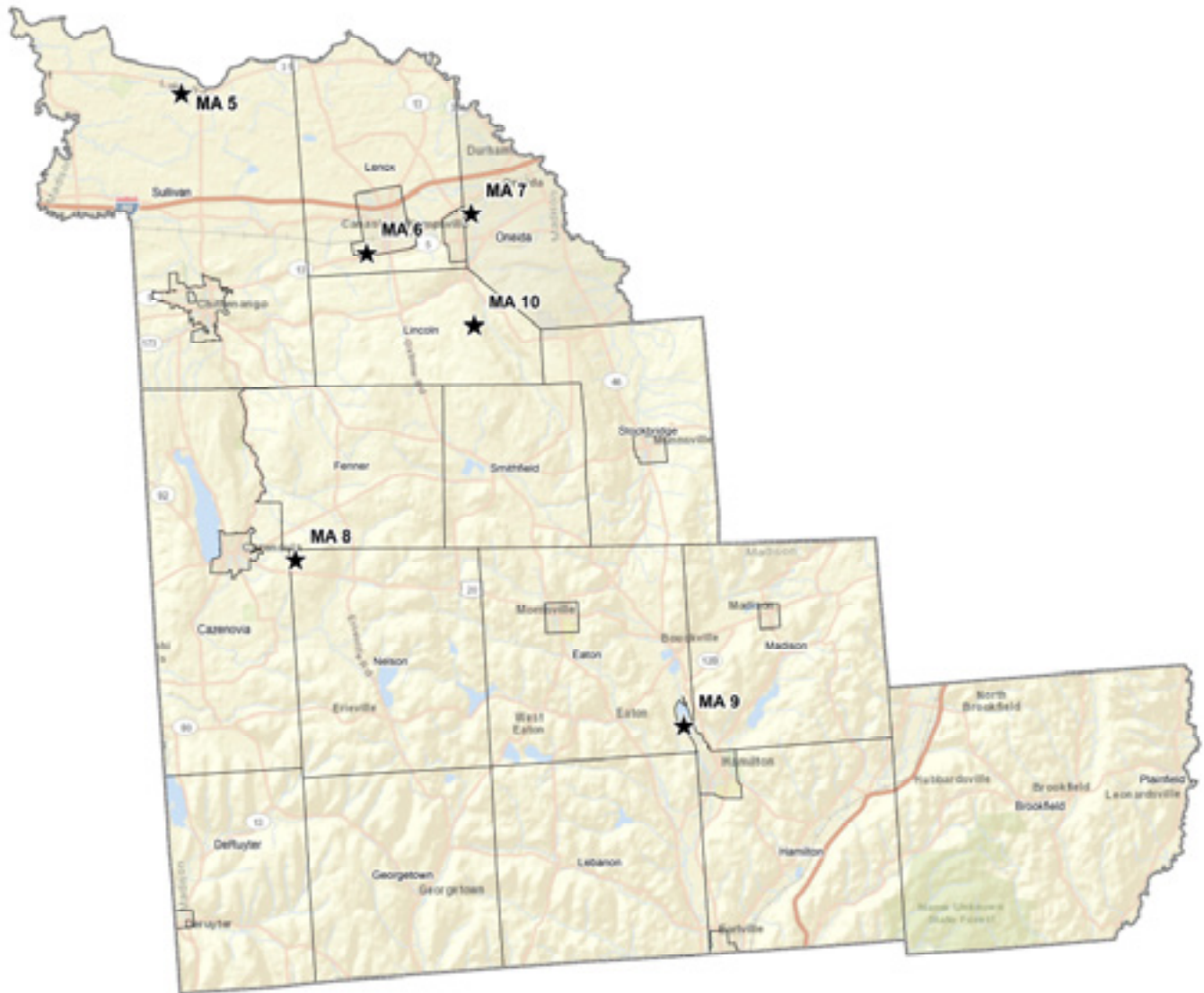


MADISON COUNTY



- MA 5: Harbor Lights Business Park
- MA 6: Canastota Business Park
- MA 7: Oneida-Curtin Site-Development Area
- MA 8: Trush Business Park
- MA 9: Hamilton Airpark
- MA 10: Madison County ARE Park

nationalgrid



Central New York Regional Planning and Development Board

Madison County ARE Park

Agricultural & Renewable Energy (ARE) Park
TOWN OF LINCOLN, MADISON COUNTY



Site Profile Characteristics

Site Address

- 6666 Buyea Road, Canastota, NY 13032

Property Description

- The 583-acre Park is located in the Town of Lincoln in northern Madison County and encompasses the county's landfill operations area.
- Madison County owns the entirety of the Park, much of which is dedicated to the county landfill.

Land Use

- Land uses in the Park consists of a landfill, energy production, light manufacturing and industrial uses.
- The adjacent land uses include residential, agricultural and vacant/rural.
- Lands within the site boundaries will be mined for soil to a depth approximately 10 feet above bedrock. These soils will be used at the landfill facility.

Zoning

- The Park is located in both the Industrial Commercial Zone (I-C) and the Agricultural Residential Zone 2 (AR-2) within the Town of Lincoln.
- Permitted uses in the I-C Zone include all residential, agricultural, and neighborhood commercial uses in addition to a number of industrial uses by Special Permit from the Town Planning Board.
- The AR-2 District permits a mix of agricultural and residential in the interest of maintaining and enhancing open land for its aesthetic qualities and for its economic value in agricultural production.
- Permitted uses in AR-2 include farms, and farm buildings, one and two family residential use and accessory uses for agricultural purposes.

Madison Co. IDA Contact

Kipp Hicks, Director
Madison County Center for
Economic Development
3215 Seneca Turnpike
Canastota, New York 13032
1-315-697-9817

Local Contact

James Zecca, Director
Madison County Department
of Solid Waste
1-315-361-8408

Renewable energy research
and development park

Business can take advantage
of the close proximity to
the Park's gas-to-energy
facility

Generic EIS completed to
bring site closer to "shovel
ready" status

Madison County ARE Park

Agricultural & Renewable Energy (ARE) Park

TOWN OF LINCOLN, MADISON COUNTY



Property Tax Assessments

- Existing undeveloped land within the Park are partially developed landfill plots that range from 85 to 378 acres in size and \$37,000 to \$2.14 million.

Topography

- The site topography ranges from 550 feet in the northeast portion of the Park to 1,020 feet in the southwest portion.
- No potential aesthetic concerns identified for the Park.
- The eastern portion of the site exhibits very steep grades. This location and the areas that surround the streams that run through the Park should be avoided.

Hydrologic Characteristics

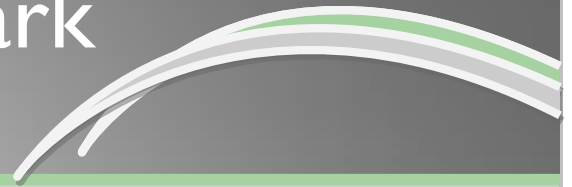
- Three streams that represent Cowaselon Creek and its tributary, and Limestone Creek are present within the Park.
- On-site soils falls within hydrologic soil group C.
- Greater than 78% of the site is well drained.
- The depth to groundwater in the Park ranges from 2 to 4.5 feet.
- The depth to bedrock in the Park is greater than 6.6 feet.
- Seasonal wetness is documented for the Park.

Environmental Site Assessment Summary

- Generic Environmental Impact Statement (GEIS) completed for the ARE Park to expedite compliance with State Environmental Quality Review Act requirements.
- The GEIS included field investigations for wetlands, threatened and endangered species, and archeological resources – all of which resulted in an ARE Park site development plan that can avoid future impacts to such resources without the need for additional environmental investigations or studies
- Approximately 24 acres of wetland were delineated in the Park - one freshwater wetland in the north central portion of the Park west of Buyea Rd. and one adjacent to Cowaselon Creek in the northeast portion of the Park.
- 100-year floodplains follow the Limestone Creek and Cowaselon Creek channels through their whole extent within the Park.
- The Park is not located within a Critical Environmental Area.
- The majority of the Park is located within an Archeological Sensitive Area.
- The Park is not located within a State certified agricultural district.

Madison County ARE Park

Agricultural & Renewable Energy (ARE) Park
TOWN OF LINCOLN, MADISON COUNTY



Transportation and Site Access

- Existing roadway access into the Park is from Tuttle Road and Buyea Road (CR-54).
- Interstate access to NYS I-90 Exit 34 (Canastota-Oneida) is 7 miles north of the Park.
- I-81 Exit 11 (Cortland-Ithaca) is 32 miles west of the of the Park in Syracuse, NY.
- CSX operates an east-west rail mainline 4 miles north of the Park.
- The Syracuse Rail Yard and Intermodal Terminal is located 26 miles west of the Park in Syracuse, New York. North-south mainline rail is available through the Intermodal Terminal.
- The Port of Oswego is approximately 60 miles northwest of the Park along the southern shore of Lake Ontario in the City of Oswego.
- The Syracuse Hancock International Airport is approximately 32 miles west of the Park centrally located in Onondaga County.

Utilities

Municipal Water Supply

- Public water supply is currently not available at the Park.
- Madison County is currently proceeding with a capital project to bring public water to the Park from the Onondaga County Water Authority.

Municipal Sewer

- Public sewer service is not currently available at the Park.
- Madison County is planning a capital project to bring public sewer to the Park from the City of Oneida.
- The City of Oneida's WWTP is functioning well and its SPDES excursions are not of significant concern. The WWTP available capacity is 1.05 million gallons per day.
- Storms sewers at the Park are currently unknown.

Electric Service

- National Grid provides electric services directly to the Park via overhead and underground lines along Buyea Road, Tuttle Road, and Creek Road.
- There is a 115kV line less than a mile from the Park.

Natural Gas

- National Grid provides natural gas services to Lincoln, NY. However, gas service data for the Park is currently not available without further study.

Telecommunications

- Verizon and Time Warner provide telephone and internet services directly to the Park. Location data not available without further study.

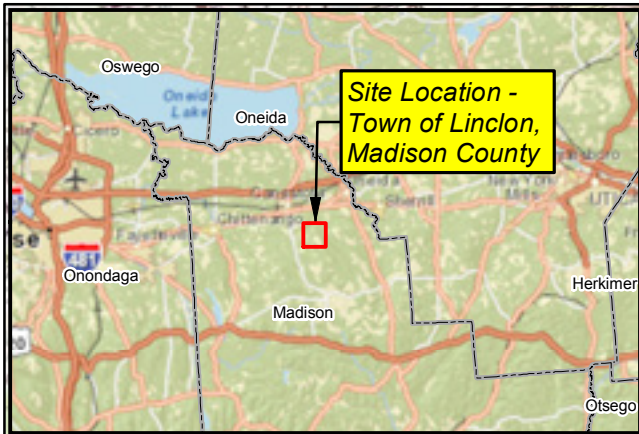
Renewable Energy

- A renewable source of power and thermal energy is available on site from an operating landfill gas to energy facility; energy delivery and purchase terms would be negotiable.

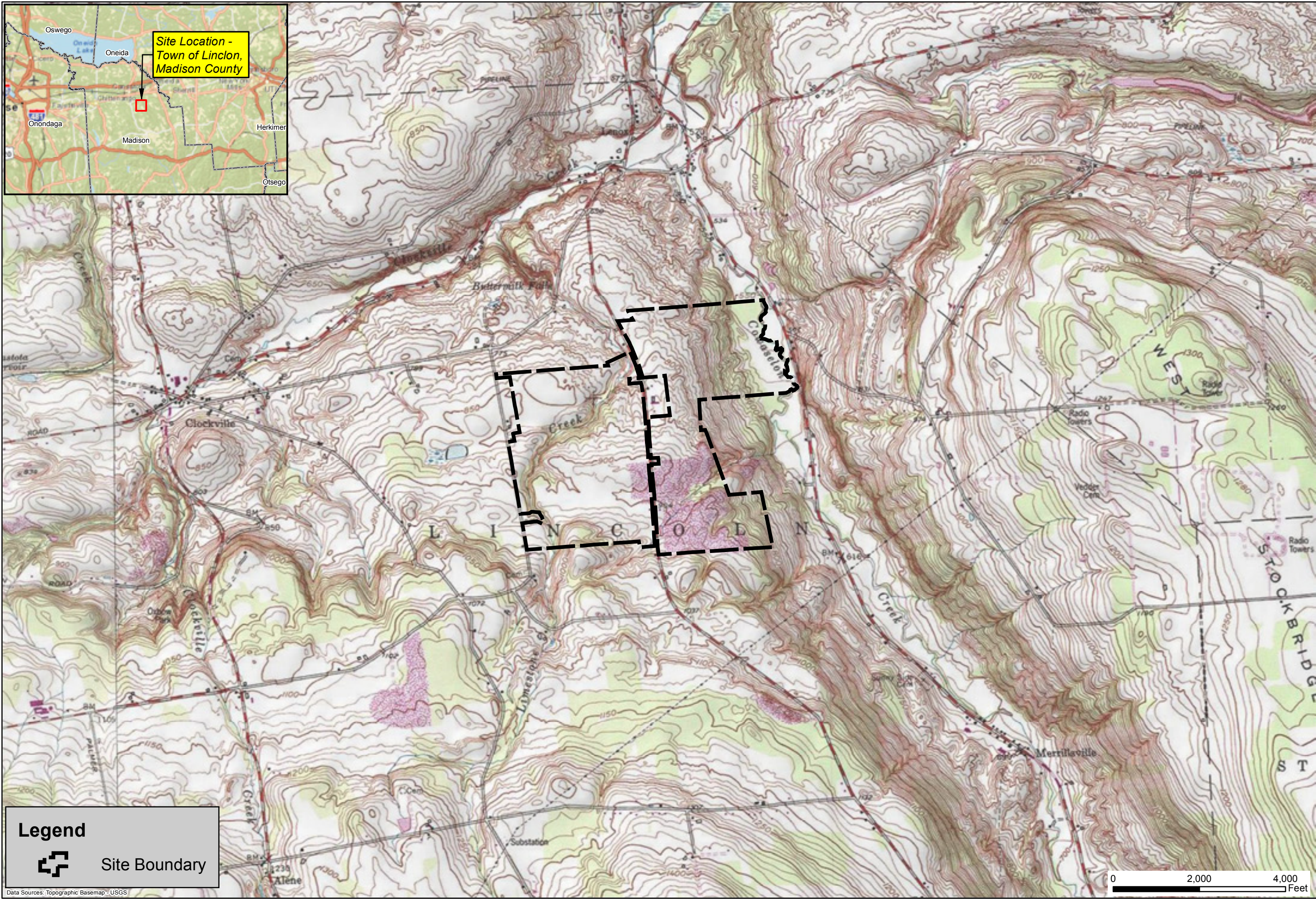


Site Layout Features

- ◆ Potential to develop an Agricultural and Renewable Energy Business Park on 583 acres
- ◆ Utilize energy and resources from active landfill operations
- ◆ Sustainable development and operations potential
- ◆ Currently within Industrial Commercial and Agricultural Residential Zoning Districts
- ◆ Development opportunities could include greenhouse operations, lumber processing, livestock processing, educational and energy research, solar and wind energy
- ◆ Located in a rural setting but short distance to NYS Route 5 & NYS Thruway
- ◆ Environmentally sensitive areas such as wetlands and existing waterways should be avoided; possible uses could include nature center, interpretive educational opportunities
- ◆ Existing soils currently mined for use on landfill operations
- ◆ Available parcels range from 85.41 to 378.74 acres



Site Location -
Town of Linclon,
Madison County



Legend



Site Boundary

Data Sources: Topographic Basemap - USGS

nationalgrid



MA-10 Madison County ARE Park
Area Location Map
Madison County 6666 Buyea Road, Canastota, NY 13032
New York



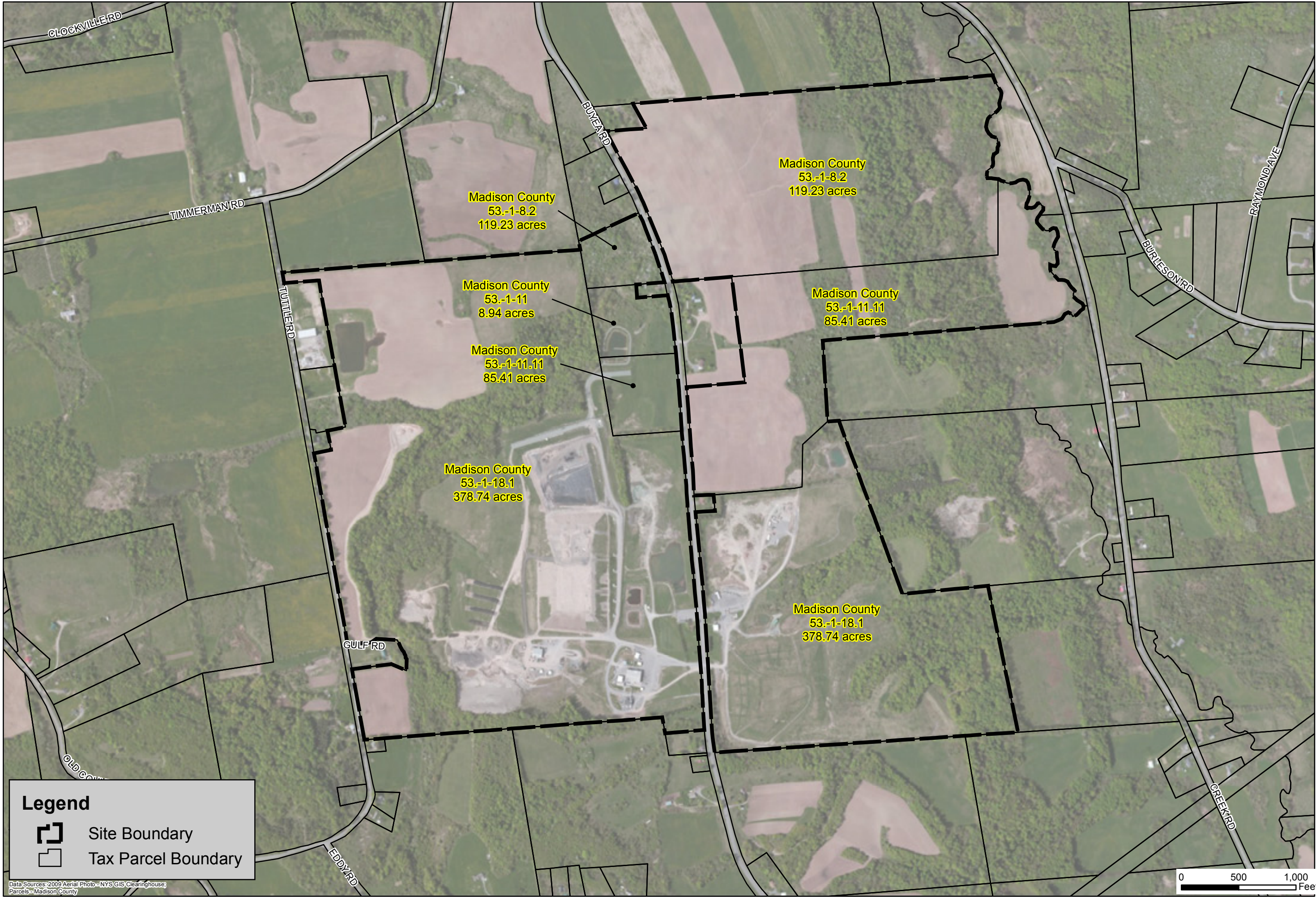
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August 2013

Scale
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File Number
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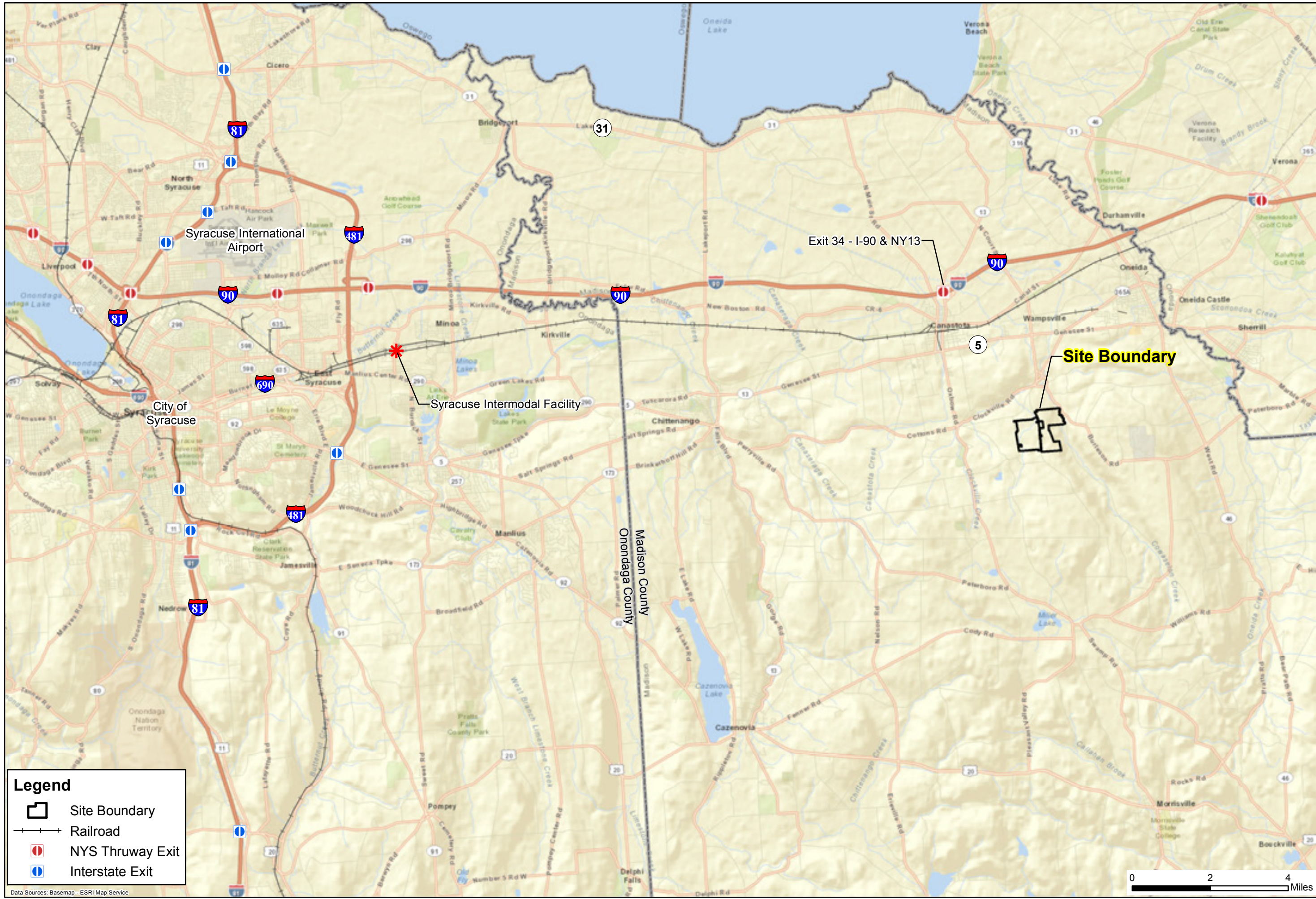
Site Boundary







Tax Parcel Boundary

Data Sources: 2009 Aerial Photo - NYS GIS Clearinghouse;
Parcels - Madison County







Legend

-  Site Boundary
-  Railroad
-  NYS Thruway Exit
-  Interstate Exit

Data Sources: Basemap - ESRI Map Service




Central New York Regional Planning & Development Board

MA-10 Madison County ARE Park

Transportation

New York

Madison County



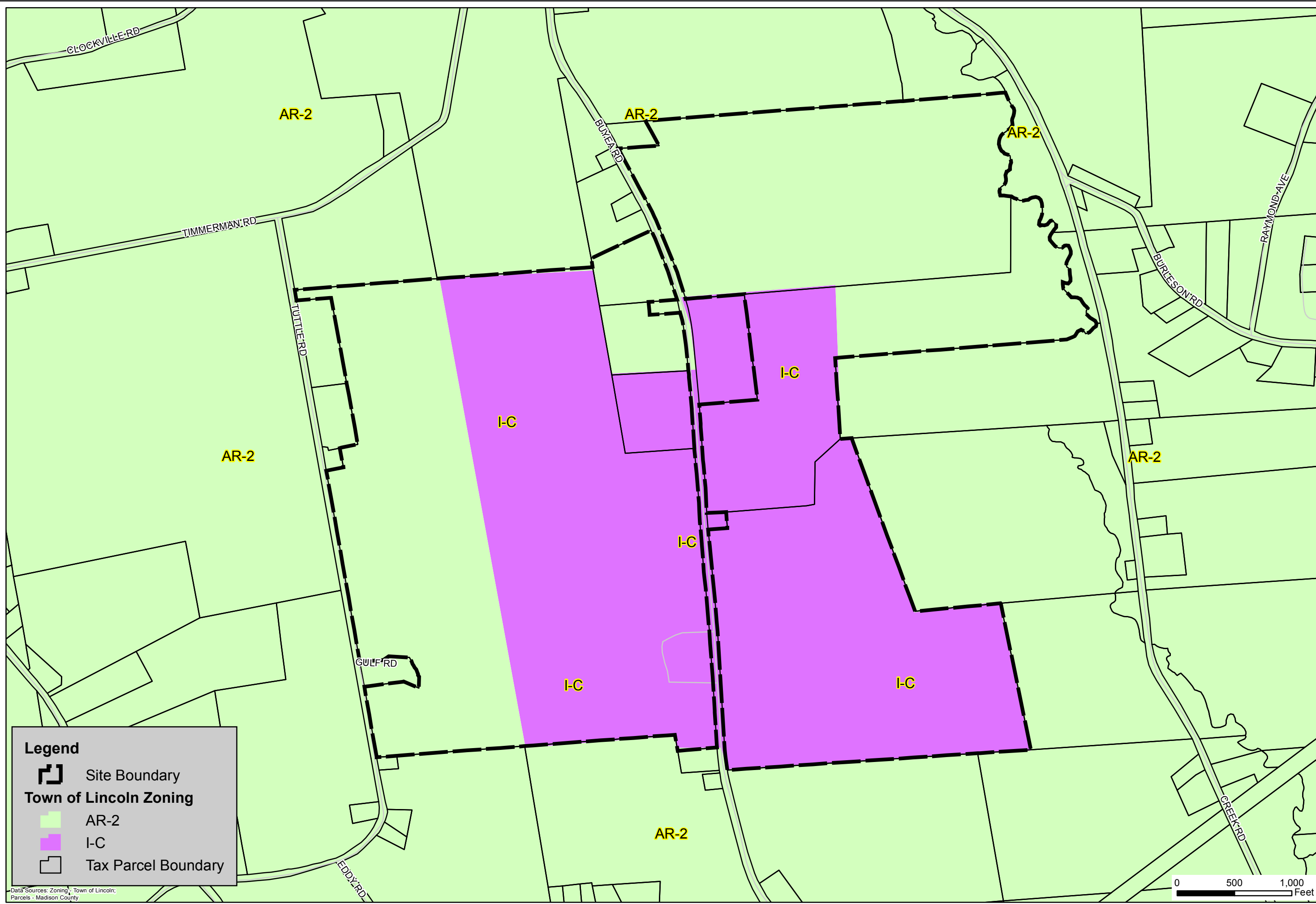
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Legend

Site Boundary

Town of Lincoln Zoning

AR-2

I-C

Tax Parcel Boundary

Data Sources: Zoning - Town of Lincoln;
Parcels - Madison County

MA-10 Madison County ARE Park

Madison County

New York

Date

August 2013

Scale

As Shown

Figure Number

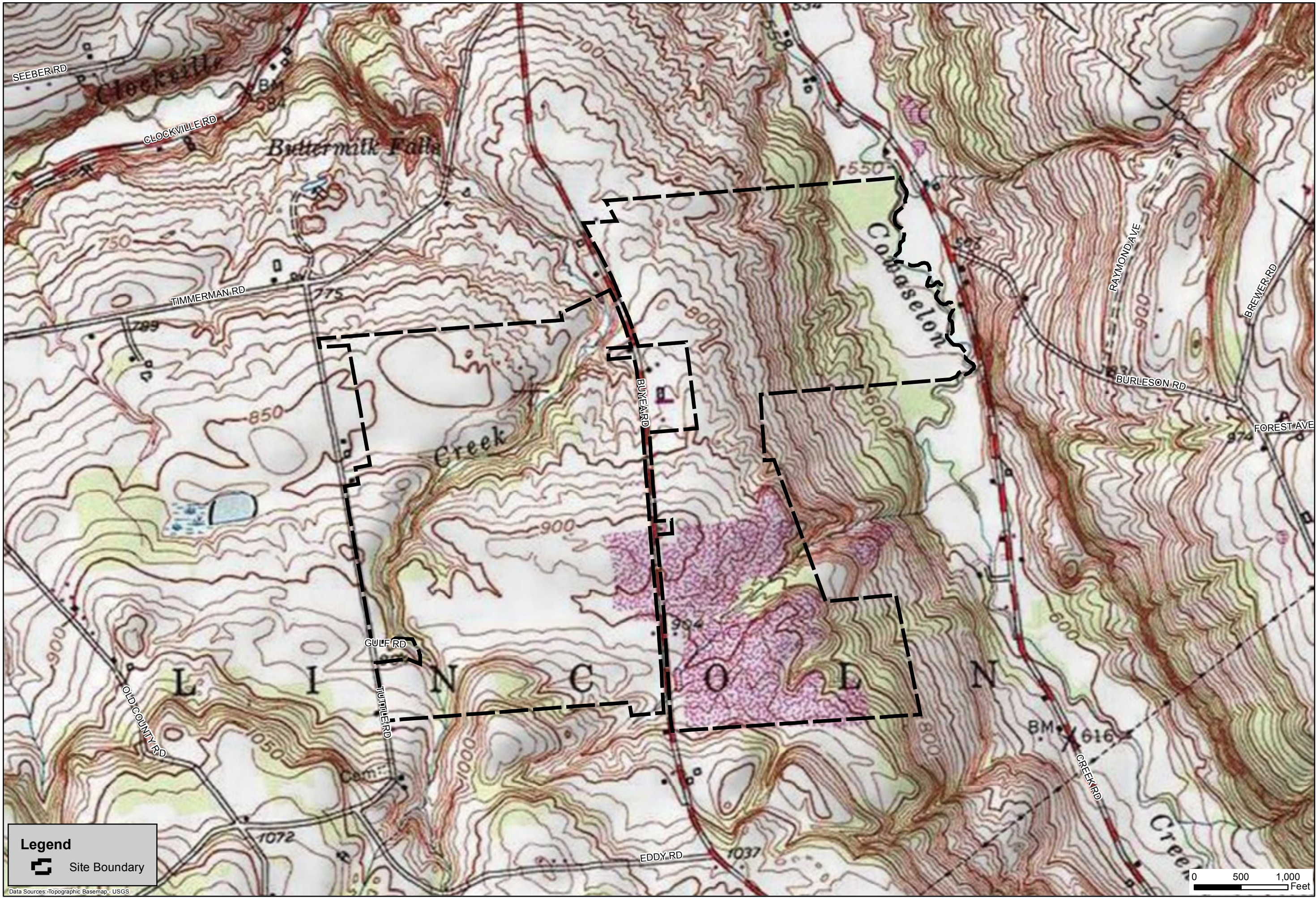
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Central New York Regional Planning & Development Board



Legend

 Site Boundary

Data Sources: Topographic Basemap - USGS

nationalgrid

BB
Central New York Regional Planning & Development Board

BL
& Associates, P.C.

MA-10 Madison County ARE Park

Site Topography

New York

Madison County



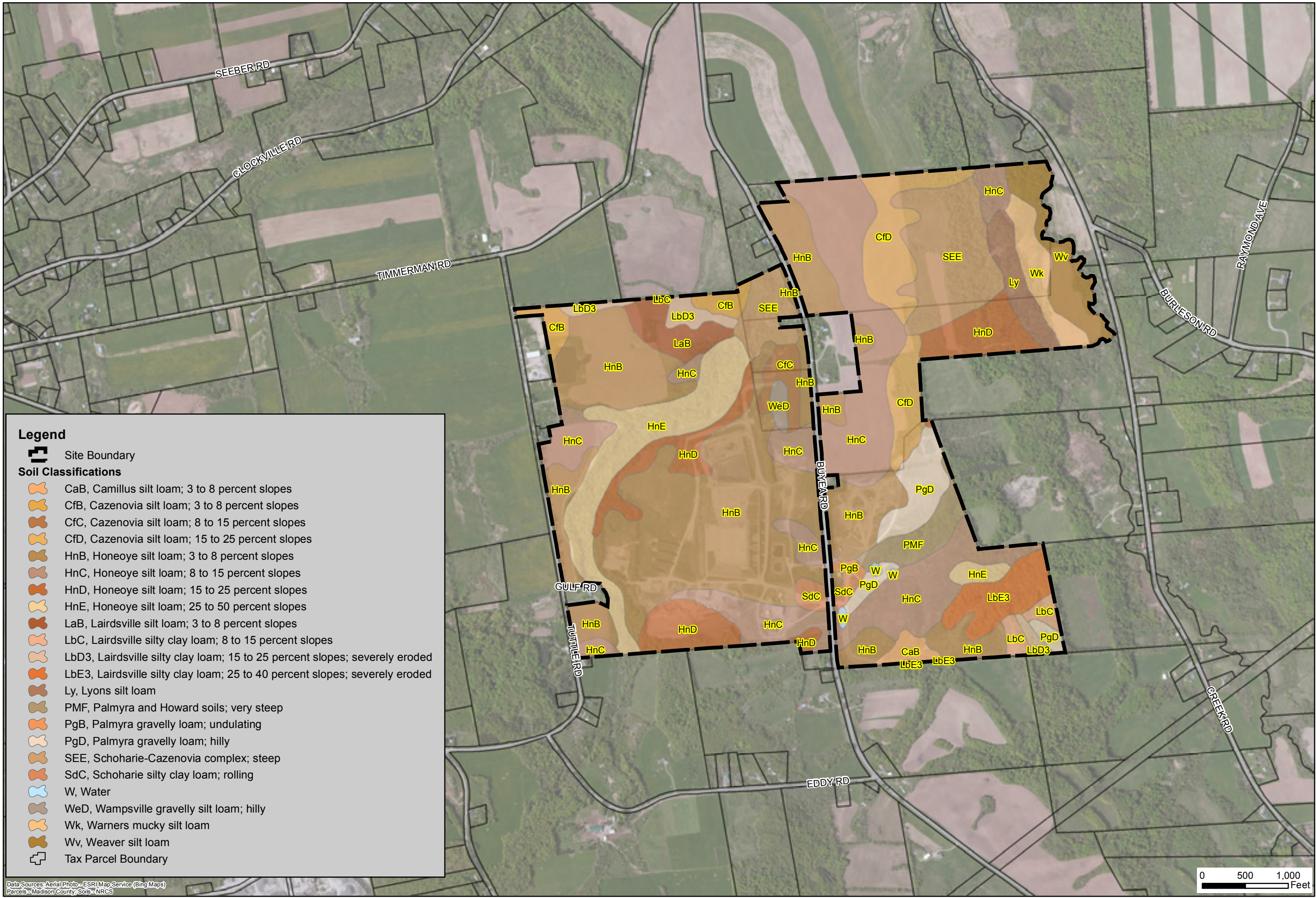
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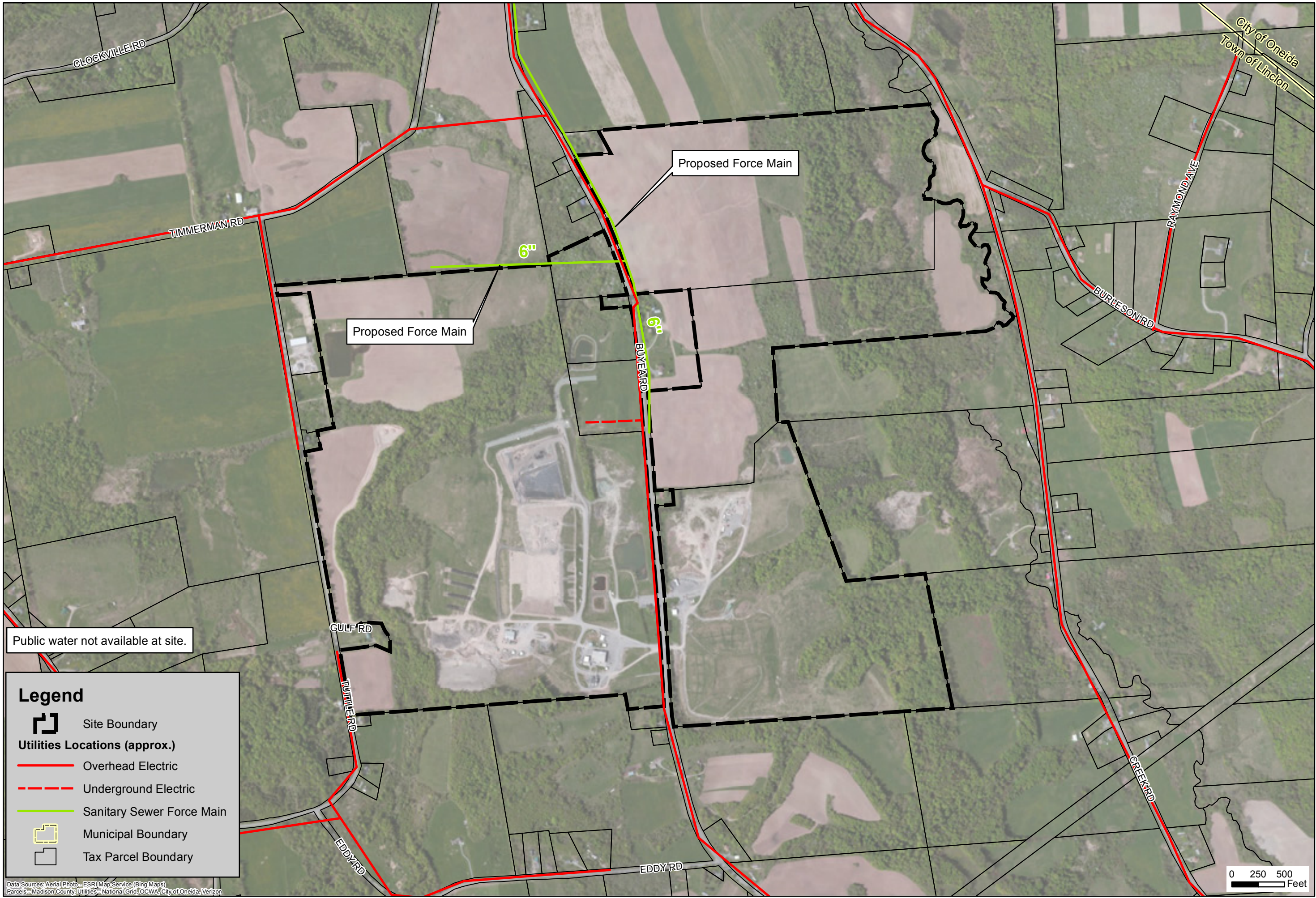
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 Site Boundary

Soil Classifications

-  CaB, Camillus silt loam; 3 to 8 percent slopes
-  CfB, Cazenovia silt loam; 3 to 8 percent slopes
-  CfC, Cazenovia silt loam; 8 to 15 percent slopes
-  CfD, Cazenovia silt loam; 15 to 25 percent slopes
-  HnB, Honeoye silt loam; 3 to 8 percent slopes
-  HnC, Honeoye silt loam; 8 to 15 percent slopes
-  HnD, Honeoye silt loam; 15 to 25 percent slopes
-  HnE, Honeoye silt loam; 25 to 50 percent slopes
-  LaB, Lairdsville silt loam; 3 to 8 percent slopes
-  LbC, Lairdsville silty clay loam; 8 to 15 percent slopes
-  LbD3, Lairdsville silty clay loam; 15 to 25 percent slopes; severely eroded
-  LbE3, Lairdsville silty clay loam; 25 to 40 percent slopes; severely eroded
-  Ly, Lyons silt loam
-  PMF, Palmyra and Howard soils; very steep
-  PgB, Palmyra gravelly loam; undulating
-  PgD, Palmyra gravelly loam; hilly
-  SEE, Schoharie-Cazenovia complex; steep
-  SdC, Schoharie silty clay loam; rolling
-  W, Water
-  WeD, Wampsville gravelly silt loam; hilly
-  Wk, Warners mucky silt loam
-  Wv, Weaver silt loam
-  Tax Parcel Boundary

Data Sources: Aerial Photo - ESRI/Map Service (Bing Maps)
Parcels - Madison County Soils - NRCS



Legend

Site Boundary

Utilities Locations (approx.)

Overhead Electric

Underground Electric

Sanitary Sewer Force Main

Municipal Boundary

Tax Parcel Boundary

Data Sources: Aerial Photo - ESRI/Map Service (Bing Maps)
Parcels - Madison County, Utilities - National Grid, OCWA, City of Oneida, Verizon

MA-10 Madison County ARE Park

Utility Locations

Madison County

New York

Date
August 2013

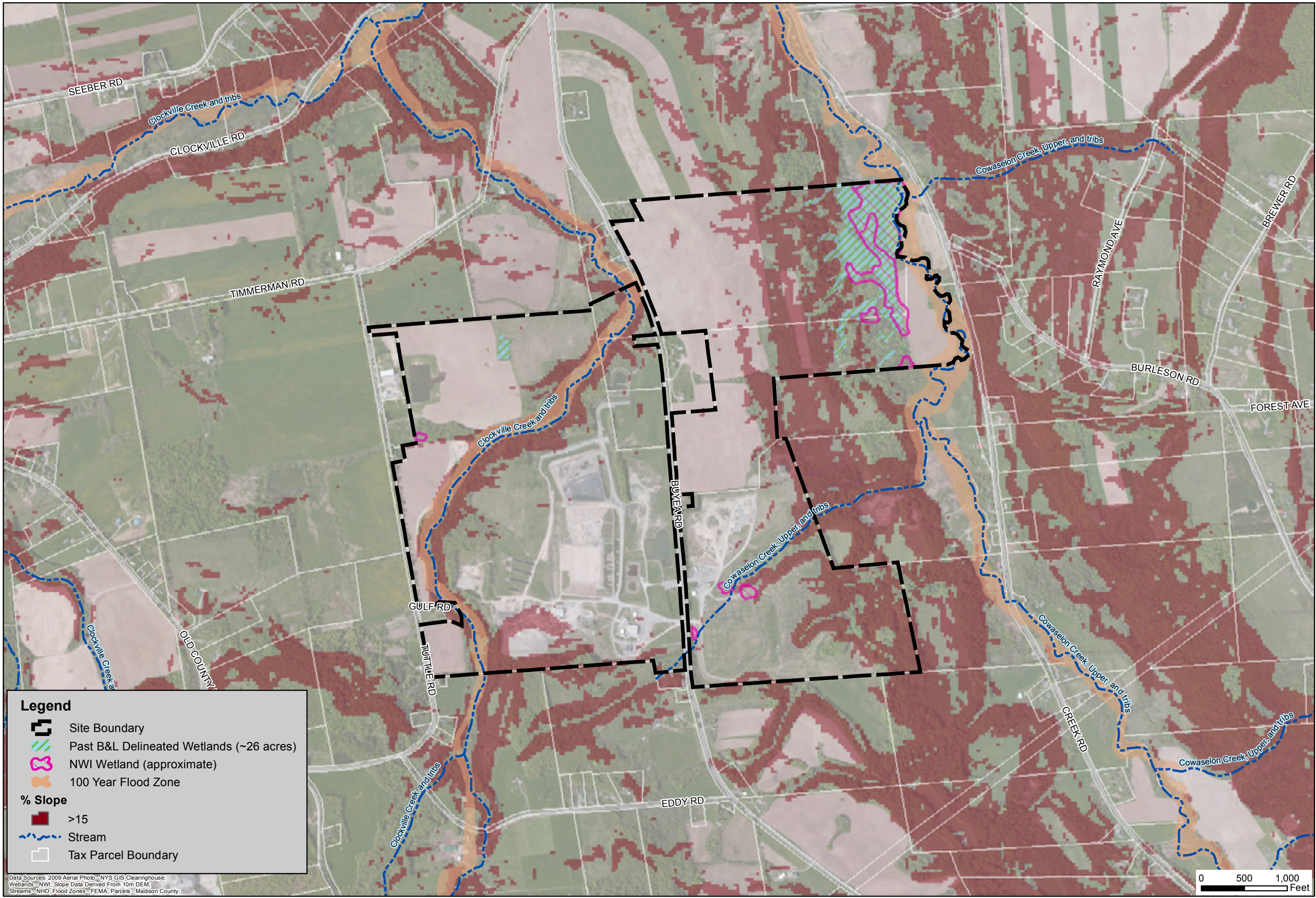
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Central New York Regional Planning & Development Board



Data Sources: 2009 Aerial Photo - NYS GIS Clearinghouse;
Wetlands - NWI; Slope Data Derived From 10m DEM;
Streams - NHD; Flood Zones - FEMA; Parcels - Madison County;

Legend

- Site Boundary
- Past B&L Delineated Wetlands (~26 acres)
- NWI Wetland (approximate)
- 100 Year Flood Zone
- % Slope**
- >15
- Stream
- Tax Parcel Boundary

nationalgrid



Development Considerations

MA-10 Madison County ARE Park

New York

Madison County



Date
August 2013

Scale
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File Number
1581.001

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Madison County ARE Park

LAND USE

Total Size (acres)	583 including landfill; approx. 295 acres outside of landfill areas	Assessed Value	Parcels are partially developed landfill plots and range from \$37,000 to \$2.14 million and 85.41 acres to 378.74 acres.
Land Use	Cleared; active and closed landfills	Adjacent Properties	Residential, agricultural, vacant/rural
Road Frontage	1750 feet on Tuttle Rd; 1450 on the west side of Buyea Rd; 4250 feet on the east side of Buyea Rd	Comments	Lands within the site boundaries will be mined for soil to a depth approx. 10 feet above bedrock. These soils will be used at the adjacent County landfill facility.

ZONING

Uses Permitted	The site is located in both the Industrial Commercial Zone (I-C) and the Agricultural Residential Zone 2 (AR-2) within the Town of Lincoln. Permitted uses in the I-C Zone include all residential, agricultural, and neighborhood commercial uses in addition to a number of industrial uses by Special Permit from the Planning Board. The AR-2 District is envisioned as mixed agricultural and residential in the interest of maintaining and enhancing open land for its aesthetic qualities and for its economic value in agricultural production. Permitted uses in AR-2 include farms and farm buildings for related agricultural activities; one and two family residential use; home occupation; mobile dwellings; one private garage; one accessory building (in addition to private garage); hobby farm use; wildlife refuges; and private stables.
Off Street Parking	Off-street parking requires a special use permit. The minimum amount required is dictated by the special use permit.
Set-backs	For commercial and industrial uses, minimum required setbacks are as follows: front - 100 ft.; side - 40 ft.; and rear - 50 ft.
Percent of Site that may be utilized	100.00%
Control of Nuisances	In all districts, any uses that endanger the health, safety or welfare of any person or persons is prohibited. Any existing uses judged to be a menace or nuisance may be cited by the land use officer upon a written complaint as provided in Section 609A of the Town of Lincoln Land Management Law. This section applies to noise, odor, dust, dirt, smoke, noxious gases, building vibrations, dangerous glare or other impairment of vision, contamination of soil and open water systems, and other physical conditions.
Height Restrictions	Commercial and industrial uses, on separate lots, have maximum structure height of 35 feet.

DEVELOPMENT IMPLICATIONS SUMMARY

Madison County ARE Park

Three developable areas reviewed for environmental parameters. The limits of these areas already considered sensitive locations such as wetlands and cultural resources when determined. The identified developable areas have limited implications from an environmental standpoint.

The site is partially zoned Industrial-Commercial (I-C) and partially Agricultural-Residential (AR-2). The I-C District permits all agricultural, residential, and neighborhood commercial uses and allows most industrial uses by special use permit. The AR-2 District is intended to preserve farming and farmhouses as a land uses, thus necessitating a variance application or a request for a zoning change.

Madison County ARE Park

TOPOGRAPHIC INFORMATION

Topography	The site topography ranges from 550 feet above mean sea level (msl) in the northeast portion of the site to 1020 feet above msl in the southwest area.
Potential Aesthetic Problems	No potential aesthetic concerns were identified for the site.
Restrictions	The eastern portion of the site exhibits very steep grades. This location, and the areas that surround the streams that run through the site, would be difficult to develop and therefore should be avoided.

SOILS

Mapping Units	The soil types mapped for the site include: HnB-Honeoye silt loam, 3 to 8% slopes (33.4% of site); HnC-Honeoye silt loam, 8 to 15% slopes (19% of site); SEE-Schoharie-Cazenovia complex, steep (7.4% of site); HnE-Honeoye silt loam, 25 to 50% slopes (6.8% of site); HnD-Honeoye silt loam, 15 to 25% slopes (6.3% of site); CfD-Cazenovia silt loam, 15 to 25% slopes (5.1% of site).
Drainage Class	Greater than 78% of the site is well drained.
Hydrologic Soil Groups	The majority (>70.6%) of the site is mapped as hydrologic soil group C.
Depth to Groundwater	The groundwater at the site ranges from 2 feet to 4.5 feet.
Permeability	The majority of soils present on-site are permeable, though local variation may occur.
Depth to Bedrock	The depth to bedrock at the site is documented as greater than 6.6 feet.
Bearing Strength	The bearing strength of the on-site soils is low, 1500 pounds per square foot per NYS Building Code based on class of materials.

Hydric Soils Present?	Though not dominant, hydric soils were identified on the site. These areas are located in the northeast portion of the site and represent less than 10% of the site acreage.	Groundwater Variation	Seasonal wetness is documented for the site.
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Hydric Inclusions in Soils?	No soil units with the potential to include hydric inclusions are mapped on the site.
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WETLANDS

Madison County ARE Park**NYSDEC Wetlands
Present?**

No NYSDEC regulated wetlands are mapped on the site. However, one wetland over 24 acres in size was delineated during fieldwork on the site. This wetland meets criteria for regulation by the NYSDEC, along with a 100-foot buffer around this wetland.

**National Wetlands
Inventory**

Four National Wetland Inventory (federal and/or state) wetlands are mapped on the site. These mapped wetlands total approximately 10 acres and are classified as having scrub-shrub, emergent, and open water covertypes.

**Wetlands Delineation
Available**

A wetland delineation was previously completed by B&L for the proposed business park site in 2009 and 2011. Two freshwater wetlands were identified, one in the north central portion of the parcel west of Buyea Road and one adjacent to Cowaselon Creek in the northeast portion of the site.

WATERS / STREAMS**Onsite NYSDEC Mapped
Streams**

Three NYSDEC mapped streams are noted within the site boundaries.

Stream Classification

The three streams represent Cowaselon Creek and one of its unnamed tributaries, and Limestone Creek. The site is located within the Oneida River Drainage Basin. Cowaselon Creek and its tributary are classified as Class C waters with C Standards, while Limestone Creek is classified as a Class C water with C(T) Standards.
Limestone Creek = C, C(T)

Flow Regime

All three mapped streams within the site boundaries have perennial flow regimes.

Other Water Resources

An outlet to the delineated wetland west of Buyea Road was documented during the wetland delineation. This outlet meets criteria for federal protection by the US Army Corps of Engineers.

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 Lincoln is not recognized as having an approved Local Waterfront Revitalization Program (LWRP).

FLOOD PLAINS**Flood Plain Information**

FEMA floodplain mapping was reviewed. 100-year floodplains follow the Limestone Creek and Cowaselon Creek channels through their whole extent within the site boundaries. No designated floodways or coastal erosion hazard areas are identified on-site.

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 Madison County: bald eagle, common tern, Henslow's sparrow, least bittern, northern harrier, pied-billed grebe, sedge wren, short-eared owl, upland sandpiper, timber rattlesnake, lake sturgeon, brook floater, Chittenango ovate amber snail, bent

Madison County ARE Park

sedge, big shellbark hickory, blue-eyed Mary, Blue-hearts, Carey's sedge, Cloud sedge, cork elm, dragon's mouth orchid, dwarf bulrush, Frank's sedge, golden-seal, gypsy-wort, lake-cress, little-leaf tick-trefoil, livid sedge, marsh arrow-grass, marsh valerian, mountain death camas, northern bog aster, northern bog violet, northern wild comfrey, ovate spikerush, pink wintergreen, purple cress, puttyroot, ram's-head ladyslipper, roseroot, rough avens, Sartwell's sedge, scarlet Indian-paintbrush, Schweinitz's sedge, sheathed pondweed, slender pondweed, small yellow ladyslipper, Small's knotweed, southern twayblade, sparse-flowered sedge, straight-leaf pondweed, striped coralroot, swamp lousewort, swamp smartweed, sweet coltsfoot, tall white aster, wild sweet-william, Wright's spikerush, yellow wild flax, creeping juniper, blunt-lobe grape fern, Hart's tongue fern, marsh horsetail, and rugulose grape fern.

US Fish and Wildlife Service (Federal Species)

Federally protected species that are reported by the U.S. Fish and Wildlife Service with the potential to be located on the site include: Chittenango ovate amber snail, Indiana bat, and American harts-tongue fern.

CRITICAL ENVIRONMENTAL AREA

Site within or near Critical Environmental Area

The site is not located within a designated critical environmental area.

CULTURAL AND HISTORIC RESOURCES

Archaeologically Sensitive Area?

The majority of the site is located within a mapped Archaeological Sensitive Area. Multiple archaeological sites have been identified within the site limits. The locations of these archaeological sites have been identified through field investigations an

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 adjacent to the site boundaries.

AGRICULTURAL

State Agricultural District

The site is not located within a state certified agricultural district.

POTENTIAL PERMIT REQUIREMENTS

Developable areas have been identified for this site through the State Environmental Quality Review Act (SEQRA) process, which included the completion of Draft and Final Generic Environmental Impact Statements.

No wetlands or streams are located within these developable areas. An Article 15 NYSDEC permit may apply if work near banks of either mapped stream is proposed. A State Pollution Discharge Elimination System Permit (NYSDEC) will also be required.

ENVIRONMENTAL IMPLICATIONS SUMMARY

Two federally regulated wetland resources are located on-site. The wetland that abuts Cowaselon Creek in the eastern portion of the site also meets state wetland criteria. These wetlands areas were considered during the SEQRA process and developable limits were created to avoid these and other culturally/archaeologically significant and sensitive areas. Development within these selected developable areas should not be hindered by any environmental implications. The ARE Park GEIS included all of the cultural or historic and threatened and endangered species habitat assessments that will be needed for future development at the Park.

Madison County ARE Park

ROADWAY

Adjacent Roadway Network

Access to the ARE Park exists via Tuttle Road and Buyea Road (CR 54). Tuttle Road is owned and maintained by the Town of Lincoln and is classified as a Local Rural Road. The section of Tuttle Road adjacent to the site has a north-south orientation. Buyea Road (CR 54) is owned and maintained by Madison County and is classified as a Minor Collector Road and also has a north-south orientation through the ARE Park site.

Traffic Count Data

The Average Annual Daily Traffic (AADT) on Buyea Road (CR 54) in 2011 was 1,251 vehicles per day consisting of local traffic, commercial trucks and agricultural vehicles. According to the traffic counts collected, 10% of the AADT is truck traffic. The AADT on Tuttle Road was 221 with less than 1% truck traffic and consisted of mostly local traffic and agricultural vehicles. A Level of Service traffic analysis was also completed in 2011 to determine the current and future use and capacity of the transportation system adjacent to the ARE Park site. Based upon New York State Department of Transportation standards, the projected Levels of Service will be acceptable for a 2031 Build Scenario for both Buyea and Tuttle Roads, thus not requiring any mitigation. Source: Traffic Impact Analysis completed by Barton & Loguidice, P.C. (B&L) - November 2011

Distance to Interstate Highway Network

For eastbound or westbound travel, the closest Interstate Access Highway is the NYS Thruway (I-90), which is approximately 7 miles north of the site to Interchange 34 (Canastota/Oneida). For northbound or southbound travel, access to I-81 is located approximately 32 miles west of the site in Syracuse, NY.

Truck Routes

The primary truck access route to the site is via Buyea Road (CR 54).

Public Transit Stop Near Site

There is no public transit currently serving the project 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.

Madison County ARE Park

Distance to Rail Siding

CSXT operates an east/west rail mainline 4 miles north of the Park. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 26 miles west from the Park in Syracuse, NY. North/South mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.

AVIATION

Nearest Commercial Airport

Syracuse Hancock International Airport is located approximately 32 miles to the west 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 60 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 Sylvan Beach, NY, approximately 11 miles north of the site.

PERMITTING

Permits

Madison County highway work permits will be required for any roadway/utility improvements proposed within the respective ROW's of County Route 54 (Buyea Road). In addition, any additional access points proposed to County Route 54 will also require a residential driveway permit approved by the Town of Lincoln.

DEVELOPMENT IMPLICATIONS SUMMARY

The ARE Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within 60 miles of the Business Park.

Madison County ARE Park

WATER SUPPLY

Public Water Supply Available at Site? No

Distance From Site (mi.) 4

System Information

Owner Onondaga County Water Authority

Source of Supply Lake Ontario

Method of Treatment Chlorine, Filtration, Fluoridation

Treatment General Comments Carbon dioxide treatment to suppress pH thereby increasing the effectiveness of chemical coagulation.

Potassium permanganate is applied seasonally to raw water for taste and odor control and to discourage the growth of zebra mussels.

Sodium hypochlorite (disinfectant) and polyaluminum chloride (coagulant)

Granular activated carbon and sand filtration

Fluoride to reduce tooth decay, sodium hypochlorite to disinfect and sodium hydroxide for corrosion control

Storage OCWA Western Reservoir (20 MG tank), OCWA Eastern Reservoirs (20 MG tank & 30 MG tank), and OCWA Canastota Tank (1.0 MG tank)

System Capacity

System Capacity (gpd) 70,000,000

System Average Daily Demand (gpd) 38,220,000

System Peak Daily Demand (gpd) 50,460,000

Available System Capacity (gpd) 19,540,000

Capacity "Bottlenecks" None

Site Specific Details

Is Site in Existing Water District No Water district is currently in formation stage

Size of water main at site (in) N/A

Madison County ARE Park

Available Capacity at site (gpd)	0	Additional 1.75 MGD is available to the area if OCWA Interconnection Project is completed in the Village of Cleveland on the north shore of Oneida Lake. Project currently in planning phase with no source of funding.
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Pressure at site (psi)	N/A
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Have any flow tests been performed near site recently?	No
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Other Details

User charges and water rates	For commercial/light industrial - base rate of \$2.76 per 1,000 gallons. Quarterly meter fees range from \$23 (5/8" meter) to \$2,875 (10" meter). Refer to http://www.ocwa.org/pay-your-bill/rate-calculator/ for additional information.
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Future upgrades planned	250,000 gallon storage tank at site and booster pump station in Canastota, NY to be installed by Madison County. Project is currently pursuing funding
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Future demands known at this time	None
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General Comments	OCWA purchases water wholesale from the Metropolitan Water Board. Through a 54-inch transmission main from Lake Ontario, the MWB system has the capacity to sustain production of up to 60 million gallons/day and store in excess of 110 million gallons of water for emergencies, including fire protection and periods of drought.
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Summary	Water is currently unavailable at the site. Madison County is proceeding with a capital project to bring public water to the site.
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Contact Notes	Patrick Sherlock - OCWA (315-455-7061); OCWA 2012 Annual Water Quality and Water Supply Statement; Michael Parker - Barton & Loguidice, P.C. (315-457-5200)
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SEWER COLLECTION SYSTEM

Public Sewer Available at Site?	No
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Distance from site (mi.)	3
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System Information

Owner	City of Oneida
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System Capacity

Collection System Description and Capacities	Two wet wells would serve the ARE Park to convey wastewater through a 6-inch force main to the City of Oneida.
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Madison County ARE Park

The City has indicated that their existing collection and pumping facilities have sufficient excess capacity to accept wastewater flows from the ARE Park.

Collection System "Bottlenecks" None reported

Collection System Wet-Weather Issues None reported

Moratorium on New Users No

Site Specific Details

Site in existing sewer district No A new district would be created under a future project.

Size of sewer main at site (in) 6

Available capacity of sewer main at site (gpd) 200,000

Other Details

Sewer User Charges \$5.50 per quarter plus \$2.50 per 100 cubic feet of water metered consumption. The city also uses an Industrial Sewer Use Formula for industrial users that is based on the concentration of solids in the user's wastewater discharge.

Future Upgrades Planned Barton & Loguidice, P.C. prepared a basis of design report for Madison County in August 2011. The proposed project would deliver sewer service to the ARE Park and adjacent landfill, through a 6-inch force main.

Future Demands Known at this Time None

Storm Sewers

Storm sewers available at site No

Site within MS4 Area No

Summary

Collection System Comments Should the Madison County project be constructed as currently designed, sewer lines would have to be extended into the park and connected to the two proposed wet wells.

Sewer Summary Public sewer is not currently available at the site. Under a proposed Madison County project, public sewers would be brought to the site.

Madison County ARE Park

RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

Owner / WWTP Name

City of Oneida / Wastewater Treatment Plant

Description of Treatment Processes

Primary and secondary clarification, aeration, and chlorination are used for treatment. Anaerobic digestion is used for solids handling.

Treatment Plant Capacity Details

WWTP Average Daily Design Flow (mgd)

3.75

WWTP Current Avg Daily Flow, Annual (mgd)

2.5

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

2.7

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

1.3

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

4.3

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

1.05

SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)		2.09	N/A
Nitrogen	NH3 - 3.5 mg/l (Jun to Oct) 7.4 mg/l (Nov to May); Nitrate - 20 mg/l	TKN - 6.59 mg/l; NH3 - 3.49 mg/l; Nitrate - 8.57 mg/l	Nitrate - 11.43 mg/l
Phosphorous	None	0.33 mg/l	N/A
BOD Monthly Avg	25 mg/l & 782 lb/day	5.0 mg/l & 110.7 lb/day	20 mg/l & 671.3 lb/day
BOD 7 Day Avg	40 mg/l & 1251 lb/day	8.06 mg/l & 181.3 lb/day	31.49 mg/l & 1069.7 lb/day
TSS Monthly Avg	30 mg/l & 938 lb/day	6.49 mg/l & 111.1 lb/day	23.51 mg/l & 826.9 lb/day
TSS 7 Day Avg	45 mg/l & 1407 lb/day	13.29 mg/l & 242.4 lb/day	31.71 mg/l & 1164.6 lb/day
Settleable Solids Daily Max	0.1 ml/l	1.25 ml/l	-1.15 ml/l
pH	6.5 to 8.5 Range	7.7	N/A
Other			

Madison County ARE Park

SPDES Limit Excursions (past three years)

Oxygen demand in summer months; DO in Mar '10;
Settleable Solids in Jul '10 and Feb '11; NH3 in Jan '10 and
Jun '11; Coliform in May '11

Other Details

Future Upgrades Planned

No

Future Demands Known at
This Time

None

Moratorium on New Users

No

Treatment Plant Summary

WWTP Summary

The WWTP was constructed in 2008. Various SPDES permit excursions have occurred, however they have only occurred at concentration limits (mg/l) and not pounds per day limits. The plant should be capable of accepting sewage from the ARE Park.

Contact Notes

Michael Parker - Barton & Loguidice, P.C. (315-457-5200), Madison County Landfill Sewer Facilities Basis of Design Report, dated August 2011 and prepared for the Madison County Department of Solid Waste by Barton & Loguidice, P.C.

ELECTRIC

Provider

National Grid

3 Phase Voltage (V)

7.62kV (Overhead) / 480 (Underground) / 115kV (Overhead)

3 Phase Proximity to Site

Adjacent

Single Phase Voltage (V)

N/A

Single Phase Proximity to Site

N/A

Comments

National Grid provides overhead electric lines along Buyea Road & Creek Road. In addition, a 480V underground electric line is supplied to the Park from Buyea Road. There is a 115kV line less than one mile from the Park.

GAS

Provider

National Grid (assumed)

Type

Natural Gas

Madison County ARE Park

Proximity to Site	Outside of available mapping; location to be determined.
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Pipe Size (in)	Not available
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Pressure (psi)	Not available
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Comments	
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TELECOMMUNICATIONS

Provider	Verizon
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Proximity to Site	Adjacent
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Comments	
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INTERNET

Provider	Verizon
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Proximity to Site	Adjacent
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Comments	
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DEVELOPMENT IMPLICATIONS SUMMARY

Water - public water is not currently available at the site

Sewer - public sewer is not currently available at the site

A renewable source of power and thermal energy is available on site from an operating landfill gas to energy facility; energy delivery and purchase terms would be negotiable.