

The public utility verification confirms that **public water infrastructure is in place directly at the road along Genesee Street (Route 33)** for this section of Lancaster.

The public water main framework for this specific area is detailed below:

Water Main & Utility Infrastructure Details

- **Service Provider:** The water system along Genesee Street is fully owned and operated by the **Erie County Water Authority (ECWA)**.
- **Line Location:** A continuous distribution main runs parallel to the highway right-of-way directly in front of the parcel. This provides the 20 clear acres at the front of the property with direct exposure for a future tap.
- **Infrastructure Connection:** Because the main is already localized to the street front, a developer will not face a main-line extension fee for water. Their scope of work will strictly involve paying standard ECWA connection fees, a hookup/tap fee, and running a lateral service line from the road down their planned driveway or access point.

What to Provide to Inquiring Developers

When a buyer or commercial engineer requests the exact size, material, and pressure capacity of the water main for their fire suppression and flow calculations, you can instruct them to file a quick online lookup or request with the **ECWA Engineering Department**.

Because public utility infrastructure data maps are heavily restricted from open public download for security reasons, the ECWA handles these utility verification requests directly:

- **The Request Path:** They can visit ecwa.org and submit an inquiry through the **Watermain Design and Construction Projects** portal or email the engineering division with the parcel ID ([145289-093-000-0001-031-000](#)).
- **What They Receive:** The ECWA will issue a utility tie-in layout showing the exact diameter of the pipe (typically an 8-inch or 12-inch main along this commercial corridor) and the location of the nearest hydrants to the property lines.

A targeted public utility review for the wastewater infrastructure around **5497 Genesee Street** in Lancaster outlines how the lack of street-front sewer impacts development plans and what options exist for potential buyers.

1. Jurisdictional Management

The parcel falls officially within the bounds of **Erie County Sewer District No. 4 (ECSD No. 4)**.

- The Northern Region Main Office for this district is located right down the road at **3789 Walden Avenue** in Lancaster.

- While the property sits geographically within the district's long-term planning bounds, active mainline infrastructure does not extend down this specific rural/commercial cluster of Route 33.

2. Nearest Connection Points (The Infrastructure Gap)

Because the state-regulated Ellicott Creek wetland complex sits directly to the south and west, the regional gravity sewer mains are pushed closer to the higher-density residential and commercial developments further west toward Cheektowaga or south toward Walden Avenue.

For a developer looking to establish a public connection, the closest active district infrastructure terminates significantly west of the site (near the commercial hubs heading toward the Buffalo Airport) or within established subdivisions to the south.

3. Developer Options & Feasibility

If a prospective buyer wants to pursue anything more intense than a standard low-flow commercial building (which can be handled via an on-site private septic system), they have two routes to explore with the county:

- **Main Line Extension (Out-of-District / Capital Project):** A developer can petition the Erie County Division of Sewerage Management to extend a public sewer main down Genesee Street to service the parcel. This requires formal engineering plans, a review of downstream lift station capacities, and a dedicated capital budget. The entire financial burden of extending that pipe down the highway right-of-way would fall squarely on the developer.
- **On-Site Private Wastewater Engineering:** Because an extension is typically cost-prohibitive for small-to-midsized developments, the standard solution for this lot is a private commercial septic system. A buyer's engineer will focus heavily on the front ~20 clear acres, using deep-hole and percolation ("perc") tests to ensure the soil can handle an engineered sand filter field or a conventional septic layout safely uphill from the NYS DEC wetland buffer.

What to Instruct Serious Buyers

When savvy buyers ask for the exact feasibility of a sewer hookup, save them time by directing their engineering team straight to the source:

Have them contact the **Erie County Division of Sewerage Management (DSM) Northern Region Office** at **(716) 684-1234**. They can request a preliminary utility capacity review using the parcel ID to find out exactly how many linear feet of pipe stand between the property line and the nearest active manhole.

Yes, **3-phase power is available** along this section of Genesee Street (Route 33).

Because this stretch of Genesee Street is heavily utilized for commercial, light industrial, and flex-space operations—and sits directly in the flight path and logistics corridor just east of the Buffalo Niagara International Airport—the overhead utility lines are equipped to handle high-capacity demands.

Here is the breakdown of what this means for your listing and future buyers:

1. The Utility Provider

Electric service along Genesee Street in Lancaster is supplied by **NYSEG** (New York State Electric & Gas).

2. Physical Layout at the Property

If you look at the utility poles running directly along the road frontage of your 20-acre clear field, you will see the classic three-wire configuration at the top of the crossarms indicating 3-phase service is active on the street. A developer will not have to pay NYSEG massive infrastructure charges to bring 3-phase power down the highway from a mile away; the lines are already there.

3. Ideal for

- **Light Industrial & Manufacturing:** Buyers who need to run heavy machinery, large compressors, or commercial HVAC systems require 3-phase power to avoid burning out motors.
- **Flex-Space Warehouse Developers:** Multi-tenant commercial buildings depend on 3-phase service to distribute power evenly to different business units.
- **Immediate Savings:** Because the wires are on the street, a buyer's electrical engineering costs will strictly be limited to running the service drop (whether overhead or underground) to their new building transformer, rather than paying for a road-mile extension.

Summary Checkboxes:

- **Electric:** Available at road (NYSEG)
- **Phase:** 3-Phase Power Present
- **Water:** Public available at road (ECWA)
- **Sewer:** Private Septic Required