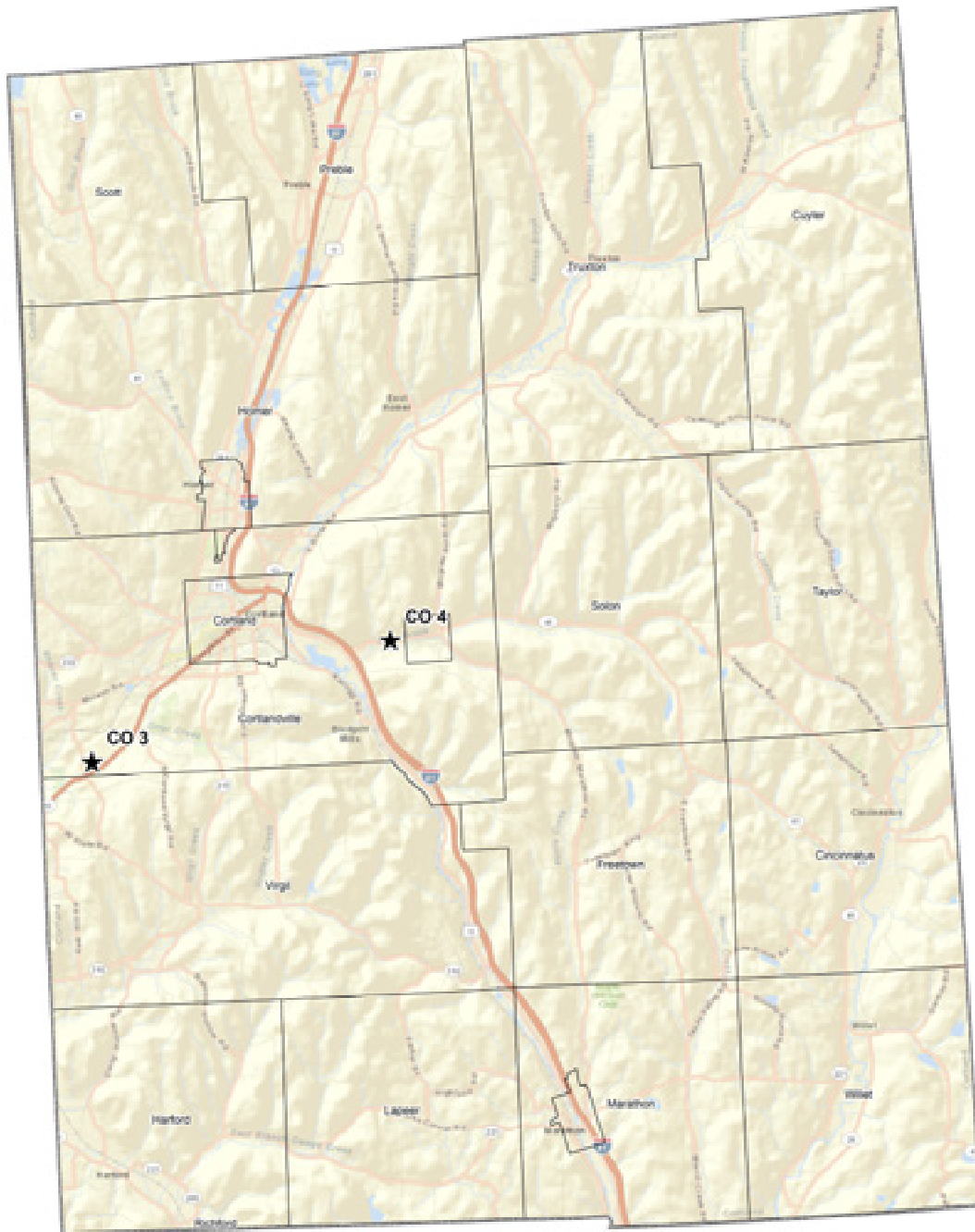


# CORTLAND COUNTY



CO 3: Finger Lakes East Business Park-Development Area  
CO 4: Polkville Development Area

**nationalgrid**



Central New York Regional Planning and Development Board

# Polkville Development Area

I-81 Exit 10 / NYS Route 41

TOWN OF CORTLANDVILLE, CORTLAND COUNTY



## Site Profile Characteristics

### Site Address

- 4716 NYS Route 41, McGraw, NY 13101

### Property Description

- The Polkville Development Area consists of 6 parcels totaling 277.6 acres of undeveloped land immediately east of I-81 in the Town of Cortlandville.
- Alfred Zogg owns roughly 60% of the Site which falls on his 198-acre parcel. Russell Ulmer owns the remaining 79 acres of the Site.
- NYSDOT and the Town of Cortlandville DPW control the adjacent parcel toward I-81.
- The NY Susquehanna Railroad owns a right-of-way across the center of the Site.

### Land Use

- Land use on the Site is currently comprised of abandoned agriculture, dairy farm and single family residence.
- Adjacent properties include single family residence; highway garage; vacant residential land; rural residential; duplex; agricultural land; private wild and forested lands; non-ceiling railroad lands; cattle, calves, and hogs; religious; and abandoned agricultural.

### Zoning

- The Site is located in the Town of Cortlandville's General Industrial (I-2) District.
- Permitted uses include, but are not limited to, manufacturing, assembly or processing of a type not permitted in the I-1 District, and energy generation facilities and customary related uses.
- All permitted uses in this district require Town Planning Board site plan approval, Town Board approval, and Cortland County Dept. of Health approval.

### Cortland Co. IDA Contact

Garry VanGorder  
Director

37 Church Street  
Cortland, New York 13045  
1-607-756-7901

### Local Contact

Richard Tupper, Supervisor  
Town of Cortlandville  
3577 Terrace Road  
Cortland, New York 13045  
1-607-756-6091

Vast buildable acreage  
available for development

Access to Interstate 81 Exit  
10 is less than 1 mile from  
the Site

Potential land aggregation  
available

# Polkville Development Area

I-81 Exit 10 / NYS Route 41

TOWN OF CORTLANDVILLE, CORTLAND COUNTY



## Property Tax Assessments

- The Zogg parcels of the site (198 acres) were assessed at \$293,700 in 2012 while the Ulmer parcels (79 acres) were assessed at \$167,700.

## Topography

- The majority of the site lies between 1,095 and 1,290 feet above mean sea level.
- The site is visible by users of the Interstate 81 corridor; however, no concerns regarding this were identified.
- Portions of the site contain steep banks with slopes greater than 15%.

## Hydrologic Characteristics

- Trout Brook and two of its tributaries are present on the Site, which flow approximately 1 mile west to the Tioughnioga River.
- No other significant water resources are present on the Site.
- The depth to groundwater ranges from 1 foot to greater than 6.6 feet.
- On-site soils fall within hydrologic group C.
- The depth to bedrock on the Site ranges from 1 foot to greater than 6-feet.
- Greater than 56% of the site is moderately well drained.



## Environmental Site Assessment Summary

- Approximately 6 acres of NWI wetlands (Federal and/or State) are mapped on the Site. These wetlands have not been field verified.
- Portions of the site are located within the 100-year floodplain.
- The Site is not located within a coastal erosion hazard area or within a floodway.
- The Site is not located within a Significant Coastal Fish and Wildlife Habitat.
- The Site is not located within a designated critical environmental area.
- Approximately 40% of the Site is located within Cortland County Agricultural District I.





# Polkville Development Area

I-81 Exit 10 / NYS Route 41

TOWN OF CORTLANDVILLE, CORTLAND COUNTY



## Transportation and Site Access

- The Polkville Development Area is located on NYS Route 41, directly off of I-81 at Exit 10 in the Town of Cortlandville, NY.
- Access to I-81 is approximately less than 1 mile west of the Site via Exit 10 (Cortland-McGraw).
- I-90 can be accessed in Syracuse, NY via I-81 north to Exit 25A (Albany-Buffalo), approximately 39 miles to the north.
- NYS&W operates a north-south short line regional connector rail line 1 mile to the west.
- The Syracuse Rail Yard and Intermodal Terminal is located 42 miles north of the Site in Syracuse, New York. East-west mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.
- Port of Oswego is approximately 76 miles northwest of the Site along the southern shore of Lake Ontario in the City of Oswego.
- Syracuse Hancock International Airport is approximately 42 miles north of the Site centrally located in Onondaga County.
- The Cortland County Airport is approximately 5 miles west of the site located just west of the City of Cortland.

## Utilities

### Municipal Water Supply

- Public water supply is provided directly to the Site via a 12" water main along NYS Route 41.
- The Town of Cortlandville currently has the ability to provide 1.8 million gallons per day with a pressure of 85 psi to the Site.

### Municipal Sewer

- Public sewer service is provided directly to the Site via a 12" gravity main along NYS Route 41. Sewage is treated at the City of Cortland Wastewater Treatment Plant.
- The WWTP is functioning well and its SPDES excursions are not of particular concern. The WWTP has 2.2 million gallons per day of available capacity.
- Available sewer capacity of the sewer main at the Site is 950,000 gallons per day.
- Storm sewers are not present in the Site.

### Electric Service

- National Grid provides electric services directly to the Site via overhead and underground lines along NYS Route 41, Polkville Road, and Ridge Road.
- A 34.5kV line is located at the Site.
- An electrical substation is located less than 2 miles from the Site.

### Natural Gas

- The Site is served by a NYSEG natural gas main line along NYS Route 41.

### Telecommunications

- Verizon and Time Warner provide telephone and internet services directly to the Site.



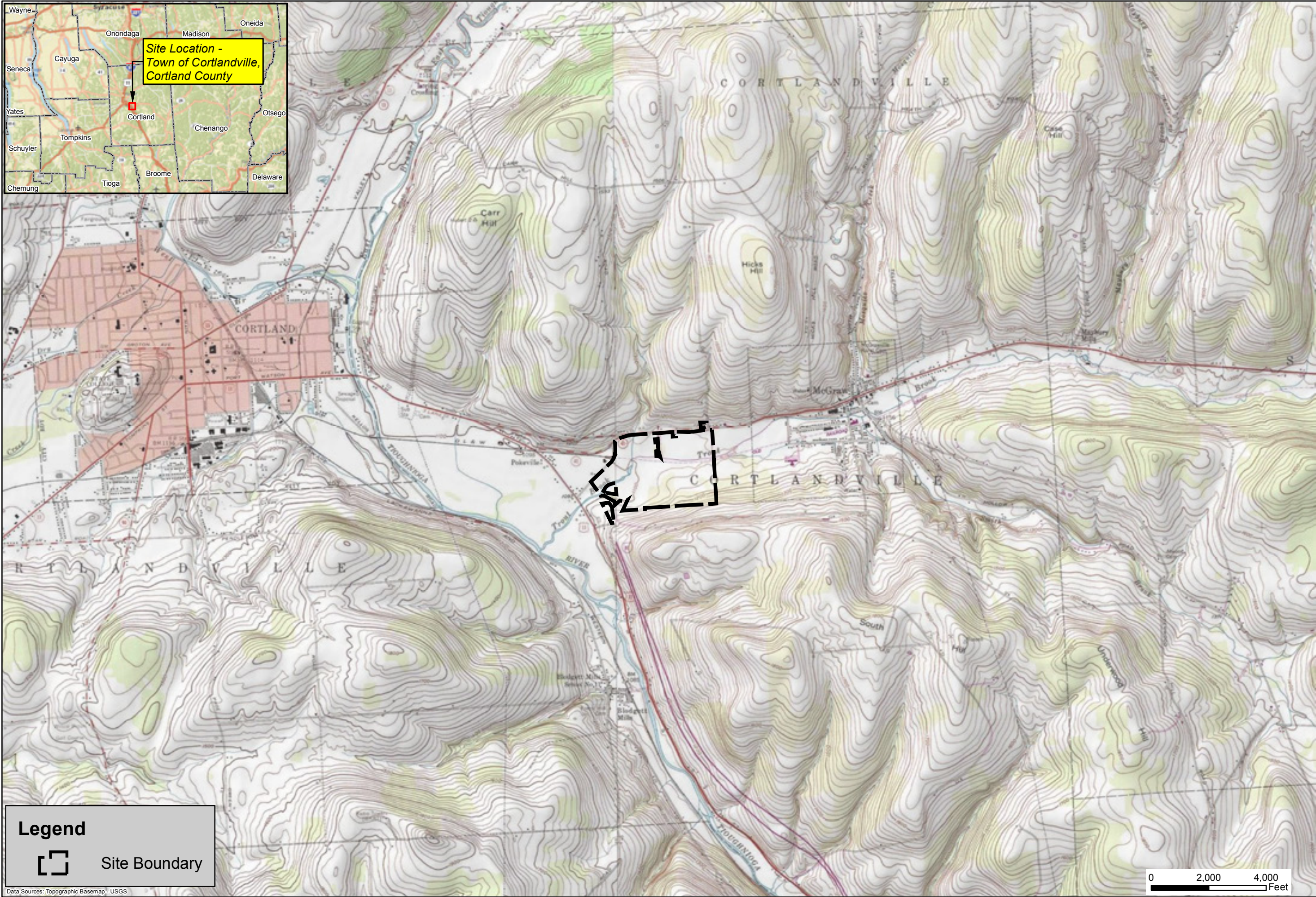
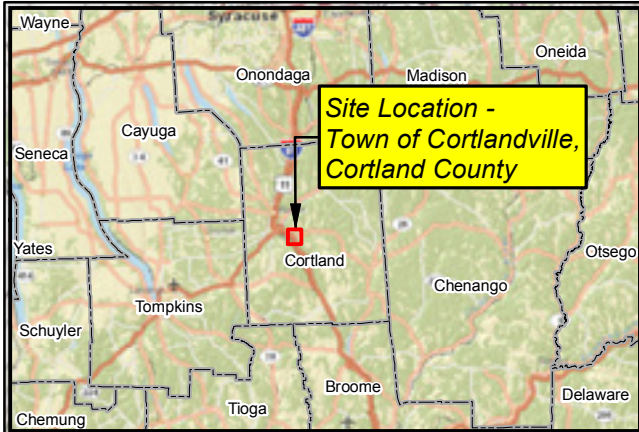
## Site CO 4: Polkville Development Area Site Layout Plan



### Site Layout Features

- ◆ Two individual parcels of former agricultural lands; 198 acre and 79 acre sites
- ◆ Currently within General Industrial Districts (I-1) and (I-2)
- ◆ Convenient access to Interstate 81 and regional metropolitan areas of Binghamton, Syracuse, and Ithaca
- ◆ Proximity to local research and development industries
- ◆ Potential development scenarios allow industrial, production, distribution, and warehouse and storage facilities
- ◆ Permitted uses include agrarian research facilities, technology development, energy generation, and freight and trucking terminals
- ◆ Parking is general consideration at site plan approval
- ◆ Several mapped wetlands exist on site, will require efforts to avoid or mitigate, compliance with NYSDEC & USACE regulations
- ◆ Environmental stream compliance of Trout Brook, development may require crossing of stream for contiguous business park development





**Legend**

 Site Boundary

Data Sources: Topographic Basemap - USGS

**nationalgrid**



Central New York Regional Planning & Development Board



Barton & Loguidice, P.C.


CO-4 Polkville Development Area

**Area Location Map**

Cortland County

4716 Route 41, McGraw, NY, 13101

New York



Date  
August 2013

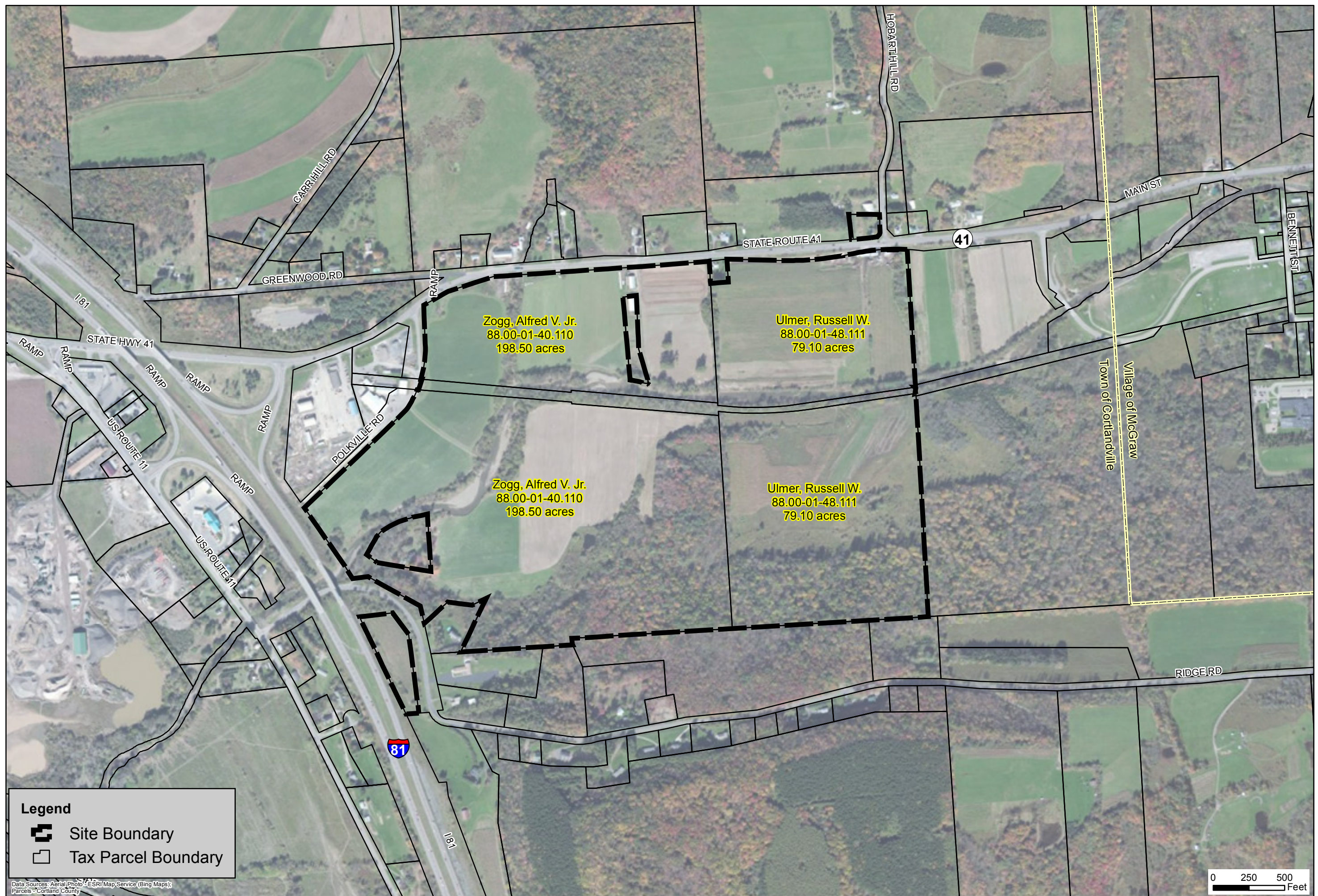
Scale  
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1

File Number  
1581.001

This map is to be used for reference purposes only. Barton and Loguidice P.C. is not responsible or liable for any inaccuracies herein contained.









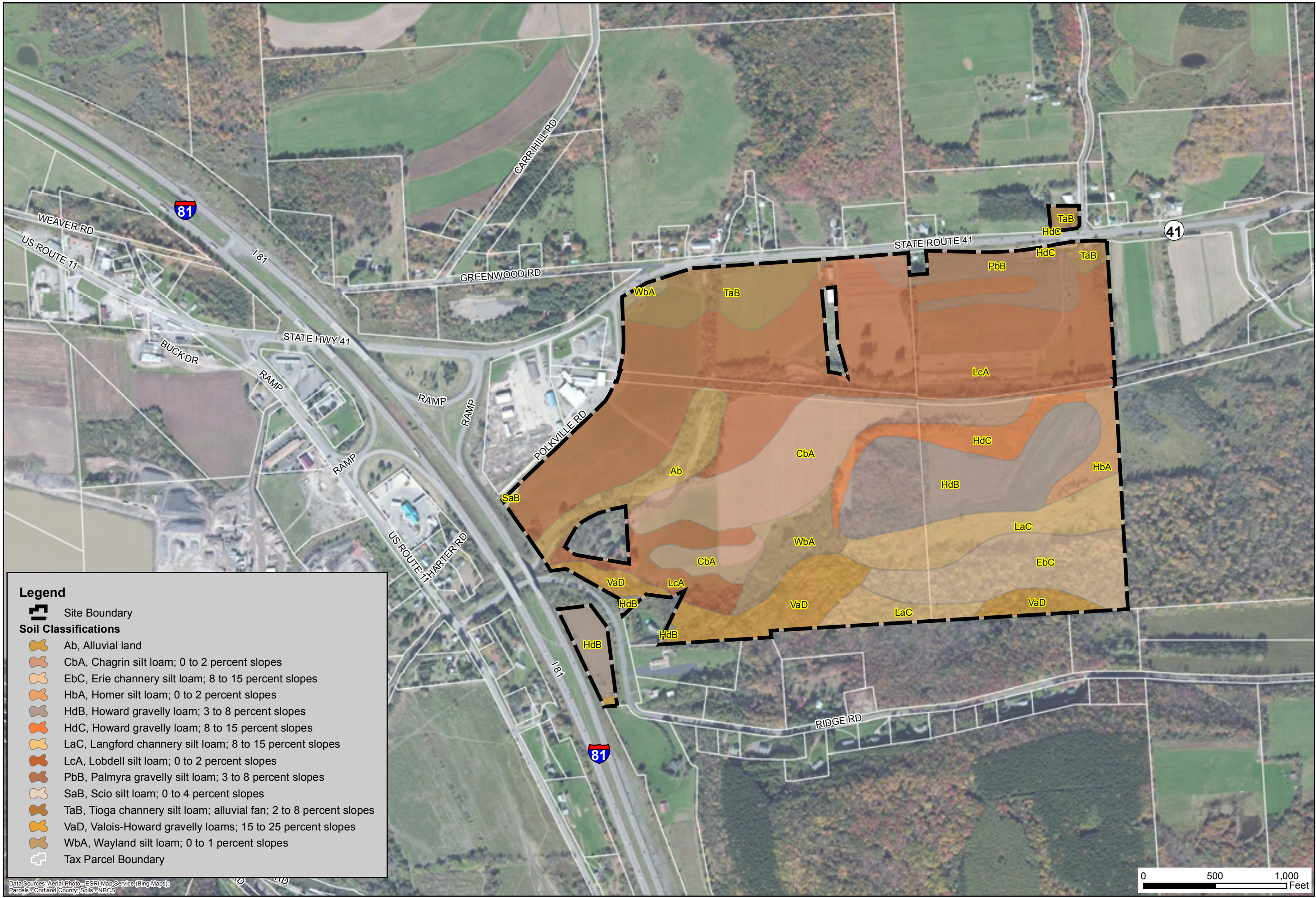




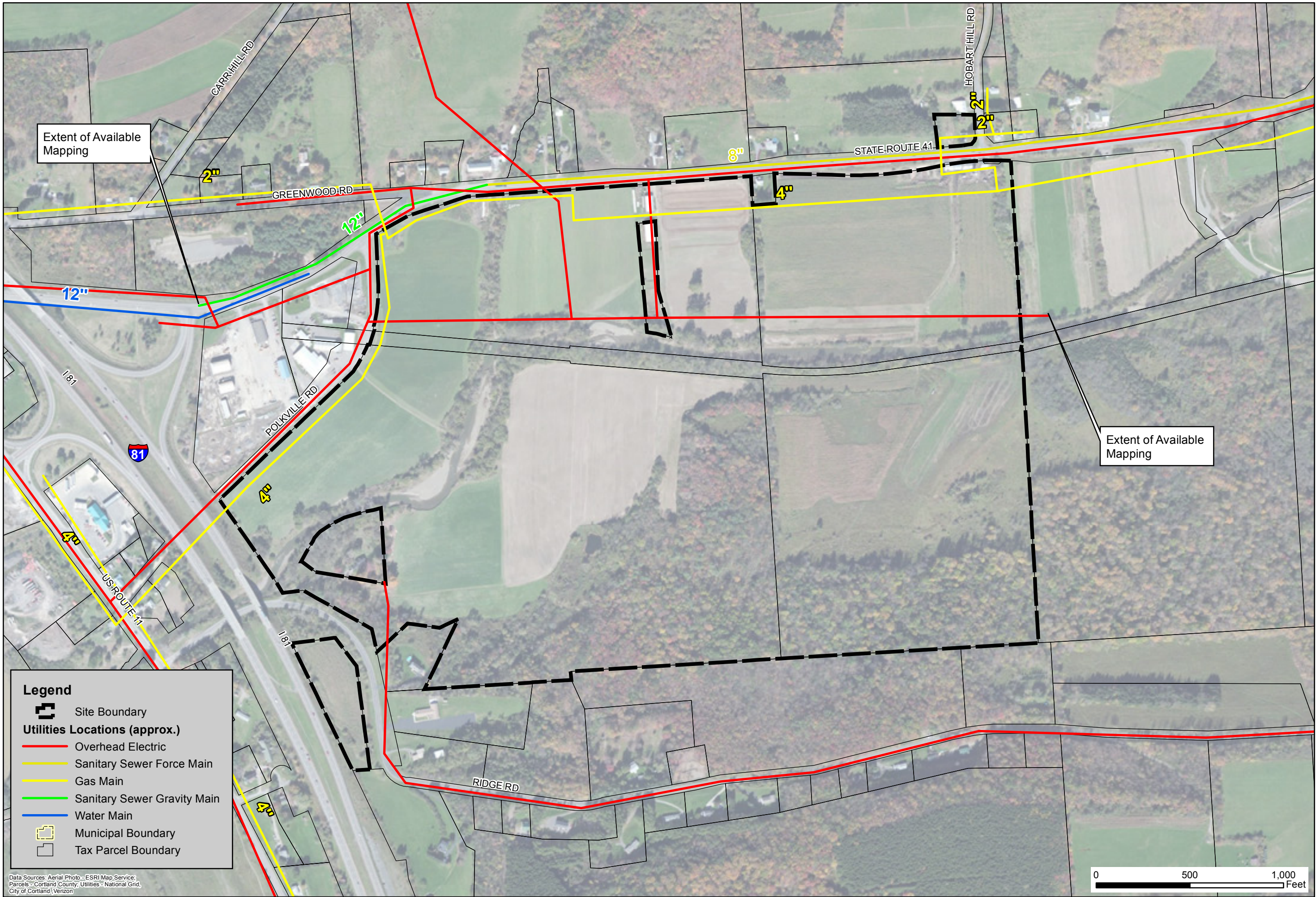












**Legend**

Site Boundary

**Utilities Locations (approx.)**

Overhead Electric

Sanitary Sewer Force Main

Gas Main

Sanitary Sewer Gravity Main

Water Main

Municipal Boundary

Tax Parcel Boundary

Data Sources: Aerial Photo - ESRI Map Service;  
Parcels - Cortland County; Utilities - National Grid,  
City of Cortland/Verizon

CO-4 Polkville Development Area

Utility Locations

Cortland County

New York

Date  
August 2013

Scale  
As Shown

Figure Number  
7

File Number  
1581.001

This map is to be used for reference purposes only. Barton and Loguidice P.C. is not responsible or liable for any inaccuracies herein contained.

0

500

1,000

Feet

Path: K:\Projects\1581001\1581001\_001\1581001\_001\_Polkville Development Area Map 7 - Utility Locations.mxd







## Polkville Development Area

## LAND USE

Total Size (acres)	277.6	Assessed Value	The Zogg parcel of the site (198 acres) was assessed at \$293,700 in 2012 while the Ulmer parcel (79 acres) was assessed at \$167,700.
Land Use	Abandoned agriculture, dairy farm; single family residence	Adjacent Properties	Single family residence; highway garage; vacant residential land; rural residential; duplex; agricultural land; private wild and forested lands; non-ceiling railroad lands; cattle, calves, and hogs; religious; abandon agricultural
Road Frontage	4475 feet on NY-41; 1700 feet on Polkville Rd; 1325 feet on Ridge Rd; 375 feet on Greenwood Rd; 175 feet on Hobart Hill Rd	Comments	Surrounding land use varies. Appropriate land use for this site will capitalize on proximity to I-81, large swaths of open, agricultural land, and the natural setting.

## ZONING

Uses Permitted	The site is located in the Town of Cortlandville's General Industrial (I-2) District. All permitted uses in this district require site plan approval and conditional permit. Permitted uses include all permitted structures and uses - and those permitted uses subject to site plan approval - allowed under an I-I District; manufacture, assembly or processing of a type not permitted in the I-I District; energy generation facilities and customary related uses, including but not limited to aboveground high-tension energy transmission lines, maintenance, storage or repair facilities; tool and die shops; lumber and building supply establishments; construction companies and construction equipment sales and service; sand and gravel mining; bulk storage, exclusive of fuel, explosives and chemical storage; and freight and trucking terminals.
Off Street Parking	Off-street parking is not specifically regulated for this site but instead is a general consideration for site plan approval.
Set-backs	Set-back requirements are determined on an application by application basis by the Town Planning Board. The Bulk Regulations schedule in the Town of Cortlandville Zoning Code produces set-back figures as guidelines for the Planning Board. 50-ft. front, 12-ft. side (32-ft. total of both sides), and 40-ft. rear yard minimum set-backs are listed as guidelines for business or industrial uses.
Percent of Site that may be utilized	75.00%



**Polkville Development Area****Control of  
Nuisances**

No person shall unreasonably make, continue, permit, or cause to be made, continued or permitted any noise disturbance. No person shall make, continue, permit, or cause to be made, continued or permitted, any noise exceeding 65 dBA, as measured from the real property boundary of the premises which is the source of the noise (generating property boundary) from the hours 11:00 p.m. to 7:00 a.m., and 80 dBA at all other times. Other special noise violations are identified in Sect. 109-5 of the Cortlandville Town Code. Other nuisances are dealt with in controls for conditional use permits where Sect. 178-76 states that industrial "...structures and uses will have adequate buffers to prevent negative impacts associated with noise, traffic, dust, fumes, smoke, odor, fire, glare, and/or flashing lights."

**Height Restrictions**

There are no explicit height restrictions for the site as it lies outside the Cortland County Airport restriction zone. However, code states that no structure shall intersect a plane at a forty-five-degree angle inclining in from any property line or right-of-way.

**DEVELOPMENT IMPLICATIONS SUMMARY**

The site is located in the General Industrial (I-2) District, which generally permits more intense land uses. The I-2 District use schedule requires that all uses obtain site plan approval and conditional permitting.



## Polkville Development Area

## TOPOGRAPHIC INFORMATION

Topography	The majority of the site lies between 1,095 - 1,290 feet above mean sea level.
Potential Aesthetic Problems	The site is visible by users of the Interstate 81 corridor; however, no concerns regarding this were identified.
Restrictions	Portions of the site contain steep banks with slopes greater than 15%.

## SOILS

Mapping Units	The following soil units are mapped on-site: LcA-Lobdell silt loam, 0 to 2% slopes (28.4% of site); HdB-Howard gravelly loam, 3 to 8% slopes (8.8% of site); CbA-Chagrin silt loam, 0 to 2% slopes (8.3% of site); BaD-Bath channery silt loam, 15 to 25% slopes (5.7% of site); LaC-Langford channery silt loam, 8 to 15% slopes (5.5% of site); and EbC-Erie channery silt loam, 8 to 15% slopes (5.4% of site)		
Drainage Class	Greater than 56.7% of the site is moderately well drained.		
Hydrologic Soil Groups	Greater than 28.4% of the site fits hydrologic soil group C.		
Depth to Groundwater	The depth to groundwater ranges from 1 foot to greater than 6.6 feet.		
Permeability	Upwards of 5.4% of the site has limited permeability.		
Depth to Bedrock	The depth to bedrock ranges from 1 foot to greater than 6.6 feet.		
Bearing Strength	Based on the class of materials located at the site, the New York State Building Code identifies the bearing strength as low, 1500 pounds per square foot (psf) (>52.2% of site) to 2000psf (>19.9% of site).		
Hydric Soils Present?	EbC - Erie channery silt loam, is the only mapped soil unit that is considered a hydric soil.	Groundwater Variation	Groundwater varies according to seasonal wetness.
Hydric Inclusions in Soils?	There are no mapped soil units on site that were determined to have the potential to contain hydric inclusions.		

## WETLANDS

NYSDEC Wetlands Present?	No NYSDEC mapped freshwater wetlands are located on the site.
National Wetlands Inventory	Four National Wetland Inventory (federal and/or state) wetlands are mapped on the site. These mapped wetlands total approximately 6 acres. The covertypes of these mapped



## Polkville Development Area

wetlands include open water, forested, and scrub-shrub (both palustrine and riverine designations).

## Wetlands Delineation Available

No wetland delineation material for the site was available for review.

## WATERS / STREAMS

## Onsite NYSDEC Mapped Streams

Three NYSDEC mapped streams are located on the site.

## Stream Classification

Trout Brook and two of its tributaries flow through the site. All three mapped streams are characterized as Class C streams with C Standards.

## Flow Regime

All mapped streams on the site exhibit a perennial flow regime.

## Other Water Resources

The Tioughnioga River is located 0.8 miles west of the site.

## Coastal Resources

The site is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area or within the NYS landward coastal boundary. The Town of Cortlandville is not recognized as having a Local Waterfront Revitalization Program (LWRP).

## FLOOD PLAINS

## Flood Plain Information

Portions of the site are located within the 100-year FEMA flood zones. The site is not located within a coastal erosion hazard area or within a floodway.

## FISH AND WILDLIFE

## Nature Explorer Results (State Species)

The following state protected threatened and endangered species are documented by the NYSDEC's Nature Explorer website for Cortland County: bald eagle, Henslow's sparrow, least bittern, northern harrier, pied-billed grebe, upland sandpiper, brook floater, green floater, broad-lipped twayblade, common mare's-tail, cork elm, dragon's mouth orchid, giant pine-drops, golden club, hair-like sedge, Hooker's orchid, lake-cress, minute duckweed, northern bog aster, northern clustered sedge, northern pondweed, Odgen's pondweed, puttyroot, Schweinitz's sedge, sheathed pondweed, sheathed sedge, shrubby St. John's-wort, slender marsh bluegrass, small bur-reed, smooth bur-marigold, southern twayblade, straight-leaf pondweed, swamp birch, water-thread pondweed, wild comfrey, yellow wild flax, blunt-lobed grape fern, and northern running-pine.

## US Fish and Wildlife Service (Federal Species)

No federally protected species were reported by the U.S. Fish and Wildlife Service.

## CRITICAL ENVIRONMENTAL AREA

## Site within or near Critical Environmental

The site is not located within a designated Critical Environmental Area.



## Polkville Development Area

Area

## CULTURAL AND HISTORIC RESOURCES

Archaeologically Sensitive Area?	Approximately 70% of the site is located within an Archaeological Sensitive Area according to the State Historic Preservation Office.
Nationally Registered or Eligible Historic Site?	No National Register or National Register Eligible locations (that have been submitted for consideration) are identified on the site.
Adjoining a Nationally Registered or Eligible Historic Site?	No National Register or National Register Eligible locations are mapped on adjoining parcels to the site.

## AGRICULTURAL

State Agricultural District	Approximately 40% of the site is located within Cortland County Agricultural District I.
-----------------------------	--

## POTENTIAL PERMIT REQUIREMENTS

Section 404 Clean Water Act Nationwide or Individual Permit (USACE)  
Section 401 Water Quality Certification (NYSDEC)  
Article 15 Protection of Waters Permit (NYSDEC)  
State Pollutant Discharge Elimination System Permit (NYSDEC)

## ENVIRONMENTAL IMPLICATIONS SUMMARY

Prior to the site being developed a wetland delineation of all portions of the site should be performed. The NWI mapped wetlands on the site could be larger than currently mapped. The site also contained areas mapped as hydric soil that may contain wetland areas. Any disturbance to wetlands on the site could result in the need to obtain wetland associated permits from the USACE or the NYSDEC. Development of the site could result in impacts to Waters of the United States in the form of streams and wetlands. Any impacts to streams or wetlands could result in the need for permits from the NYSDEC or USACE. Depending on the acreage of impacts caused by development of the site, wetland or stream mitigation could be required. Mitigation requirements generally are applicable when greater than 0.10-acre of wetland are permanently disturbed. A cultural/historic resource review should be completed on-site prior to any development. A threatened and endangered species habitat assessment should also be completed on site prior to development.



## Polkville Development Area

## ROADWAY

## Adjacent Roadway Network

The Polkville Development Area is located on NYS Route 41, directly off of I-81 at Exit 10 in the Town of Cortlandville, NY. NYS Route 41 falls under the jurisdiction of the NYS Department of Transportation and is classified as a Principal Arterial - Other. Adjacent roadways include Polkville Road and Carr Hill Road to the west of the site, Hobart Hill Road to the east and Ridge Road to the south.

## Traffic Count Data

The Average Annual Daily Traffic (AADT) counts as measured in vehicles per day (vpd) from the NYS Department of Transportation are as follows:  
On State Route 41, 1 mile east of I-81, the AADT was 6587 vpd (June 2008).

## Distance to Interstate Highway Network

Access to Interstate 81 for both northbound and southbound travel is approximately 1 mile west of the Business Park via Exit 10 (Cortland-McGraw). For eastbound and westbound travel, the NYS Thruway can be accessed in Syracuse, NY via I-81 north to Exit 25A (Albany-Buffalo), approximately 39 miles to the north.

## Truck Routes

Interstate 81 and NYS Route 41 serve as the primary trucking routes for the Polkville Development Area.

## Public Transit Stop Near Site

Cortland Transit Route #5 provides service along NYS Route 41 and passes by the Polkville Development Area.

## RAIL

## Freight Rail Service Summary

CSX Transportation (CSXT) operates a Class I freight railroad network in the Central New York region. Specifically, the Chicago Main Line provides east/west rail services that link Central New York with New York City, Boston and Chicago through the Syracuse Rail Yard. The St. Lawrence Subdivision of the CSXT network provides north/south rail services linking Syracuse to Massena, and ultimately Montreal from the Syracuse Rail Yard. The St. Lawrence Subdivision junctions with the Fulton Subdivision which provides rail services to the Fulton and Oswego areas. CSXT maintains rail yards in Selkirk and Syracuse, intermodal terminals in Syracuse and Buffalo, and TRANSFLOW terminals in Albany, Syracuse, and Buffalo, NY.

CNY is also served by the NYS&W rail line, a regional network that provides rail freight service from the Syracuse area along a main line south to Binghamton and the NYC metropolitan area, as well as the Finger Lakes Railway Corporation, a short line rail network that provides freight rail service from the Syracuse area to Western New York and Pennsylvania.

## Distance to Rail Siding

NYS&W operates a north/south short line regional connector rail line 1 mile to the west which links the Site to the Syracuse Rail Yard. The Site currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 42 miles north from the Site in Syracuse, NY. East/West mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.



## Polkville Development Area

## AVIATION

## Nearest Commercial Airport

Syracuse Hancock International Airport is located approximately 42 miles to the north of the site. Syracuse Hancock International Airport is recognized as a primary commercial service airport and is part of the New York State Airport System.

## MARINE

## Nearest Deepwater Port

The closest Deepwater Port is located is the Port of Oswego, located in Oswego, NY, which is approximately 76 miles northwest of the site.

## NYS Canal System

The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located in Syracuse, NY, approximately 32 miles northwest of the Polkville Development Area.

## PERMITTING

## Permits

NYS Department of Transportation highway work permits will be required for any roadway/utility improvements proposed within the respective ROW of NYS Route 41. In addition, any additional access proposed to either NYS or Town of Cortlandville roadways will require a commercial driveway permit approved by the NYSDOT and the Town.

## DEVELOPMENT IMPLICATIONS SUMMARY

The Polkville Development Area is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located in close proximity to the site.



## Polkville Development Area

## WATER SUPPLY

Public Water Supply Available at Site?	Yes
--	-----

Distance From Site (mi.)	N/A
--------------------------	-----

## System Information

Owner	Town of Cortlandville
-------	-----------------------

Source of Supply	City of Cortland - Otter/Dry Creek Aquifer (Sole Source Aquifer)
------------------	--

Method of Treatment	Chlorination
---------------------	--------------

Treatment General Comments	None
----------------------------	------

Storage	Three storage tanks with the total capacity of 5.5 million gallons.
---------	---

## System Capacity

System Capacity (gpd)	11,000,000
-----------------------	------------

System Average Daily Demand (gpd)	4,000,000
-----------------------------------	-----------

System Peak Daily Demand (gpd)	Not available
--------------------------------	---------------

Available System Capacity (gpd)	7,000,000
---------------------------------	-----------

Capacity "Bottlenecks"	None
------------------------	------

## Site Specific Details

Is Site in Existing Water District	Yes	Town of Cortlandville Water District
------------------------------------	-----	--------------------------------------

Size of water main at site (in)	12
---------------------------------	----

Available Capacity at site (gpd)	1,886,400
----------------------------------	-----------

Pressure at site (psi)	85
------------------------	----

Have any flow tests been performed near site recently?	No
--	----

## Other Details

User charges and water rates	0 to 6,000 gal. = \$20.35 minimum; 6,001 & up = \$3.44 per 1,000 gal.
------------------------------	---

Future upgrades planned	No
-------------------------	----

Future demands known at this time	None
-----------------------------------	------



## Polkville Development Area

## General Comments

12-inch dead end water main located at the western boundary of the site on State Route 41.

For the area near the site, public water is provided to the Town of Cortlandville by the City of Cortland.

## Summary

1,886,400 gallons per day of water is currently available at the site, provided to the Town of Cortlandville by the City of Cortland.

## Contact Notes

Peter Alteri - Town of Cortlandville Water & Sewer Superintendent (607-756-9637), City of Cortland Water Department (607-753-3061)

## SEWER COLLECTION SYSTEM

## Public Sewer Available at Site?

Yes

## Distance from site (mi.)

N/A

## System Information

## Owner

Village of McGraw

## System Capacity

## Collection System Description and Capacities

Unavailable

## Collection System "Bottlenecks"

No

## Collection System Wet-Weather Issues

None reported

## Moratorium on New Users

No

## Site Specific Details

## Site in existing sewer district

Yes

Town of Cortlandville Sewer District

## Size of sewer main at site (in)

12

## Available capacity of sewer main at site (gpd)

950,000

## Other Details

## Sewer User Charges

0 to 6,000 gal. = \$26.25 minimum; 6,001 & up = \$4.80 per 1,000 gal.;  
Industrial rate = \$1.58 per 1,000 gal.

## Future Upgrades Planned

No

## Future Demands Known at this Time

None



## Polkville Development Area

## Storm Sewers

Storm sewers available at site	No
--------------------------------	----

Site within MS4 Area	No
----------------------	----

## Summary

Collection System Comments	Village of McGraw has an intermunicipal agreement with the Town of Cortlandville for sewer line within the Town.
----------------------------	--

Sewer Summary	950,000 gallons per day of sewer capacity are available at the site.
---------------	--

## RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

Owner / WWTP Name	City of Cortland Wastewater Treatment Facility
-------------------	--

Description of Treatment Processes	Primary settling, secondary clarification, and an activated sludge biological process.
------------------------------------	--

## Treatment Plant Capacity Details

WWTP Average Daily Design Flow (mgd)	9
--------------------------------------	---

WWTP Current Avg Daily Flow, Annual (mgd)	5
---	---

WWTP Current Avg Monthly Flow 'Wet' (March-May)	6.8
---	-----

WWTP Current Avg Monthly Flow 'Dry' (June-August)	3.4
---	-----

WWTP Max Average Monthly Flow (past three years) (mgd)	11.9
--	------

WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months)	2.2
---	-----

## SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	9	5	4
Nitrogen	None	TKN - 3.71mg/l; NH3 - 1.08mg/l	N/A
Phosphorous	None	1.82mg/l	N/A
BOD Monthly Avg	25mg/l & 1876 lb/day	3.02mg/l & 116.7 lb/day	21.98mg/l & 1759.3 lb/day



## CO-4

## Utilities

### Polkville Development Area

BOD 7 Day Avg	40mg/l & 3002 lb/day	4.09mg/l & 158.8 lb/day	35.91mg/l & 2843.2 lb/day
TSS Monthly Avg	30mg/l & 2252 lb/day	6.28mg/l & 248.8 lb/day	23.72mg/l & 2003.2 lb/day
TSS 7 Day Avg	45mg/l & 3378 lb/day	9.41mg/l & 408.7 lb/day	35.59mg/l & 2969.3 lb/day
Settleable Solids Daily Max	.3 ml/l	1.74 ml/l	-1.44 ml/l
pH	6.0 - 9.0 Range	7.82	N/A
Other	N/A		
SPDES Limit Excursions (past three years)		Flow in Mar '11 and Apr '11; Oxygen Demand in Sep '10 and Oct '12; Settleable Solids in Aug '10, Sep '10, Mar '11, May '11, and Nov '12	

### Other Details

Future Upgrades Planned	The City is continuing its effort to comply with new nitrogen and phosphorous regulations from the Susquehanna River Basin Commission.
Future Demands Known at This Time	None reported
Moratorium on New Users	No

### Treatment Plant Summary

WWTP Summary	The treatment facility appears to be functioning well. Minor SPDES permit excursions occurred during the past three years. The facility should be fully capable of accepting sewage from the Site.
Contact Notes	Peter Alteri - Town of Cortlandville Water & Sewer Superintendent (607-756-9637), Chuck Doran - Village of McGraw Water & Sewer Superintendent (607-836-6294)

### ELECTRIC

Provider	National Grid
3 Phase Voltage (V)	4.8kV (Overhead) / 34.5kV (Overhead)
3 Phase Proximity to Site	Adjacent
Singe Phase Voltage (V)	N/A
Singe Phase Proximity to Site	N/A



## Polkville Development Area

## Comments

National Grid provides overhead electric lines along Greenwood Road (NY-41), Polkville Road, and Ridge Road. In addition, overhead electric lines service the Site from both the north and south. There is a 34.5kV line located at the Site and an electrical substation less than 2 miles away.

## GAS

## Provider

NYSEG

## Type

Natural Gas

## Proximity to Site

Adjacent

## Pipe Size (in)

4

## Pressure (psi)

Not available

## Comments

The 4" gas line is located along Polkville Road (west of site) and Greenwood Road (NY-41) (north of the site).

## TELECOMMUNICATIONS

## Provider

Verizon

## Proximity to Site

Adjacent

## Comments

## INTERNET

## Provider

Verizon / Time Warner Cable

## Proximity to Site

Adjacent

## Comments

## DEVELOPMENT IMPLICATIONS SUMMARY

None identified