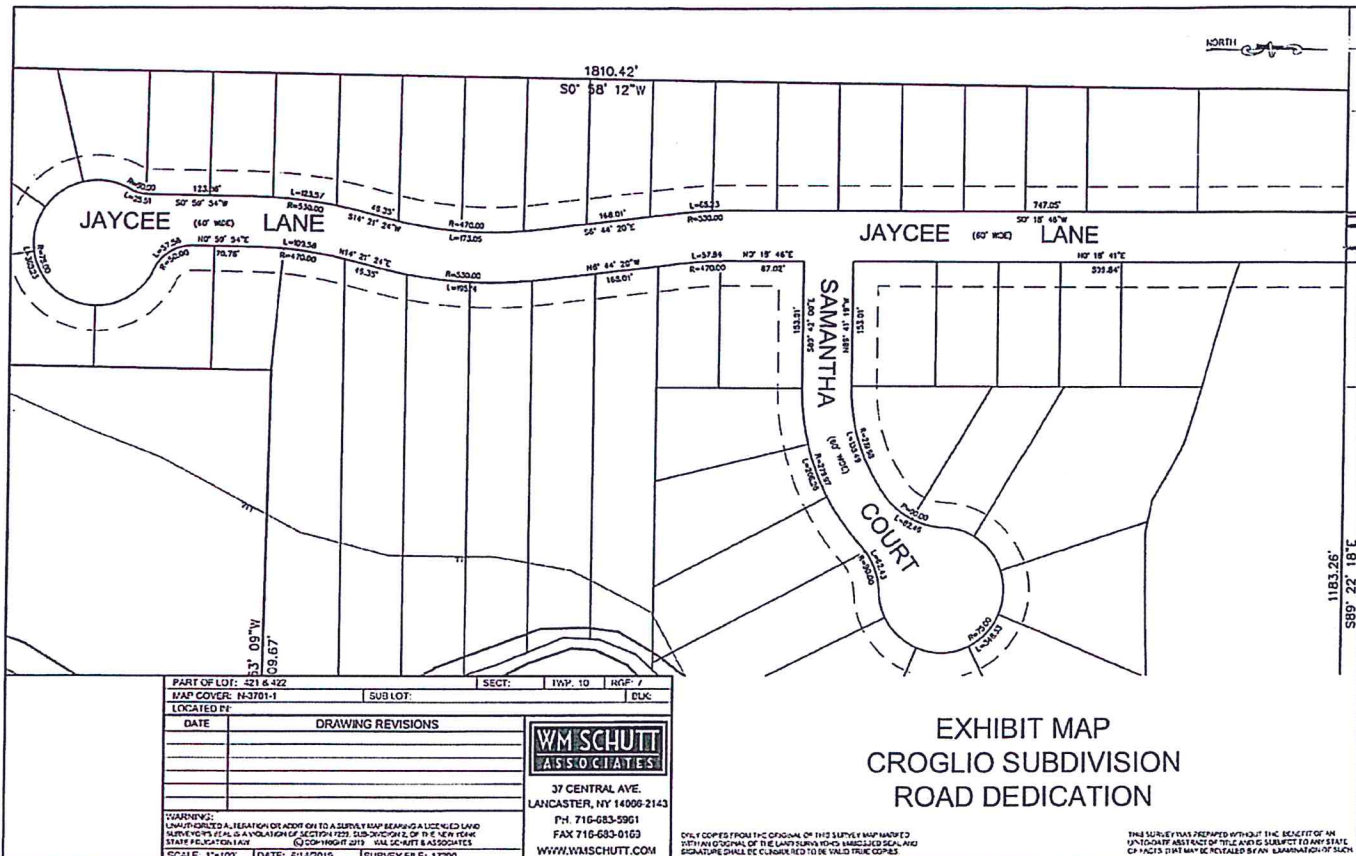
**FIGURE 2**


**PROPOSED TOWN DRAINAGE BENEFIT AREA**



<p><b>WASQUIT ENGINEERS</b>          JACQUES WITKOPSKI          FOR THE TOWN</p>	
<p>TOWN OF WEST SENECA          COUNTY OF ERIE, STATE OF NEW YORK          PART OF TOWN OF WEST SENECA          BUFFALO GREEN RESERVATION  <b>CROGLIO SUBDIVISION</b>  <b>EXHIBIT MAP</b></p>	
<p>DATE: 07/14/2014          SHEET: 1 OF 1          PROJECT: CROGLIO SUBDIVISION</p>	<p>SCALE: AS SHOWN          DRAWN BY: JACQUES WITKOPSKI          CHECKED BY: JACQUES WITKOPSKI          DATE: 07/14/2014</p>
<p>EX-1</p>	





PART OF LOT: 521 & 422		SECT:	TWP: 10	RNG: 7
MAP COVER: N-3701-1		SUB LOT:		BLK:
LOCATED BY:				
DATE:	DRAWING REVISIONS			
				
37 CENTRAL AVE. LANCASTER, NY 14090-2143 PH: 716-683-5961 FAX: 716-683-0163 WWW.WMSCHUTT.COM				
<small>           WARNING:            THIS MAP IS A REPRODUCTION OF A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL &amp; SIGNATURE IN ACCORDANCE WITH SECTION 1203, SUBDIVISIONS OF THE NEW YORK STATE REGULATION LAW.            © COPYRIGHT 2013 W.M. SCHUTT &amp; ASSOCIATES         </small>				
SCALE: 1"=100'	DATE: 01/14/2015	SURVEY FILE: 17200		

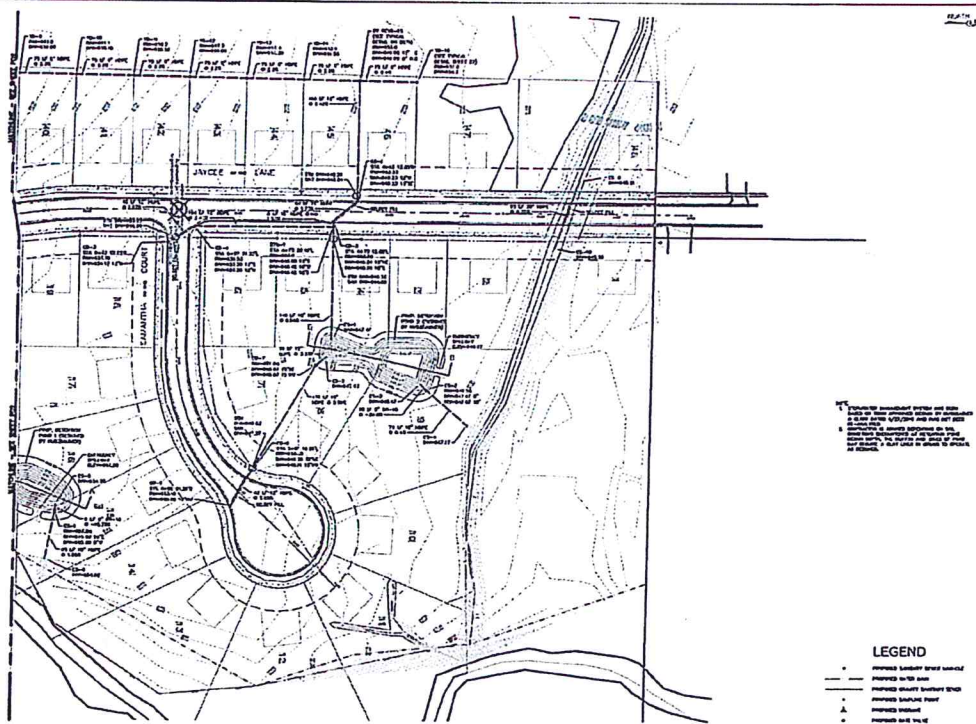
**EXHIBIT MAP**  
**CROGLIO SUBDIVISION**  
**ROAD DEDICATION**

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MADE BY THE SURVEYOR WITH AN ORIGINAL OF THE LAND SURVEYOR'S UNEXPIRED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

**FIGURE 3**

**PROPOSED PROJECT PLANS**



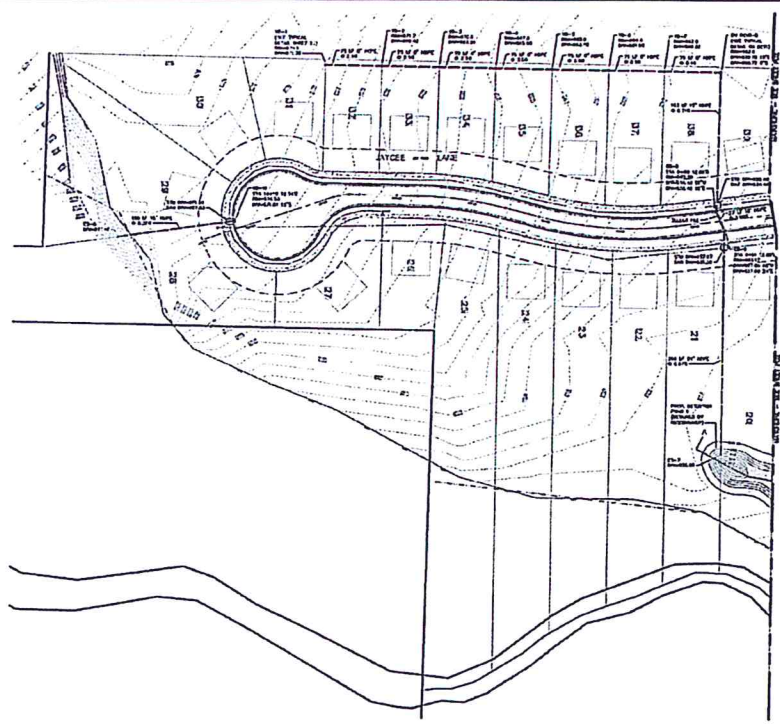
NOTES:  
 1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DESIGN SPECIFICATIONS FOR ROADWAY CONSTRUCTION.  
 2. ALL DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DESIGN SPECIFICATIONS FOR ROADWAY CONSTRUCTION.  
 3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AS SHOWN ON THE EXISTING UTILITIES MAP.  
 4. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

- LEGEND**
- PROPOSED LIGHTLY TRAFFIC PAVED
  - PROPOSED TO GO DOWN
  - PROPOSED HEAVY TRAFFIC PAVED
  - PROPOSED ASPHALT
  - PROPOSED SAND
  - PROPOSED STONE
  - PROPOSED GRAVEL
  - PROPOSED GRAVEL
  - PROPOSED GRAVEL
  - PROPOSED GRAVEL
  - PROPOSED GRAVEL
  - PROPOSED GRAVEL

FIGURE 11.201A  
 SHEET 1 OF 1  
 CONSTRUCTION



<p>PROJECT: PRINCETON PARK        TOWN OF WEST SENECA        ERIE COUNTY - NEW YORK</p>	
<p>DATE: 08/14/12</p>	
<p>SCALE: AS SHOWN</p>	
<p>DESIGNED BY: [Name]        CHECKED BY: [Name]        DRAWN BY: [Name]</p>	
<p>WMSCHULTZ ASSOCIATES, INC.        150 WEST SENECA AVENUE        WEST SENECA, NY 14224        WWW.WMSCHULTZ.COM</p>	
<p>PRINCETON PARK        TOWN OF WEST SENECA        ERIE COUNTY - NEW YORK</p>	
<p>PAVING AND DRAINAGE PLAN</p>	
<p>PD1</p>	



1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF NEW YORK, LATEST EDITION, AS AMENDED BY ANY SUPPLEMENTAL SPECIFICATIONS AND BY THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF NEW YORK, LATEST EDITION, AS AMENDED BY ANY SUPPLEMENTAL SPECIFICATIONS, AND BY THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF NEW YORK, LATEST EDITION, AS AMENDED BY ANY SUPPLEMENTAL SPECIFICATIONS.

- LEGEND**
- PROPRIETOR PROPERTY BOUNDARY
  - PROPOSED DRAINAGE SWALE
  - PROPOSED DRAINAGE SWALE WITH CURB
  - PROPOSED DRAINAGE SWALE WITH CURB AND SIDEWALK
  - PROPOSED DRAINAGE SWALE WITH CURB AND SIDEWALK AND BIKEWAY
  - PROPOSED DRIVEWAY
  - PROPOSED DRIVEWAY WITH CURB
  - PROPOSED DRIVEWAY WITH CURB AND SIDEWALK
  - PROPOSED DRIVEWAY WITH CURB AND SIDEWALK AND BIKEWAY
  - PROPOSED DRIVEWAY WITH CURB AND SIDEWALK AND BIKEWAY AND BIKEWAY

FEBRUARY 11, 2015  
 DISCLOSED FOR  
 CONSTRUCTION



PROJECT NO.	15-00000
DATE	02/11/15
PROJECT NAME	PRINCETON PARK
CLIENT	PRINCETON PARK DEVELOPMENT, LLC
PROJECT LOCATION	TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK
PROJECT DESCRIPTION	PAVING AND DRAINAGE PLAN
PROJECT STATUS	CONSTRUCTION
PROJECT CONTACT	JOHN J. SCHUCHT, PROJECT MANAGER
PROJECT PHONE	716.833.1234
PROJECT FAX	716.833.1235
PROJECT EMAIL	JOHN.SCHUCHT@WASCHUTT.COM
PROJECT WEBSITE	WWW.WASCHUTT.COM

**WASCHUTT**  
**ARCHITECTS**  
 100 N. GARDNER ST.  
 WEST SENECA, NY 14224  
 WWW.WASCHUTT.COM

PRINCETON PARK  
 TOWN OF WEST SENECA  
 ERIE COUNTY - NEW YORK  
 PAVING AND DRAINAGE PLAN

SHEET NO. 15-00000-01  
 PD2  
 1/11/2015 11:23 AM

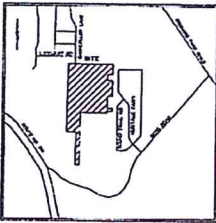
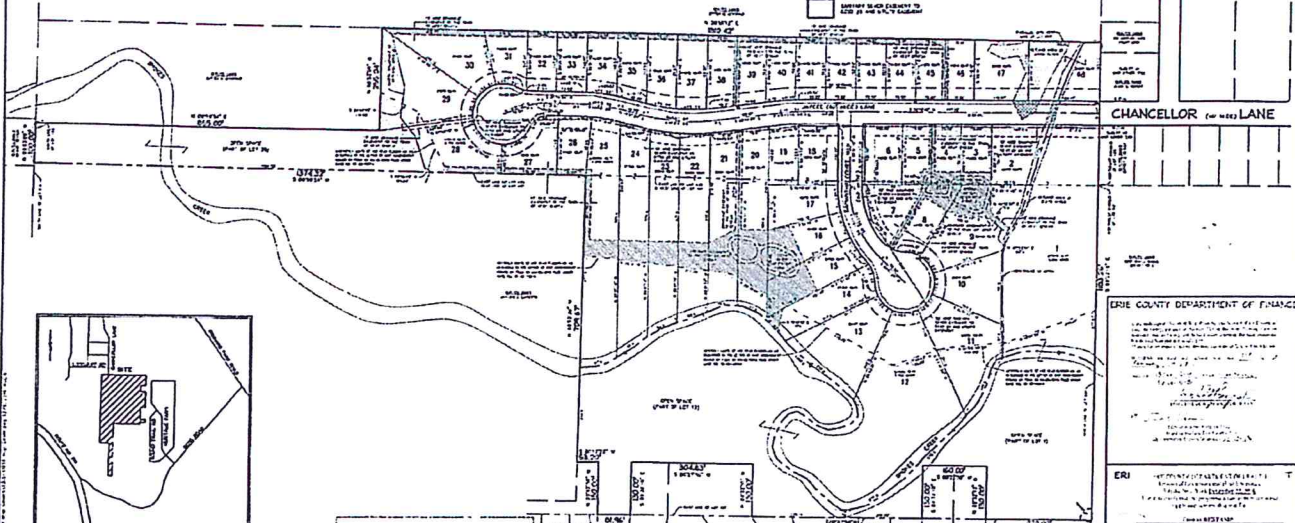
**FIGURE 4**

**CROGLIO SUBDIVISION FILED PLAT MAP**

# CROGLIO SUBDIVISION

TOWN OF WEST SENECA  
 COUNTY OF ERIE, STATE OF NEW YORK  
 PART OF LOTS 428 & 429 - TOWNSHIP 10 - RANGE 7  
 OF THE BUFFALO CREEK RESERVATION  
 40.09% TOTAL ACRES  
 46 LOTS

- BOUNDARY LINES TO BE SHOWN BY THIS PLAN
- APPROXIMATE FUTURE HIGHWAYS
- APPROXIMATE FUTURE HIGHWAYS TO BE PLACED
- APPROXIMATE BOUNDARY LINES TO BE SHOWN BY THIS PLAN



LOCATION MAP  
(NOT TO SCALE)

CHANCELLOR (OF WEST LANE)

ERIE COUNTY DEPARTMENT OF FINANCE

ERIE COUNTY CLERK'S OFFICE  
 MAP COVER NO. N-370-1 DATE 2/3/17  
 COUNTY CLERK

NOTES:  
 1. ALL LOTS CONTAINING 1/4 ACRES OR MORE SHALL BE PLACED IN THE PUBLIC RECORDS.  
 2. ALL LOTS SHALL BE PLACED IN THE PUBLIC RECORDS.  
 3. ALL LOTS SHALL BE PLACED IN THE PUBLIC RECORDS.

GRAPHIC SCALE  
 1" = 100'  
 1" = 200'

TYPICAL HOUSE SERVICE DETAIL

CERTIFICATE OF APPROVAL BY THE TOWN ENGINEER  
 DATE 1/18/17  
 [Signature]  
 TOWN ENGINEER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD  
 IN ACCORDANCE WITH THE TOWN OF WEST SENECA SUBDIVISION REGULATIONS, ALL THE REQUIREMENTS OF AN APPROVED PLANNING BOARD, THIS PLAN HAS BEEN APPROVED BY THE TOWN OF WEST SENECA PLANNING BOARD.  
 DATE [Signature]  
 PLANNING BOARD

OWNER'S CERTIFICATION  
 THE OWNER OF LAND SHOWN ON THIS PLAN HAS MADE THIS IN GOOD FAITH AND IS PROVIDING AN AUTHORIZED AGENT HEREBY THAT THIS PLAN HAS BEEN BASED UPON AN ACTUAL FIELD SURVEY, THAT ALL STATE, TOWN AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.  
 AGENT [Signature]  
 DATE [Signature]  
 OWNER

NO.	DESCRIPTION	APPROVED BY	DATE
1	APPROVED BY TOWN ENGINEER	[Signature]	1/18/17
2	APPROVED BY PLANNING BOARD	[Signature]	[Date]
3	APPROVED BY OWNER	[Signature]	[Date]

CROGLIO SUBDIVISION	1
MAP COVER	1



**APPENDIX A**

**PETITION/LEGAL DESCRIPTION**

TOWN BOARD OF THE TOWN OF WEST SENECA  
WEST SENECA, NEW YORK

PETITION FOR CREATION OF DRAINAGE BENEFIT AREA FOR CROGLIO SUBDIVISION

To All,

Marrano/Marc Equity, Owner of the taxable real properties within Croglia Subdivision, hereinafter described and owning in aggregate more than one-half of the assessed valuation of all the taxable real property of said proposed Drainage Benefit Area , as shown upon the latest completed assessment roll of said Town, do hereby petition Your Honorable Board, to establish the Croglia Subdivision Drainage Benefit Area in the territory hereinafter described, which is located in the Town of West Seneca, County of Erie and State of New York, and which proposed Princeton Park Drainage Benefit Area is described in Exhibit A attached hereto and made a part hereof.

Attached hereto are legal descriptions, maps and plan showing the boundaries of the proposed Drainage Benefit Area and all stormwater management facilities proposed in such Drainage Benefit Area.

Said maps and plans have been prepared by a competent engineer duly licensed by the State of New York.

Signature

Date

\_\_\_\_\_

\_\_\_\_\_

Sworn to before me on the dates referred to above:

\_\_\_\_\_

Notary Public

All that tract of land situate in the Town of West Seneca, County of Erie, and State of New York. Being part of Lot(s) No. 421 and 422, Township 10, Range 7 of the Buffalo Creek Reservation, also being the outer limits of Croglia Subdivision as recorded in the Office of the County Clerk, Erie County, New York under Map Cover 3701, more particularly described as follows:

Beginning at northeast corner of Lot No. 421;

Thence south 00 degrees 27 minutes 02 seconds west and along the east line of Lot No. 421 a distance of 270.02 feet;

Thence, leaving said east line, north 89 degrees 32 minutes 10 seconds west a distance of 130.00 feet;

Thence south 00 degrees 27 minutes 02 seconds west a distance of 160.00 feet;

Thence north 89 degrees 32 minutes 10 seconds east a distance of 130.00 feet to the east line of Lot 421;

Thence south 00 degrees 27 minutes 02 seconds west and along the east line of Lot No. 421 a distance of 429.14 feet;

Thence, leaving said east line, north 89 degrees 32 minutes 10 seconds west a distance of 130.00 feet;

Thence south 00 degrees 27 minutes 02 seconds west a distance of 304.83 feet;

Thence north 89 degrees 32 minutes 10 seconds east a distance of 130.00 feet to the east line of Lot 421;

Thence south 00 degrees 27 minutes 02 seconds west and along the east line of Lot No. 421 a distance of 81.96 feet;

Thence, leaving said east line, north 89 degrees 32 minutes 10 seconds west a distance of 130.00 feet;

Thence south 00 degrees 12 minutes 22 seconds west a distance of 53.20 feet;

Thence north 88 degrees 55 minutes 09 seconds west a distance of 709.67 feet to the east line of Lot 422;

Thence south 00 degrees 59 minutes 54 seconds west and along the east line of Lot No. 422 a distance of 1374.32 feet to the south line of Lot 422;

Thence north 88 degrees 53 minutes 09 seconds west and along the south line of Lot No. 422 a distance of 100.00 feet;

Thence, leaving said south line, north 00 degrees 59 minutes 54 seconds east a distance of 855.00 feet;

Thence north 88 degrees 53 minutes 09 seconds west a distance of 255.04 feet;

Thence north 00 degrees 58 minutes 12 seconds east a distance of 1810.42 feet to the north line of Lot No. 422;

Thence south 89 degrees 22 minutes 18 seconds east along the north line of Lot(s) No. 421 and 422 a distance of 1183.26 feet to the northeast corner of Lot No. 421 and the Point or Place of Beginning.

Containing 40.03 acres of land more or less.

