

MASTER PLAN 2015 AMENDMENTS

SEWER EXPANSION PRIORITIES

prepared for

JOINT TOWN BOARD / PLANNING BOARD
MEETING

MAY 30, 2007

CLARENCE PLANNING BOARD

EXECUTIVE SUMMARY

This report represents a planning document meant as a working framework for Town Board and community input. It encompasses all current sewer districts, existing inter-municipal agreements for sewer service and capacity, known pollution problem areas, proposed subdivisions, the Erie-Niagara Framework for Regional Growth and the adopted Town of Clarence Master Plan 2015 as a basis for completing the identified planning recommendations.

A prioritization methodology is recommended based upon all the factors referred from the Clarence Town Board at the 2007 annual public hearing on Master Plan 2015.

The Town of Clarence Planning Board is recommending the following priorities as a basis for future sewer service extensions and capacity enhancement utilizations. This planning exercise is based upon the premise that existing inter-municipal agreements remain in force and that the preferred solution for pollution abatement is the use of the Town of Amherst Sewer Treatment Plant.

This plan delineates sewer capacity for 2,100 new residential units within the residential growth corridor. Of these 2,100 units, 1,100 currently have sewer capacity (through CSD #2 and the Heise-Brookhaven trunk line), 600 units are within ECSD #5 where capacity does not currently exist, and 400 units represent new growth (Priorities 2, 3, and 6).

1. Full buildout within the current boundaries of existing sewer districts, including Erie County Sewer District # 5 and Clarence Sewer District #2.
2. Harris Hill Remediation.
3. Harris Hill Trunk Line Sewer Extension.
4. Industrial Area in the Gunville/Wehrle Industrial Business Park.
5. Industrial Area in the County Road Industrial Business Park
6. In-Fill to eliminate on-site systems in the identified growth corridor

Tactical mechanisms for providing an action plan to achieve these prioritizations will be subject to funding availability, public input and the need for pollution solutions. These priorities are identified as being the most urgent from a planning perspective.

MASTER PLAN 2015 – SEWER EXPANSION PRIORITIES

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EXISTING CONDITIONS

Sewer capacity limitations continue to be a significant issue in the Town of Clarence, creating an inability to address environmental issues and limiting growth potential (particularly residential growth within the “growth corridor”). On April 4th of this year, the Clarence Town Board requested the Planning Board to review the entire sewer situation in the town and provide the Town Board with a recommended sewer strategy for inclusion in the next update of Master Plan 2015.

Clarence currently recognizes four separate sewer districts and four private “package plants” as shown on Figure 1, page 10. Clarence Sewer District #6 exists “on paper” only, and has no sewer infrastructure or capacity. There is available area within existing ECSD #5 which cannot be developed because the Dodge Road trunk line is seriously overloaded to the point that the line has surcharged (backed-up and overflowed) during certain wet conditions.

The only available capacity within existing districts is in Clarence Sewer District #2 (CSD#2), which uses the Peanut Line Trunk sewer to access the Town of Amherst sewage treatment plant. Full build-out of this district is estimated to add as many as 300 additional residential units; over 250 units are in various stages of development, including Keller Road Estates (38), Hidden Pond Phase II (80), Martha’s Vineyard (30), ShadowWoods (40), Goodrich Farms (14), Emerald Lake Estates (2), and a portion of Spaulding Green that exists within CSD#2 (60).

Additional sewer capacity is available within the Heise-Brookhaven development areas. Of the original 1000 taps available, approximately 800 taps remain at this time. Areas covered by this capacity are shown on Figure 1A, page 11. Note that the Heise-Brookhaven intercept will service part of the area in CSD #6.

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The Planning Board, operating under the assumption that sewer capacity will be available through installation of an additional trunk line parallel to the existing “Peanut Line Connector”, has identified six priorities for the expansion of sewer capacity in the Town of Clarence. These priorities were established based on five objectives:

- I. Correct known or anticipated environmental problems in the town.
- II. Correct inequities that have been created by the lack of capacity in the past and present.
- III. Provide for regulated growth in the towns residential growth corridor.
- IV. Provide for expansion within designated Industrial Business Parks that will be most beneficial to the Town.
- V. Ultimately provide sewage treatment for the entire “growth corridor”.

These priorities are summarized in the following table. Color coding refers to map designations which are attached. Priorities 2 and 3 are both coded red, as they are closely linked in terms of how they will be accomplished. Priorities 4 and 5 are both coded yellow, as they are linked by basis for their priority and impact on the community.

PRIORITY	Action	New Residential Potential	#
1	Provide service to existing sewer district 5.	Swormville TND (~300) plus Lots throughout district (~300)	600
2	Provide service to Harris Hill Area.	Very little; 95 undeveloped parcels remain in this area	95
3	Provide service along new Harris Hill sewer line.	Several new subdivisions plus industrial park	250
4	Provide service to industrial area at Gunville / Wehrle	None	
5	Provide service to Industrial Park area on County Road	None	
6	"Fill in" areas between areas already sewered within the "higher density residential corridor"	Minimal; a few small pockets could be developed	60

The end result of these priorities is shown on Figure 6, page 16. Planning Policy Areas from the Erie-Niagara Framework for Regional Growth shown in Figure 7, page 17 for reference.

PRIORITY 1

Description

Provide service to all areas within Erie County Sewer District #5.

This Priority is shown in grey on Figure 1, page 10.

Basis for Priority

Property owners are currently paying sewer taxes in this existing district, yet ability to build has been restricted because of capacity limitation in the trunk lines through Amherst. Trunk line capacity must be increased as a first step in the implementation of *any* sewer plan in Clarence. This step (presumably a parallel trunk line along the “Peanut Line” in Amherst) would automatically provide the needed capacity to service Sewer District #5.

New Residential Potential

The primary new area opened for subdivision development is in the Swormville TND just North of Stahley Road at Transit, where approximately 300 new residential units might be built. There are also some undeveloped lots within this district where as many as 300 additional residential units might be developed.

Impact on Roadways

The primary impact would be in the Transit Road / Stahley area if the TND subdivision were to be developed. Other infrastructure issues would need to be addressed on a project – by – project basis.

Tactical Considerations

It might be prudent to include those areas that are essentially (but not technically) within Sewer District #5 in this priority. This could include the Vista / Greenhurst, Glenwood and Ledge Lane / Clearview areas. Residents have shown some reluctance to be included in this district in the past.

PRIORITY 2

Description

Provide service to Harris Hill Area.

This Priority is shown in red on Figure 2, page 12.

Basis for Priority

The Harris Hill Area includes 1,723 single-family and 24 two-family residences, and represents the most significant pollution abatement problem yet to be addressed in the Town of Clarence. This situation will continue to deteriorate as existing private sewage treatment systems age.

New Residential Potential

There is little new residential potential; the area contains 95 vacant parcels which *could* ultimately be developed.

Impact on Roadways

There is no impact on roadways (other than during construction), or any other infrastructure.

Tactical Considerations

There is not enough capacity in existing sewer lines to handle the Harris Hill Area, necessitating a new trunk line paralleling Transit Road. The most logical place to run this line is along Harris Hill Road.

Harris Hill Residents would be significantly impacted in both cost and inconvenience as sewers are installed.

Harris Hill could be a new sewer district, or an extension of Erie #5.

PRIORITY 3

Description

Provide service to new developments along Harris Hill Road, and the portion of existing Clarence Sewer District #6 that will not be serviced by the Heise-Brookhaven trunk line.

This Priority is shown in red on Figure 3, page 13.

Basis for Priority

Providing a trunk line along Harris Hill Road, which is necessary to meet Priority #2, provides the infrastructure necessary to service these areas. Harris Hill Road area is part of the Town's "residential growth corridor" where several subdivisions have been proposed.

This Priority would also provide sewer capacity for the Roll Road Industrial Park, which would make the Park more appealing for "office type" facilities – clean, quiet, high employment operations.

New Residential Potential

Approximately 210 new residential units have been proposed for this area including Harris Hill Commons (90), Woodland Hills (80) and an open parcel North of Greiner (40).

Impact on Roadways

There would be impact on Harris Hill Road, and its intersections as the area is built out. This impact, and other infrastructure issues, would need to be addressed on a project – by – project basis.

Tactical Considerations

There are several options available for this district, including combining with Harris Hill, folding into Erie #5, or creating a new district.

PRIORITY 4

Description

Provide service to the Industrial Area at Gunville / Wehrle.

This Priority is shown in yellow on Figure 4, page 14.

Basis for Priority

Once the critical residential needs have been met, it is our strategy to provide sewers to the Town's Industrial Growth Areas. Doing so would make these areas more appealing for "office type" facilities – clean, quiet, high employment operations.

New Residential Potential

Providing facilities in these areas does not increase residential potential.

Impact on Roadways

There would be impact on local roadways if adding sewers succeeded in attracting high employment businesses. While this would be evaluated on a case-by-case basis (SEQR), the general impact of businesses on infrastructure is not as severe as residential – traffic tends to go in the opposite direction from residential traffic, and utility use peaks at different times.

Tactical Considerations

It is believed that the industrial zone in the Gunville / Wehrle area has higher growth potential than the Lakeside Industrial Park on County Road (Priority 5), giving this area a (slightly) higher priority.

PRIORITY 5

Description

Provide service to all the Lakeside Industrial Business Park on County Road.

This Priority is shown in yellow on Figure 5, page 15.

Basis for Priority

Once the critical residential needs have been met, it is our strategy to provide sewers to the Town's Industrial Growth Areas. Doing so would make these areas more appealing for "office type" facilities – clean, quiet, high employment operations.

New Residential Potential

Providing facilities in these areas does not increase residential potential.

Impact on Roadways

There would be impact on local roadways if adding sewers succeeded in attracting high employment businesses. While this would be evaluated on a case-by-case basis (SEQR), the general impact of businesses on infrastructure is not as severe as residential – traffic tends to go in the opposite direction from residential traffic, and utility use peaks at different times.

Tactical Considerations

This would represent a fairly minor trunk line extension.

PRIORITY 6

Description

Provide service to the areas within the “residential growth corridor” that are currently on individual sewage treatment systems and will be essentially “surrounded” by areas with sewer service. This is a longer range priority, generally defined by the blue areas on the attached map. This step would consolidate several small and/or private treatment systems into the sewer system (Spaulding Lakes, Clarence High School, Greatbatch Industrial, and Rock Oak).

This Priority is shown in blue on Figure 6, page 16.

Basis for Priority

This would provide sewers to the remaining areas in the Town’s residential growth corridor, avoiding potential long term environmental problems. It would also eliminate several private treatment systems.

New Residential Potential

There are a few parcels available in this area that might be developed when sewers are available. Up to 100 units might be anticipated.

Impact on Roadways

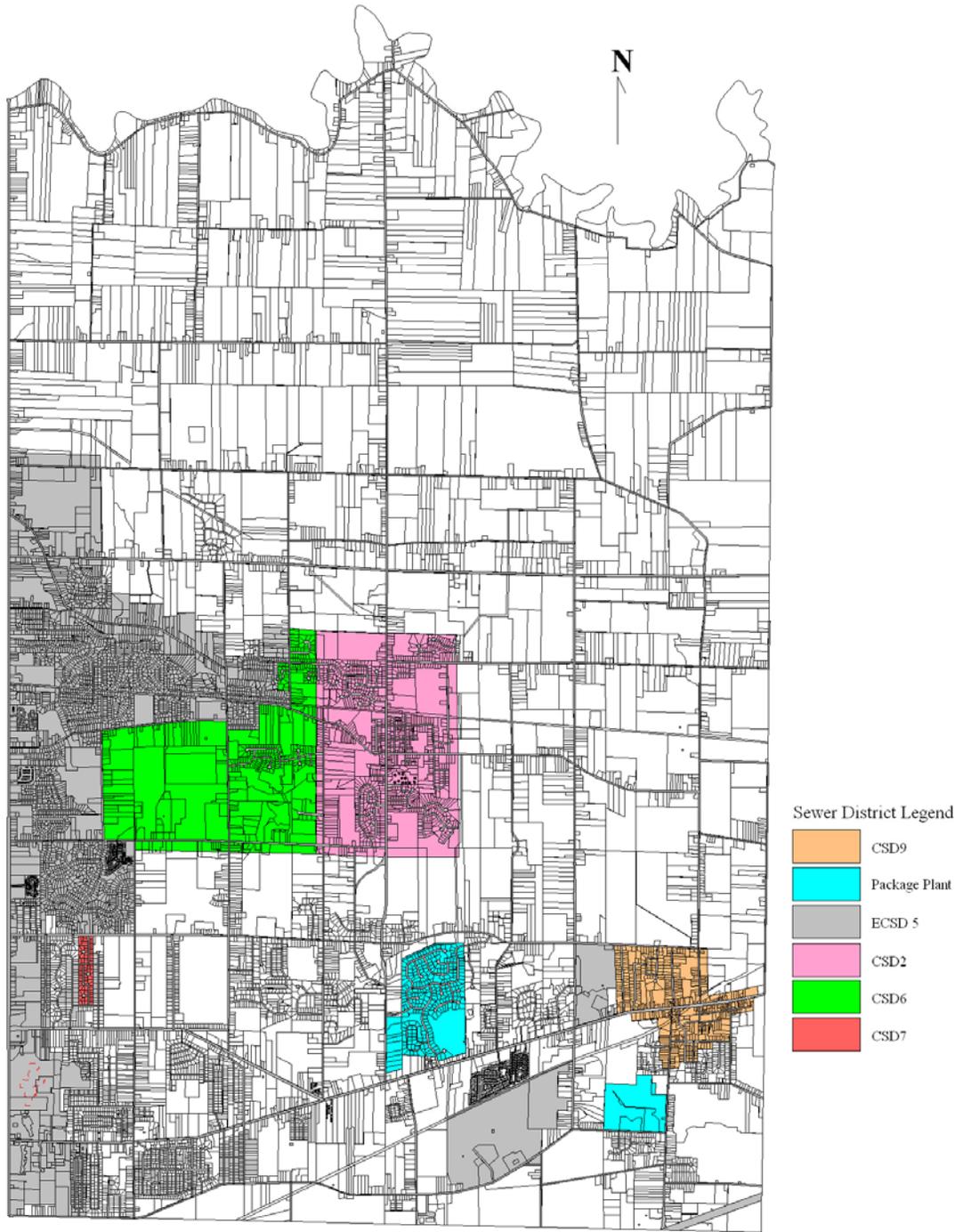
Little impact on roadways, or other infrastructure, is anticipated.

Tactical Considerations

This would be the final step in the sewer development program. Figure 6, on page 16 of this report would then be a fairly accurate depiction of the final “growth corridor” in the town. This depiction compares favorably with the Planning Policy Areas (from the Erie- Niagara Framework for Regional Growth) included as Figure 7, page 17.

Figure 1: Map of Existing Clarence Sewer Districts

TOWN OF CLARENCE, NY - SEWER DISTRICTS

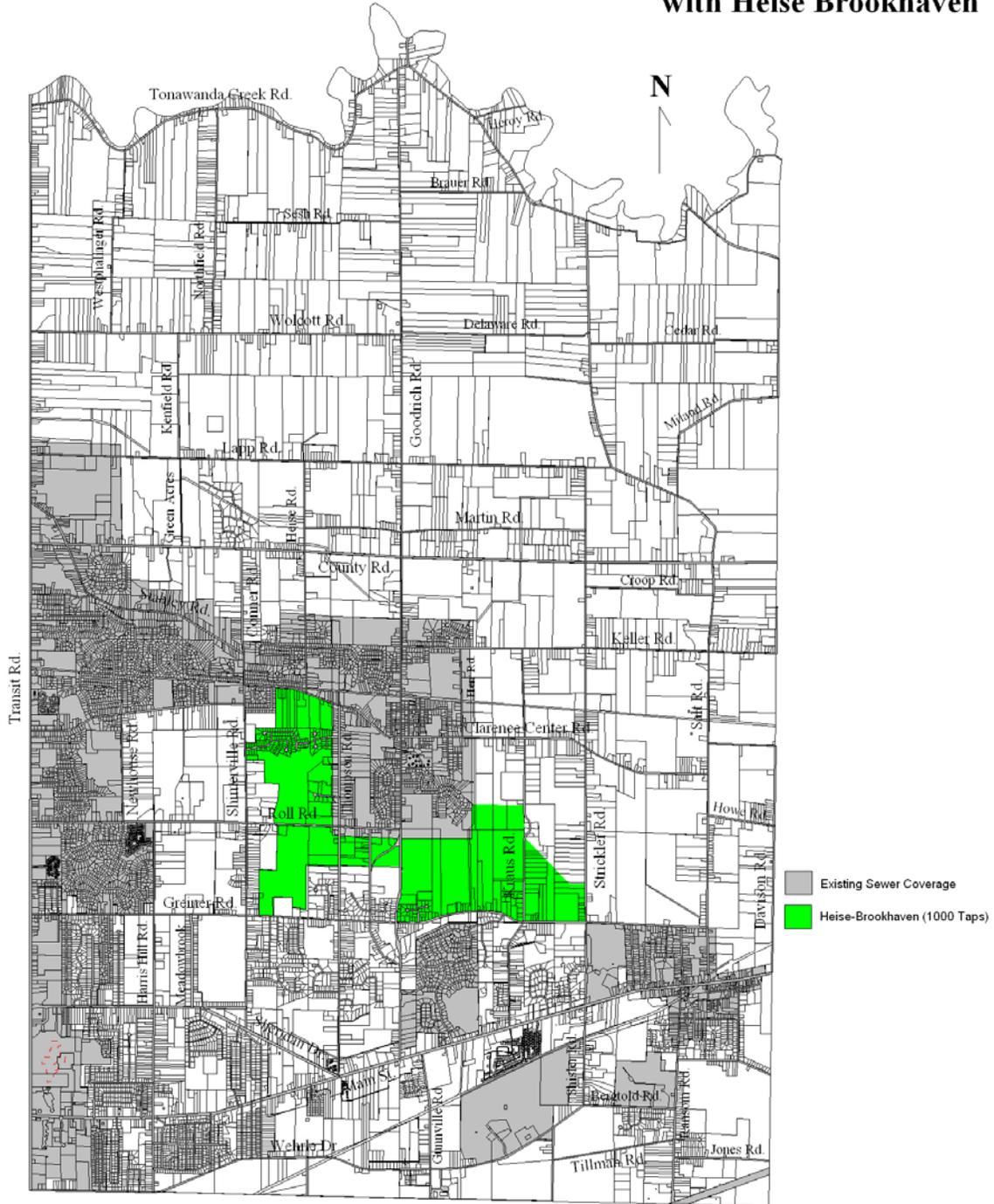


October 2007

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Figure 1A: Map of Sewer Coverage after Heise-Brookhaven Build-out

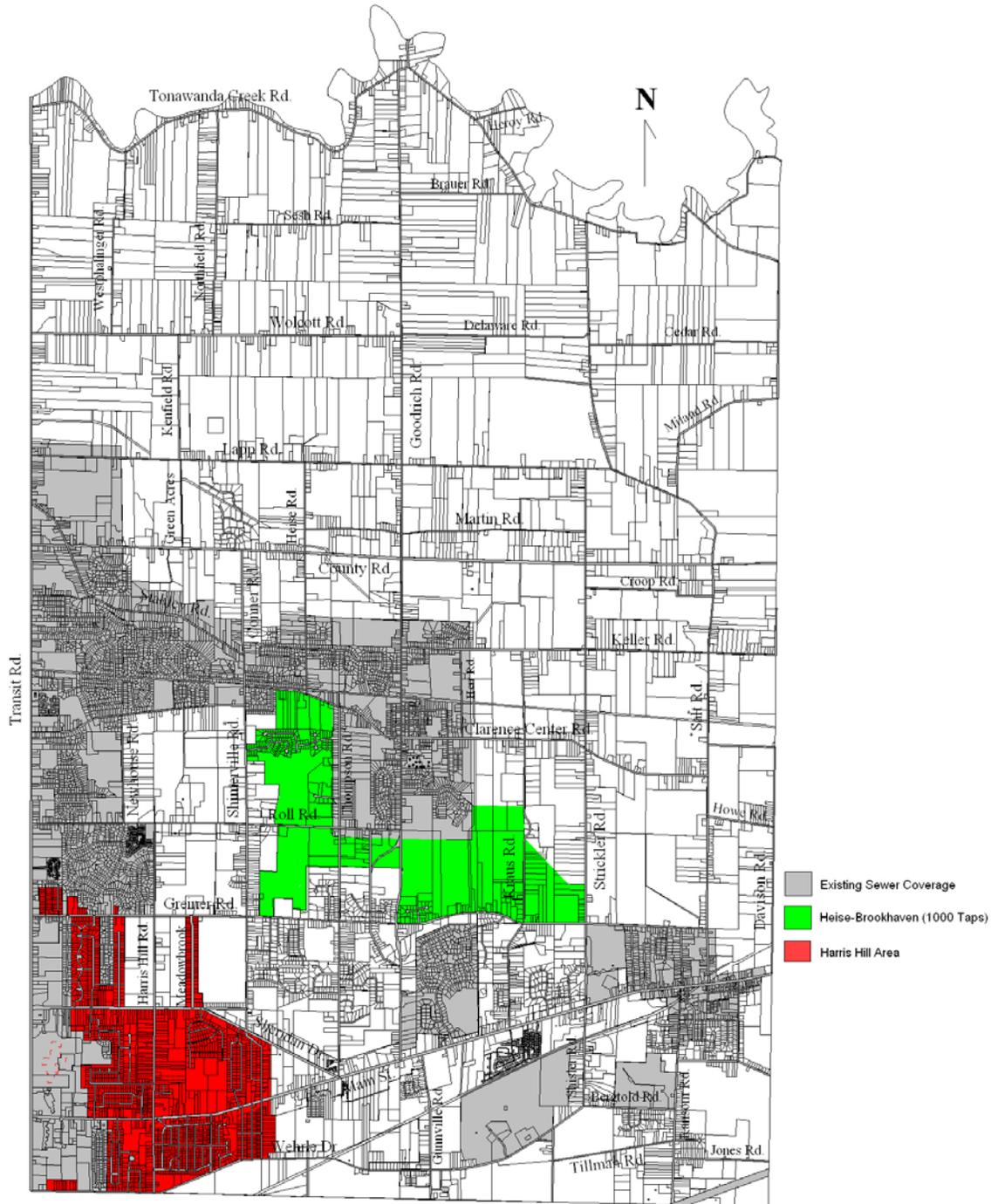
Figure 1A - Existing Sewer Coverage with Heise Brookhaven



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Figure 2: Sewer Map Showing Priorities 1 & 2

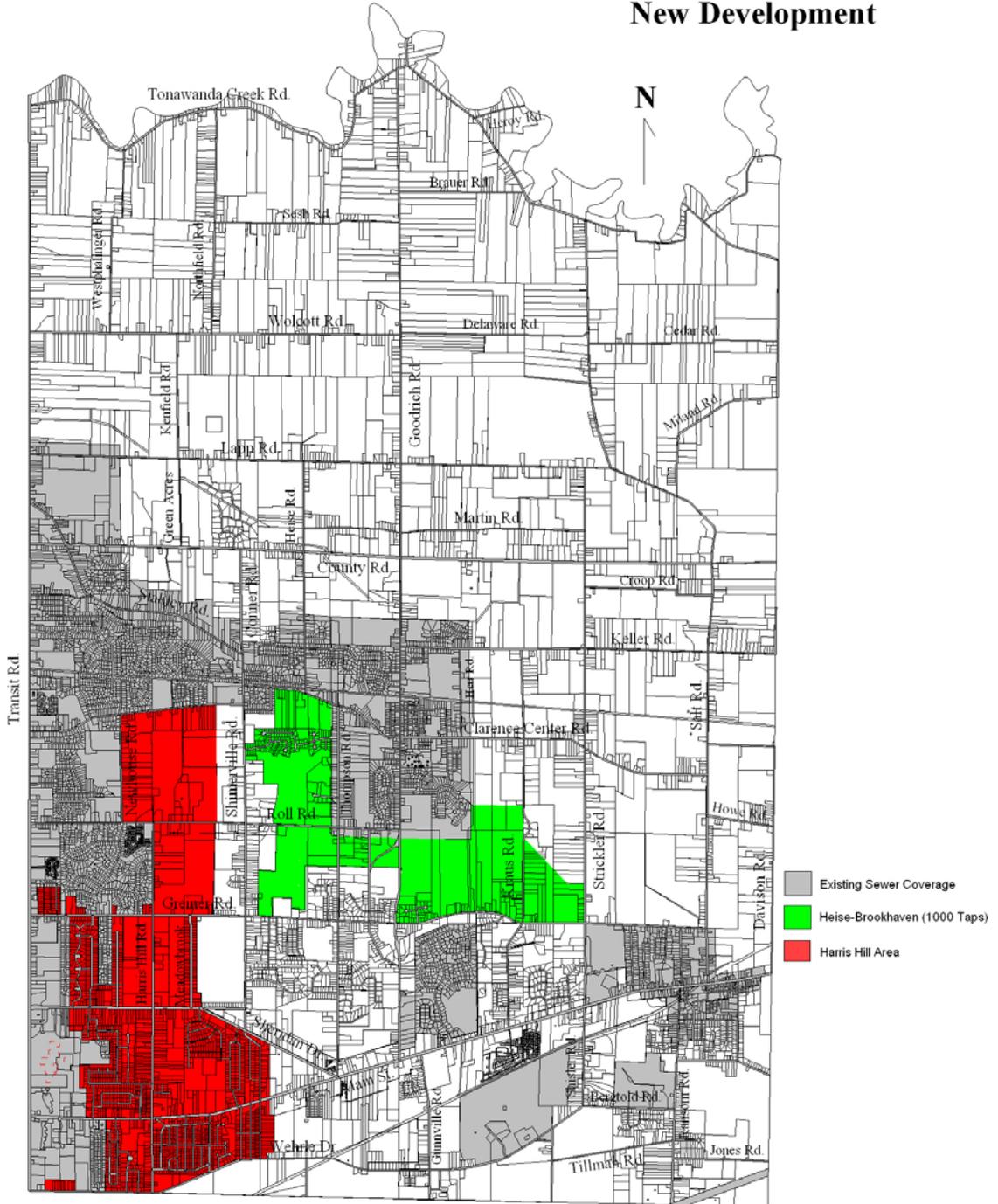
Figure 2 - Harris Hill Area



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Figure 3: Sewer Map Showing Priorities 1, 2 & 3

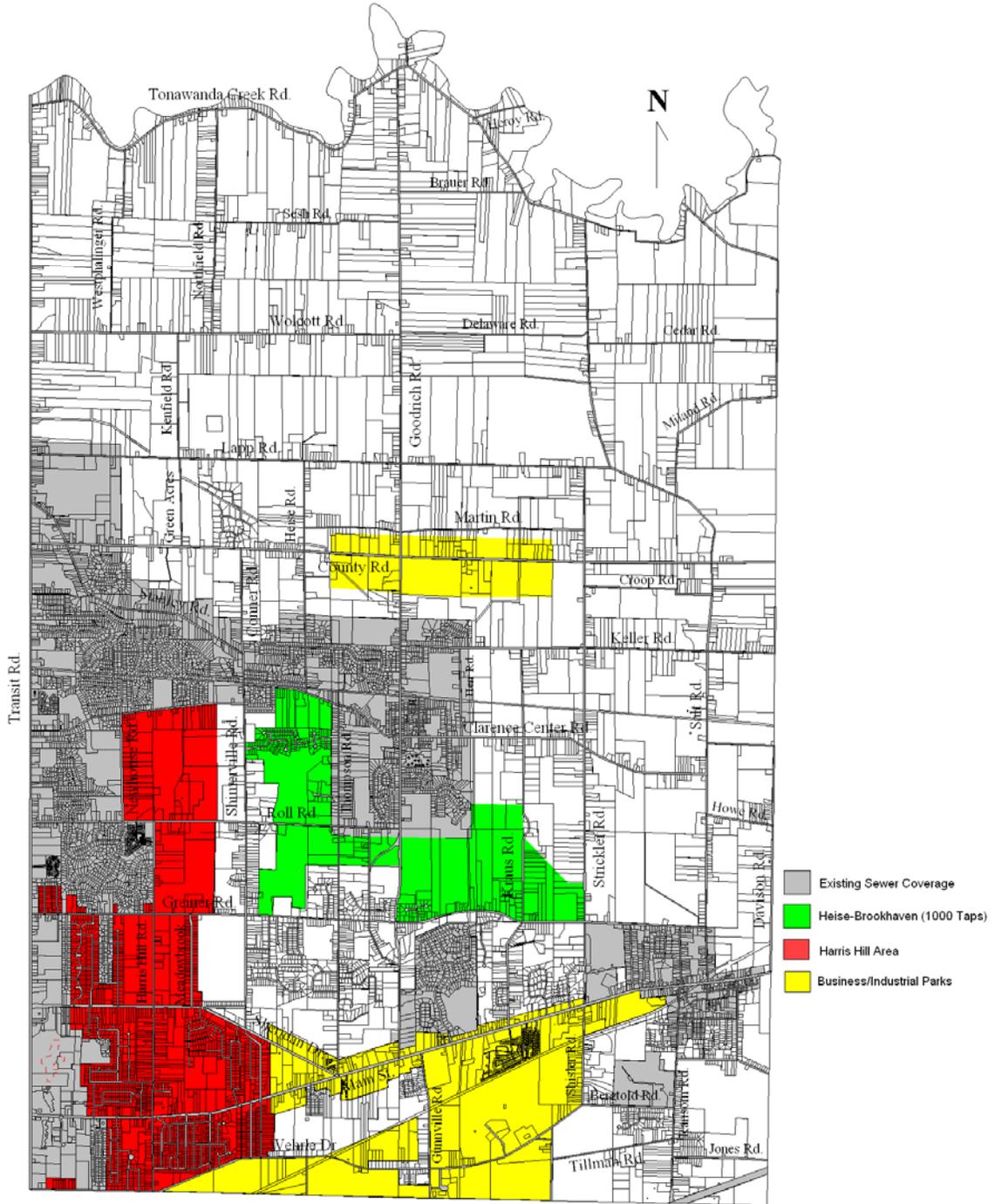
Figure 3 - Harris Hill Area with New Development



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Figure 5: Sewer Map Showing Priorities 1, 2, 3, 4 & 5

Figure 5 - Commercial/Industrial Areas



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Figure 7: Planning Policy Areas
(from Erie-Niagara Framework for Regional Growth)

CHAPTER 3. GUIDING GROWTH & INVESTMENT

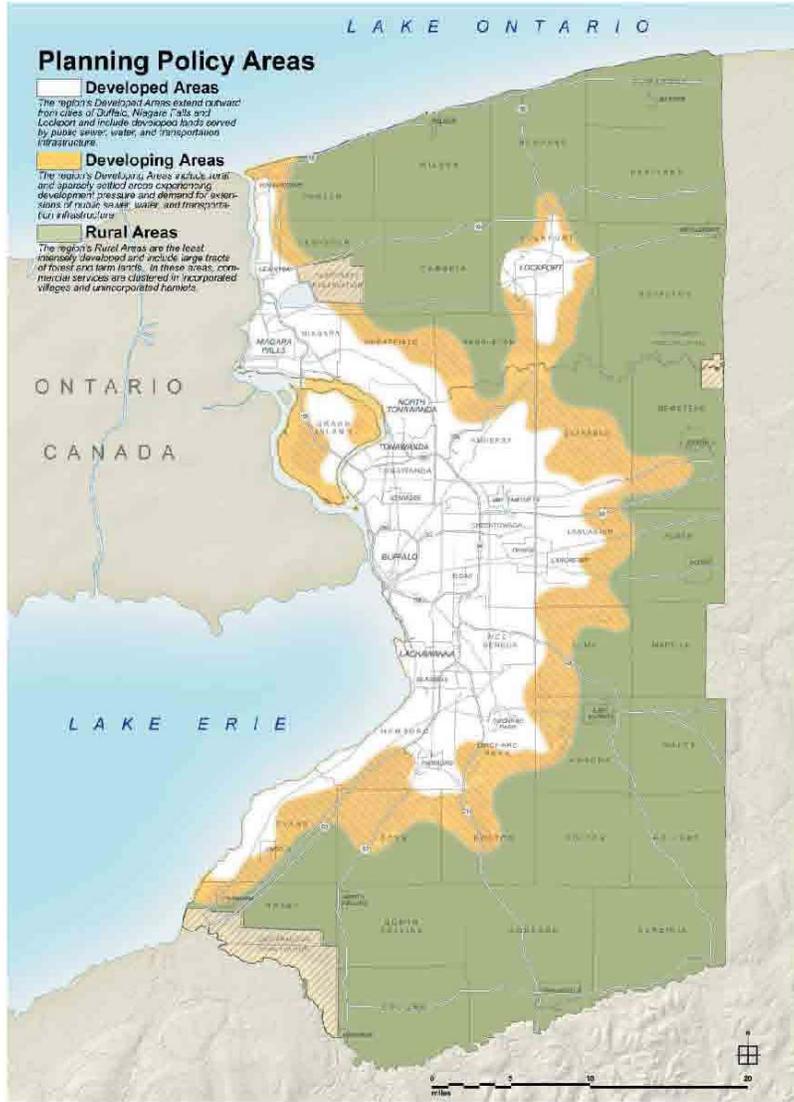


Figure 14. Planning Policy Areas.