

# *Town of Webster*

## *Engineering and Highway Departments*



# Commercial Drainage Fee

## Town Wide Drainage District

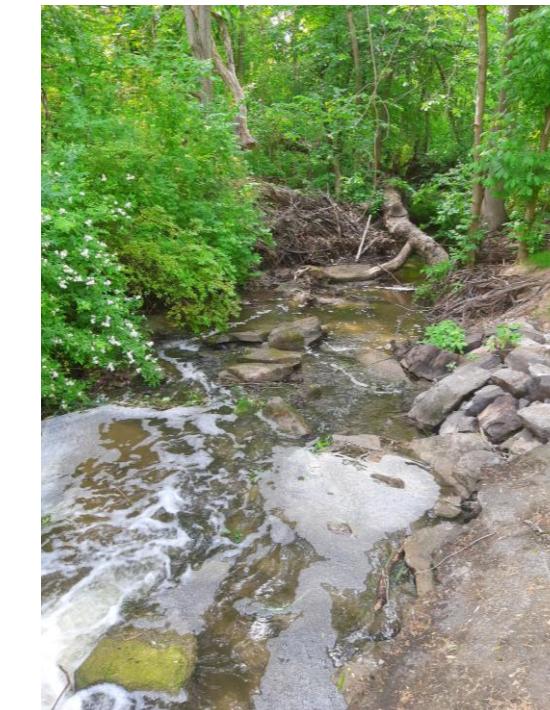
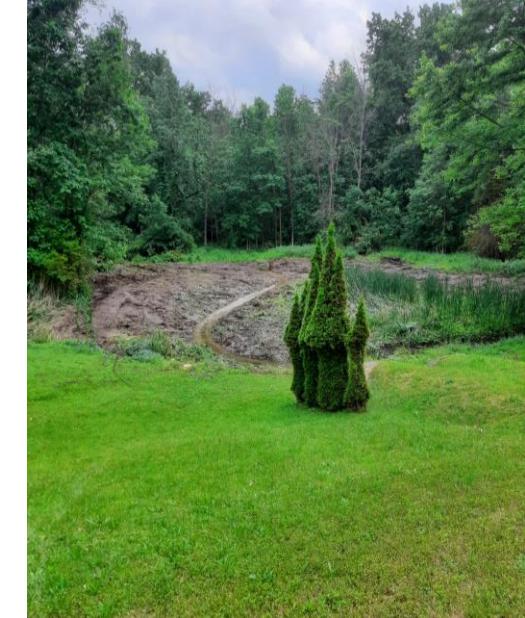




# What is being updated?

- The revisions proposed in upcoming months will ensure all commercial properties are paying fees in accordance with Town Code and that the fee calculation is using up to date Town data.
- The Town Equivalent Residential Unit size will be updated to 5,183 SF
- The fees will be charged to all commercial properties regardless of when constructed.
- Discounts for commercial properties that maintain their own stormwater facilities will be added.

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## Previous Drainage District Efforts

- 2023 – Expansion of the Consolidated Drainage District to all residential properties.
- Annual review and evaluation of Drainage Maintenance needed.
- Increased efficiency and consistency by establishing a Stormwater Maintenance Agreement with new commercial properties.

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# What are drainage fees funding?

## Six Minimum Control Measures of the MS4 program

MCM1: Public Education

MCM2: Public Participation

MCM3: Illicit Discharge Program

\*MCM4: Construction Stormwater Management

\*MCM5: Post-Construction Stormwater Management

MCM6: Municipal Pollution Prevention Program





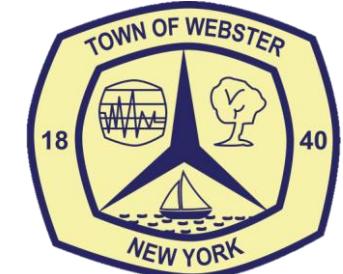
# MS4 Program

This is a state-mandated program the requires municipalities to develop a stormwater management program that will reduce the amount of pollutants carried by stormwater during storm events to waterbodies to the “maximum extent practicable.”

The goal of the program is to improve water quality and recreational use of waterways.

**The ENTIRE Town is bound by the requirements of this program and program standards expand periodically. The most recent update being 1-1-2024.**

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# Specific Efforts Funded with Drainage District Fees

1. Fund the MS4 requirements of **MCM5**: Post-Construction Stormwater Management, imposed by the Federal EPA and NYSDEC.
2. Execution:
  - Maintain **common** waterways and infrastructure.
  - Review maintenance of commercial treatment facilities.
  - Review new development plans for conformance with state standards.
  - Annual reporting and documentation of drainage facilities.

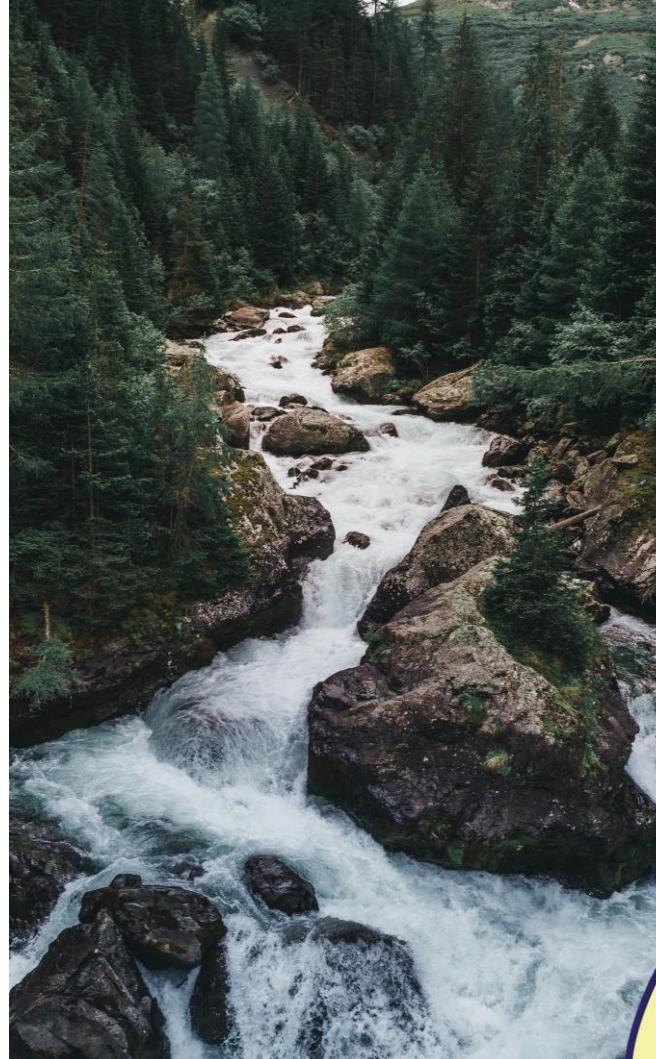
A **common** drainageway is one that receives runoff from multiple residents **and** is either under Town Easement or under the jurisdiction of another agency.

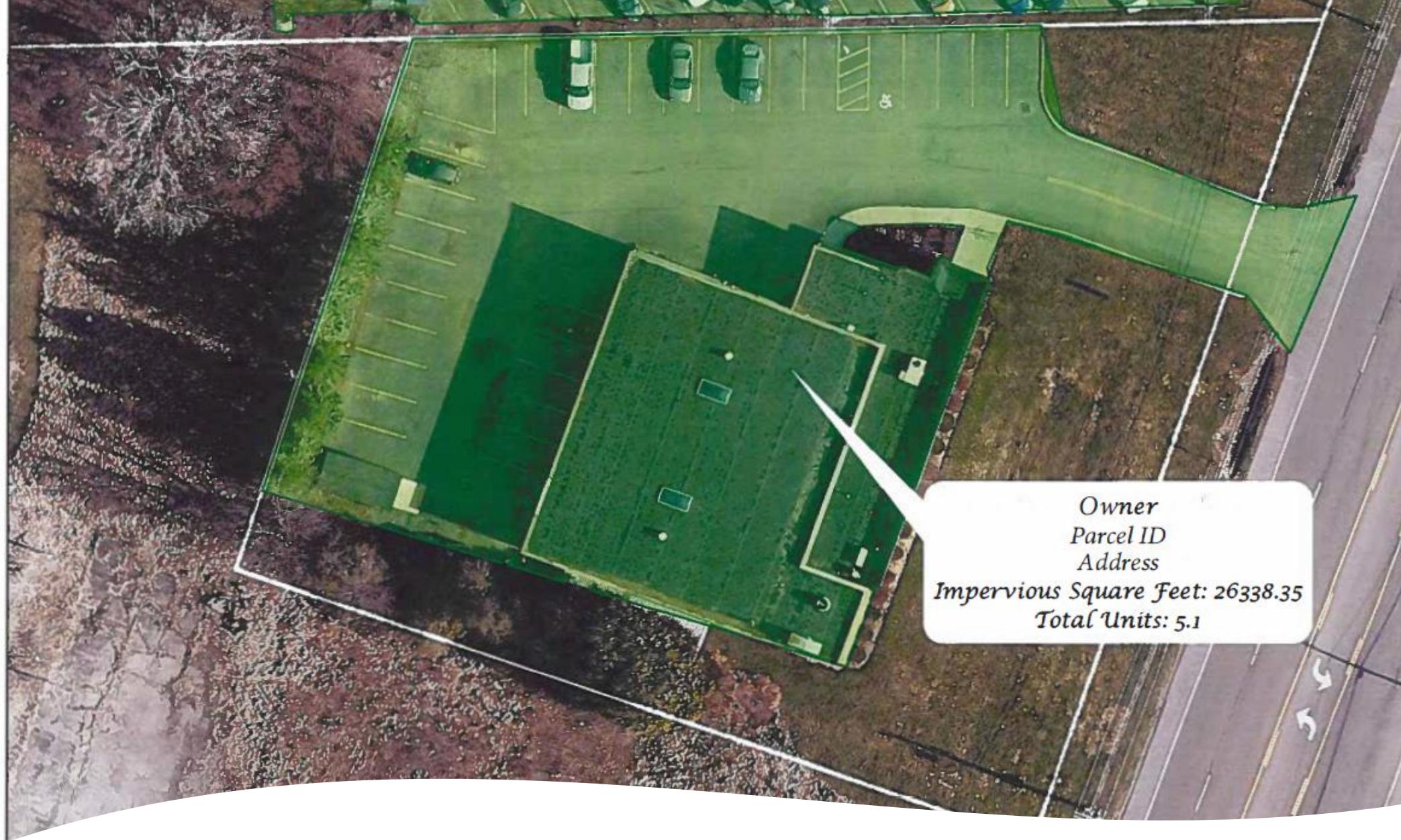


# Public Outreach

- Letters and maps were developed and distributed to all commercial property owners explaining the fee as it relates to their property.
- There will be a public hearing scheduled so the Town Board can receive input from Webster residents.
- Specific questions from property owners who received a letter are being answered on an individual basis.

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# Commercial Drainage Map Example

# Commercial Drainage Calculation Example

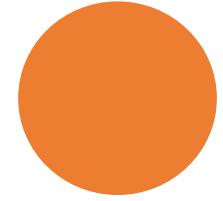
26,338.35 SF (Impervious SF) / 5,183 SF = 5.1 (Total ERUs)



5.1 (Total ERUs) x (Approximately \$40 per ERU) = \$204 (Fee)



\$204 (Estimated January 2025 Fee for this property)



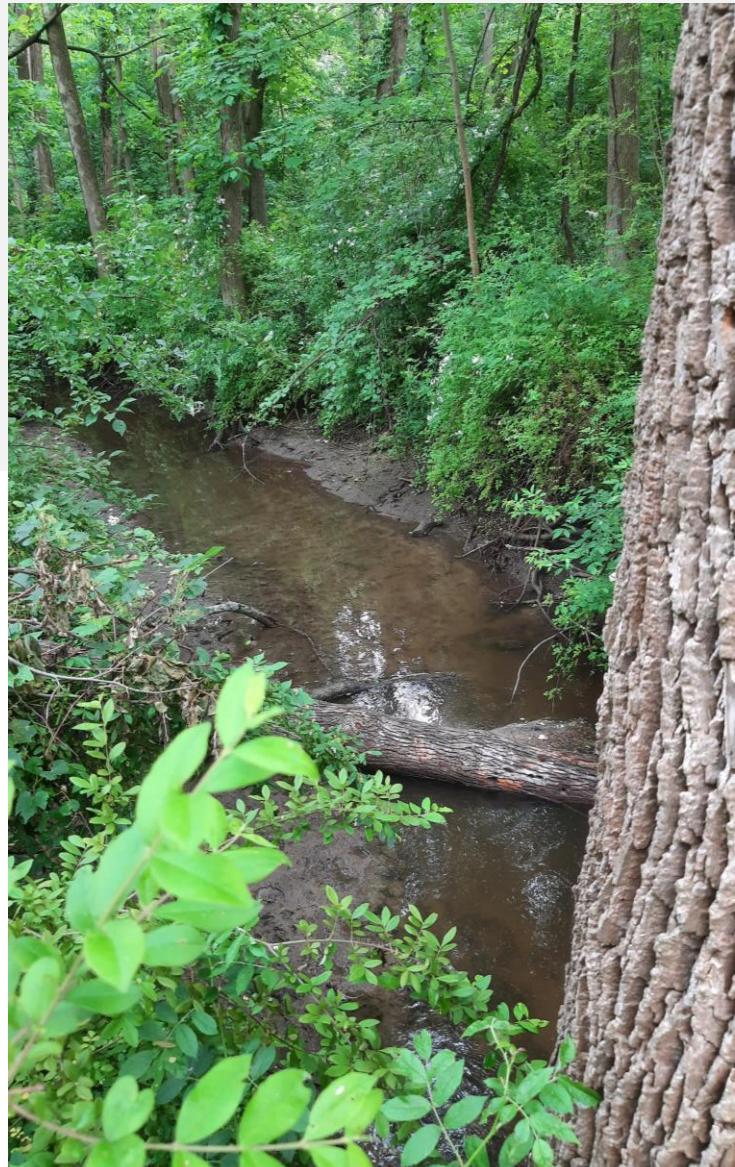
# Commercial Drainage Fee DISCOUNT

- Commercial properties that own and maintain their own Stormwater Facilities, in accordance with DEC guidelines, may qualify for a fee reduction. These facilities include:
  - ✓ Stormwater Ponds
  - ✓ Infiltration Basins
  - ✓ Dry Swales
  - ✓ Green Infrastructure
- The fee discount ranges from **20%** to **40%** depending on the level of treatment that is being provided.



# Next Steps

- February 8, 2024: Resolution to advertise a Public Hearing on the adoption of the revisions outlined in this presentation in the Webster Herald
- February 22, 2024: Hold Public Hearing at Town Board meeting
- February 22, 2024: Potentially make and vote on a resolution to adopt the updated information into the Town Code.
- March 2024: Assessment enters the fee information for 2025 tax bills



# Questions / Comments

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