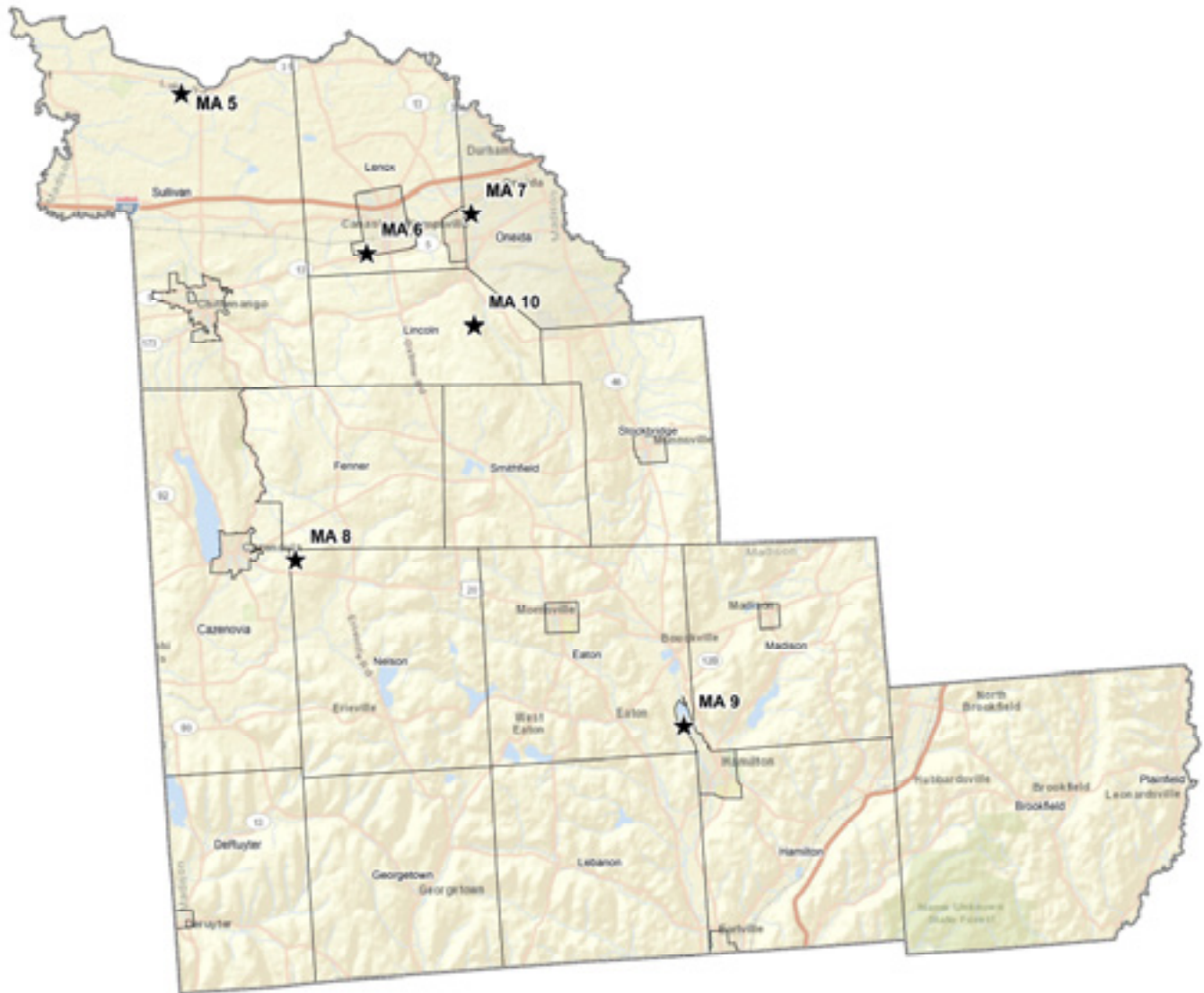


MADISON COUNTY



- 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

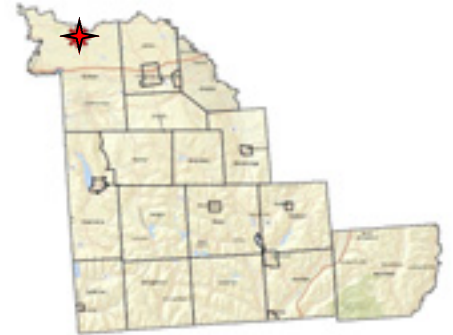


Central New York Regional Planning and Development Board

Harbor Lights Business Park

NYS Route 31 and Lakeport Road

TOWN OF SULLIVAN, MADISON COUNTY



Site Profile Characteristics

Site Address

- 2783 State Route 31, Sullivan, New York 13037

Property Description

- The 163-acre Business Park (the Park) is located at the southwest quadrant of the intersection of NYS Route 31 and Lakeport Road in a rural section of the Town of Sullivan, NY along the southern shores of Oneida Lake.
- The Town of Sullivan Development Corp. is the major landowner in the Park, controlling 149 of the 163 acres.
- Hulchanski Real Estate, LLC is the only tenant in the Park.

Land Use

- The Park consists of light industrial and vacant parcels with intermittent shrub overgrowth.
- The adjacent land use is a mixture of single-family residences, light commercial uses, auto-related businesses and agricultural enterprises.
- Harbor Lights Marina located immediately to the north of the Park, across NYS Route 31.

Zoning

- Zoning in the Park is the Town of Sullivan's *Oneida Lake Planned Development District*.
- Permitted uses include light manufacturing, business and professional offices, and other uses approved by the Town's Planning Board on a case-by-case basis.
- Local development permits/approvals include Sullivan Planning Board Site Plan approval, Town Board approval, and Madison County Dept. of Health approval.

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

Sullivan Development Corp.
7507 Lakeport Road
Chittenango, NY 13037
1-315-687-9190

Harbor Lights Business Park provides "walk to work" opportunity in a planned community

Offering "shovel ready" sites on 163 acres.

Close proximity to major interstate highways, rail, and air transportation

Harbor Lights Business Park

NYS Route 31 and Lakeport Road
TOWN OF SULLIVAN, MADISON COUNTY



Property Tax Assessments

- The five undeveloped parcels within the Park range from 1.2 to 48.9 acres in size with assessed values that range from \$25,200 to \$140,200.

Topography

- Generally, the Park is primarily flat with slopes between 3% and 8%.
- Site elevation ranges from 390 feet along the northwestern portion of the Park to its highest elevation of 395 feet at the southeastern portion of the Park.

Hydrologic Characteristics

- The Park is located approximately 1300 feet south of Oneida Lake., across NYS Route 31.
- Black Creek runs through the southern portion of the Park.
- Groundwater migrates away from the Park and into Oneida Lake and tributaries located northeast of the Park.
- Water table within the Park perched at 1.5 to 2 feet.
- On-site soils fall within hydrologic groups B, C and D.
- Depth to bedrock is generally greater than 5 feet.
- Permeability is low and bearing strength for structures is low to moderate.

Environmental Site Assessment Summary

- Approximately 11.86-acres of wetlands were previously delineated within the Park.
- The Park is not located within or near a Significant Coastal Fish and Wildlife Habitat.
- The Park is not located within a 100-year floodplain area.
- The Park is not located within a designated critical environmental area.
- Federally protected species with potential to be located within the Park include: Chittenango Ovate Amber Snail, Indiana Bat, and American hart's-tongue fern.
- A culturally sensitive site was identified in the north-west corner of the Park and identified as an area to be protected from development.
- The Park is not located within a State certified agricultural district.

Harbor Lights Business Park

NYS Route 31 and Lakeport Road

TOWN OF SULLIVAN, MADISON COUNTY



Transportation and Site Access

- Existing roadway access into the Park is from NYS Route 31 with additional road frontage provided along Lakeport Road.
- Interstate access to NYS I-90 (Thruway) is 12 miles to the south for both Exit 34 (Canastota/Oneida) and Exit 34A (Syracuse/Chittenango).
- I-81 is approximately 13 miles to the west along NYS Route 31 at Exit 30.
- CSX operates an east-west rail mainline 4 miles south of the Park.
- The Syracuse Rail Yard and Intermodal Terminal is located 13 miles southwest of the Park in Syracuse, NY.
- Port of Oswego is approximately 48 miles northwest of the Park along the southern shore of Lake Ontario in the City of Oswego.
- Syracuse Hancock International Airport is approximately 15 miles to the west centrally located in Onondaga County.

Utilities

Municipal Water Supply

- Public water supply is provided directly to the Park via a 12" water main along NYS Route 31.
- Onondaga County Water Authority (OCWA) has capacity to provide 400,000 gallons per day with a pressure of approximately 86 psi to the Park.

Municipal Sewer

- Public sewer is provided directly to the Park via an 8" gravity line that extends across and along NYS Route 31. Sewage is treated at the Village of Sylvan Beach's East Oneida Lake Water Pollution Control Plant (WWTP).
- The WWTP is functioning well and consistently meets SPDES permit parameters. The WWTP has 1.4 million gallons per day of available capacity.
- The available capacity of the sewer main at the Park is 7,600 gallons per day.
- Currently there are no storm sewers serving the Park.

Electric Service

- National Grid provides electric services directly to the Site via overhead and underground lines along NYS Route 31.
- An electrical substation is located approximately 4 miles to the south of the Park.

Natural Gas

- The Park is directly served by a 4" National Grid distribution line along NYS Route 31.

Telecommunications

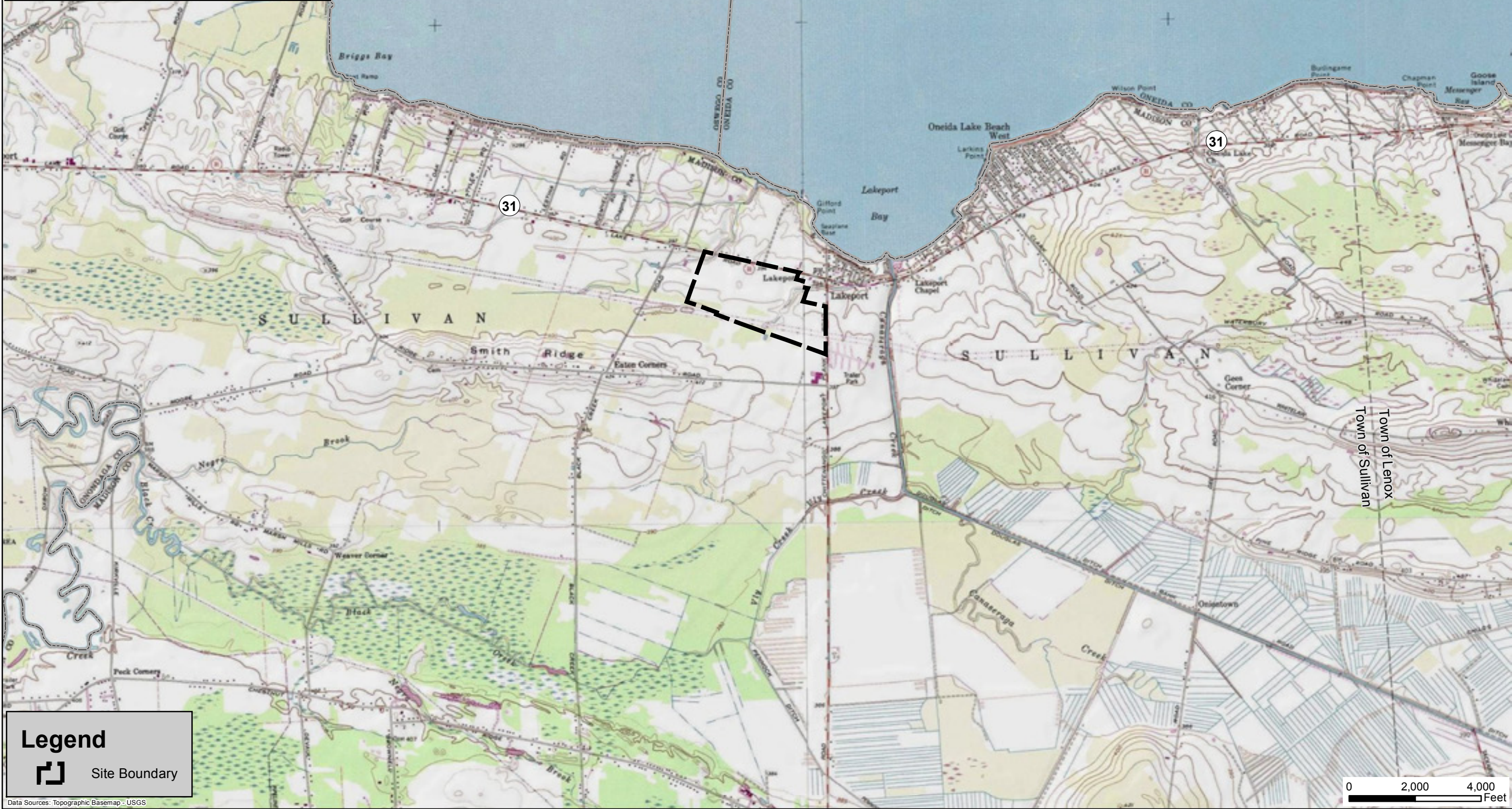
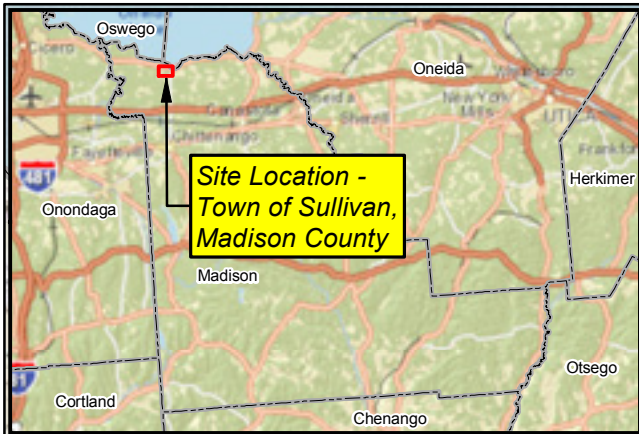
- Verizon provides telephone and internet services directly to the Park. Location data not available without further study.

Site MA-5: Harbor Lights Business Park Site Layout Plan



Site Layout Features

- ◆ Subdivision of 11 building lots between 8-15 acres per lot.
- ◆ Retain existing access into the Harbor Lights Business Park with additional proposed entrance of Lakeport Road.
- ◆ Between 50,000-300,000 SF of building space that could include light industrial, manufacturing, office, retail, and professional service uses.
- ◆ Minor impacts to existing wetland to extend internal road network for access off Lakeport Road. Federal wetlands permit would be required.
- ◆ Preservation of existing woodland areas where possible.
- ◆ Low permeability on site will impact stormwater management design solutions
- ◆ Proposed stormwater management areas to collect and treat runoff from developed sites in the Park.
- ◆ Ample space to accommodate parking on site (1 space per 2 employees)



Legend



Site Boundary

Data Sources: Topographic Basemap - USGS

nationalgrid



MA-5 Harbor Lights Business Park

Area Location Map

Madison County 2783 State Route 31 Sullivan, NY 13037 New York



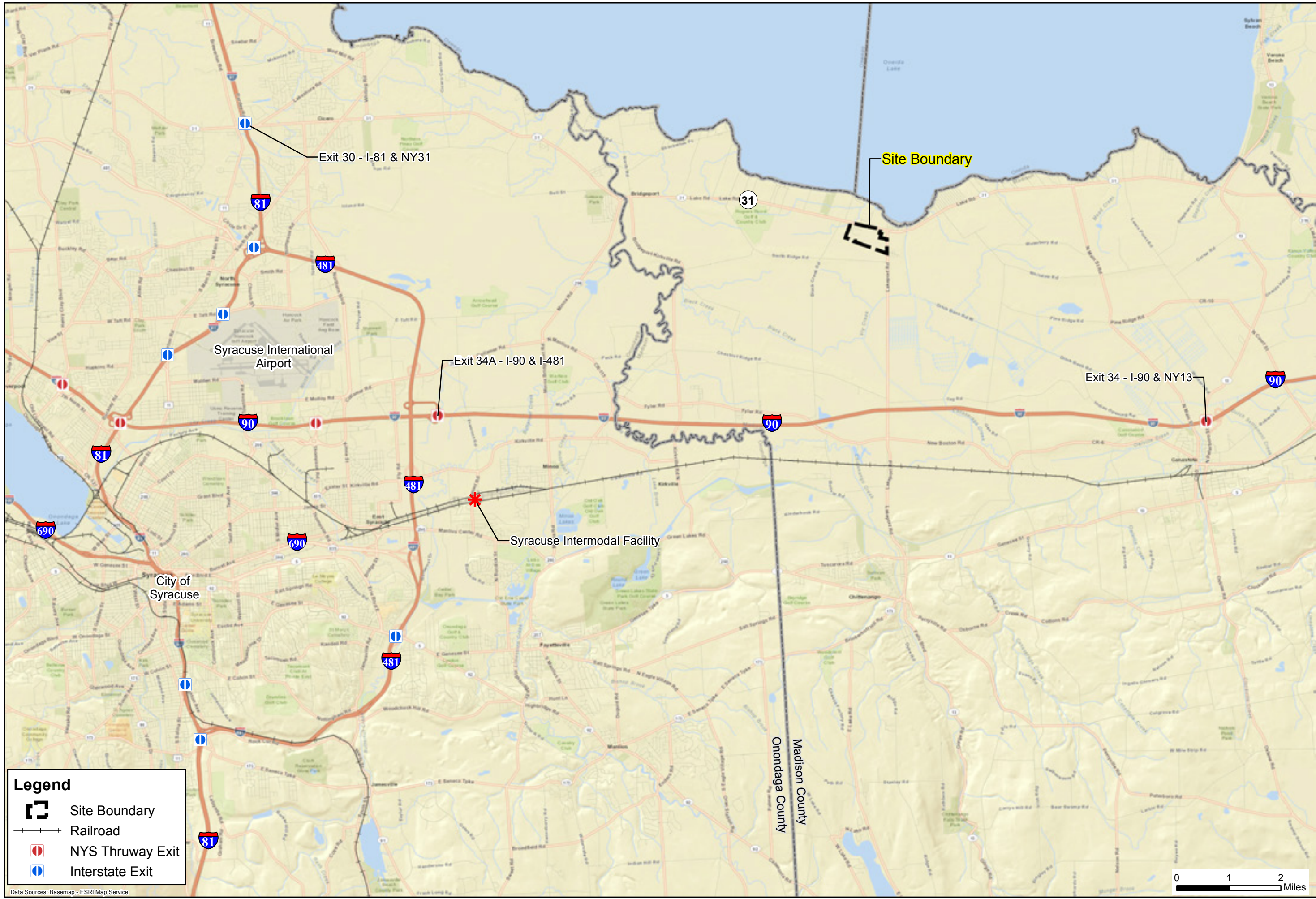
Date
August 2013

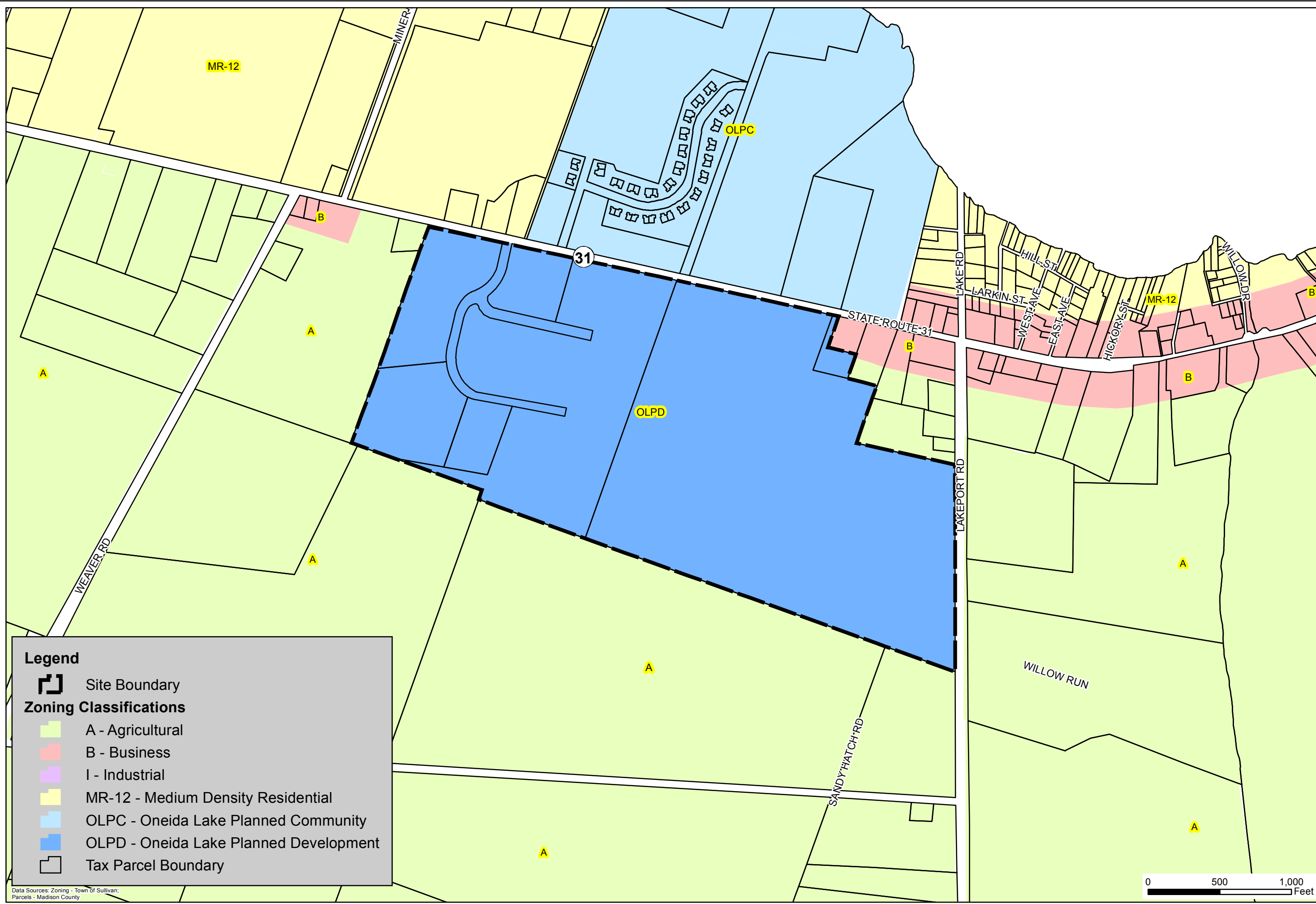
Scale
As Shown

Figure Number
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

Zoning Classifications

A - Agricultural

B - Business

I - Industrial

MR-12 - Medium Density Residential

OLPC - Oneida Lake Planned Community

OLPD - Oneida Lake Planned Development

Tax Parcel Boundary

Data Sources: Zoning - Town Of Sullivan;
Parcels - Madison County

MA-5 Harbor Lights Business Park

Madison County

New York

Date
August 2013

Scale
As Shown

Figure Number
4

File Number
1581.001

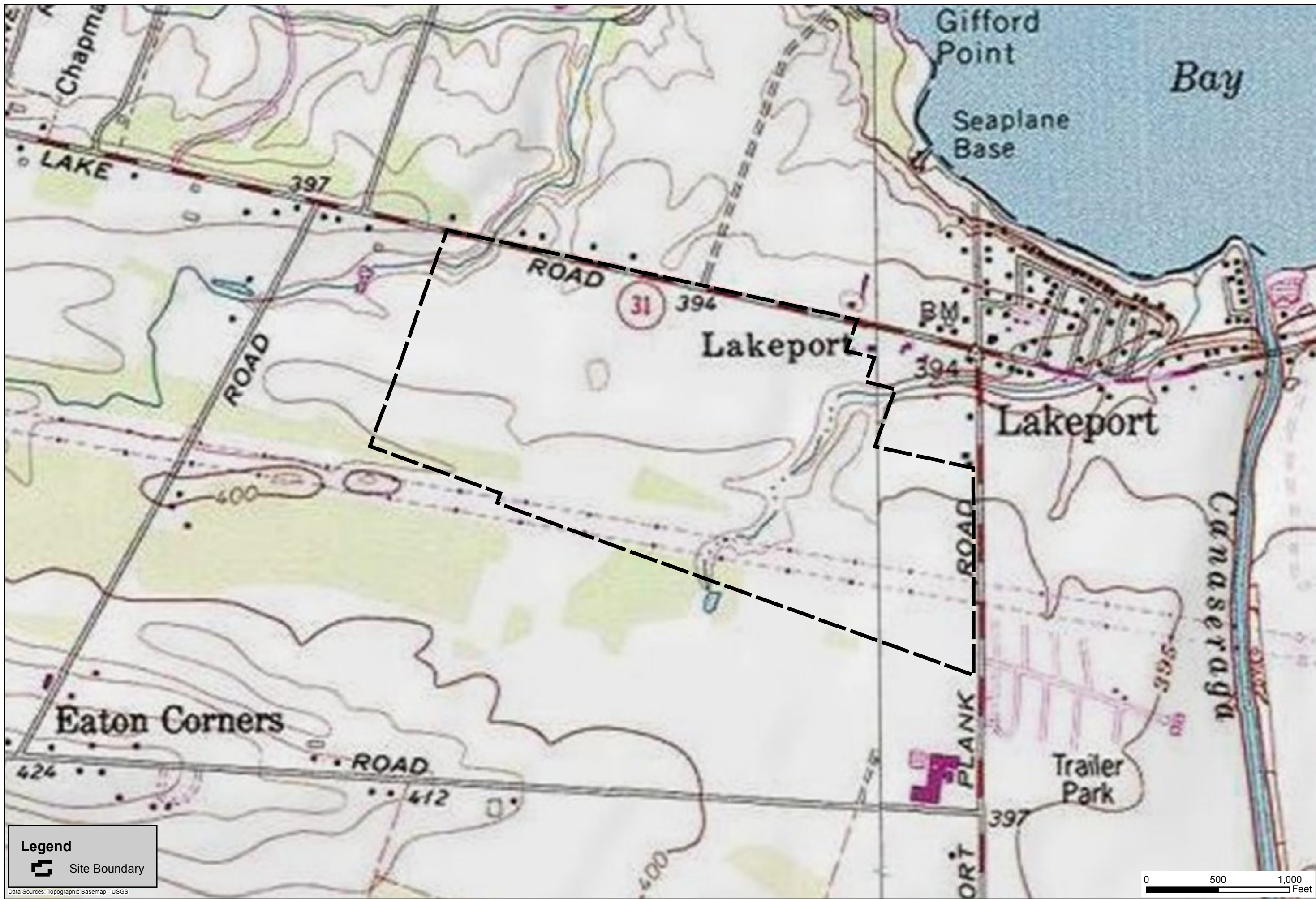
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MA-5 Harbor Lights Business Park

Madison County

New York

Zoning



Legend
Site Boundary

Data Sources: Topographic Basemap - USGS

nationalgrid



Barton
& Loguidice, P.C.

MA-5 Harbor Lights Business Park

Site Topography

New York

Madison County



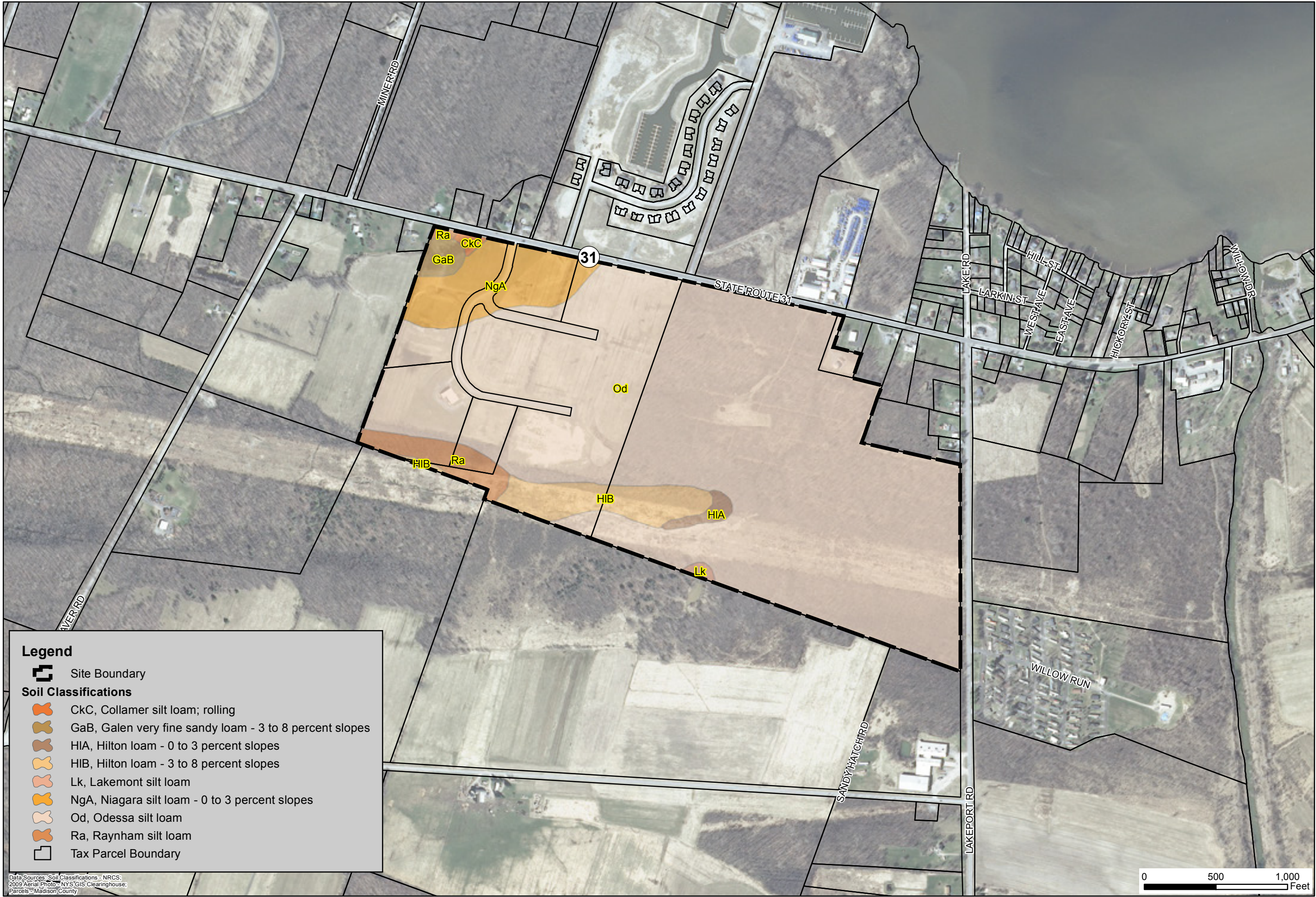
Date
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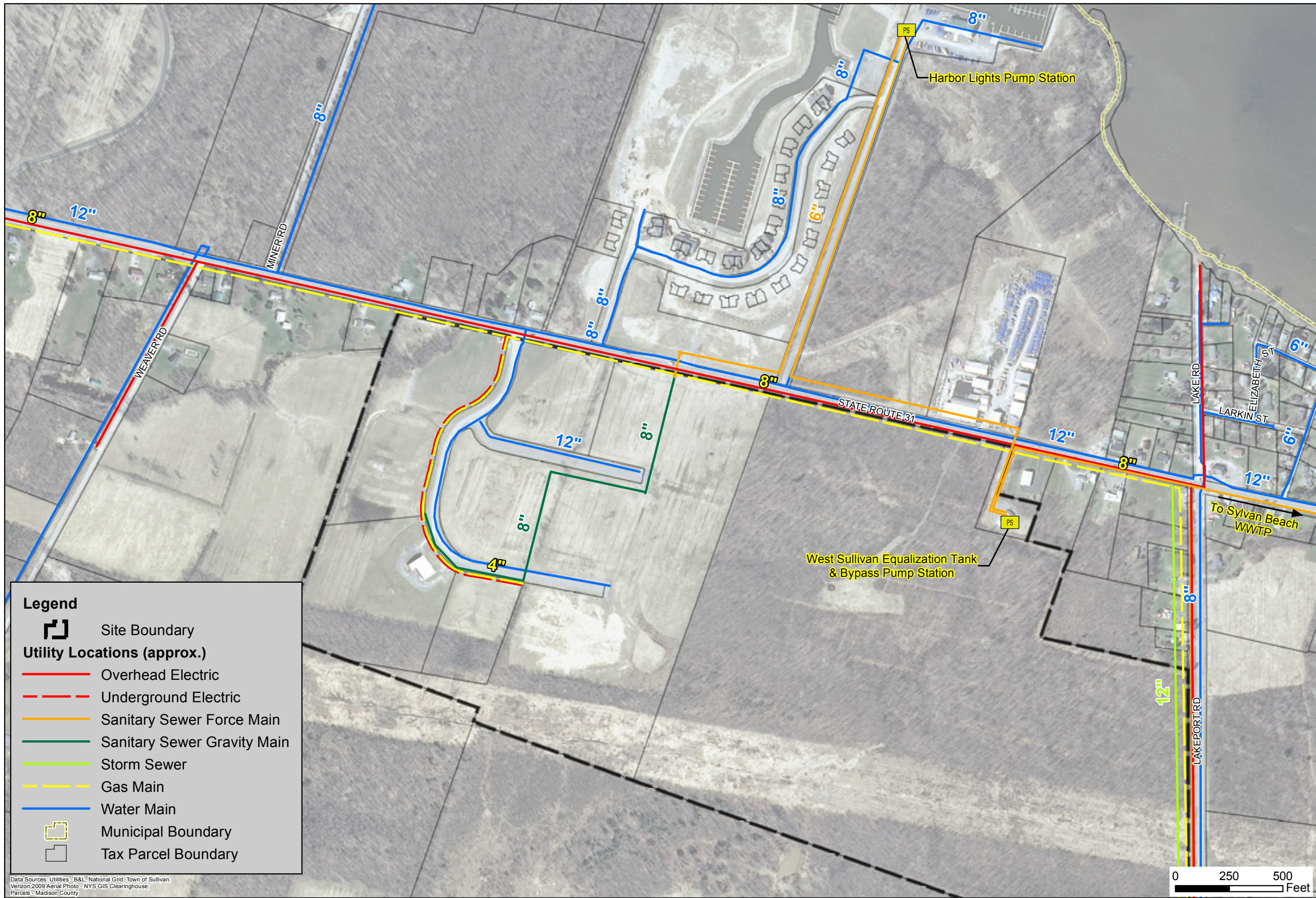
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File Number
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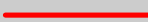


Legend




Site Boundary

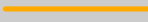
Utility Locations (approx.)



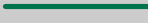
Overhead Electric




Underground Electric




Sanitary Sewer Force Main




Sanitary Sewer Gravity Main




Storm Sewer




Gas Main



Water Main



Municipal Boundary



Tax Parcel Boundary

Data Sources: Utilities - B&L, National Grid, Town of Sullivan,
Verizon; 2009 Aerial Photo - NYS GIS Clearinghouse;
Parcels - Madison County



Central New York Regional Planning & Development Board



MA-5 Harbor Lights Business Park

Utility Locations

New York

Madison County



Date

August 2013

Scale

As Shown

Figure Number

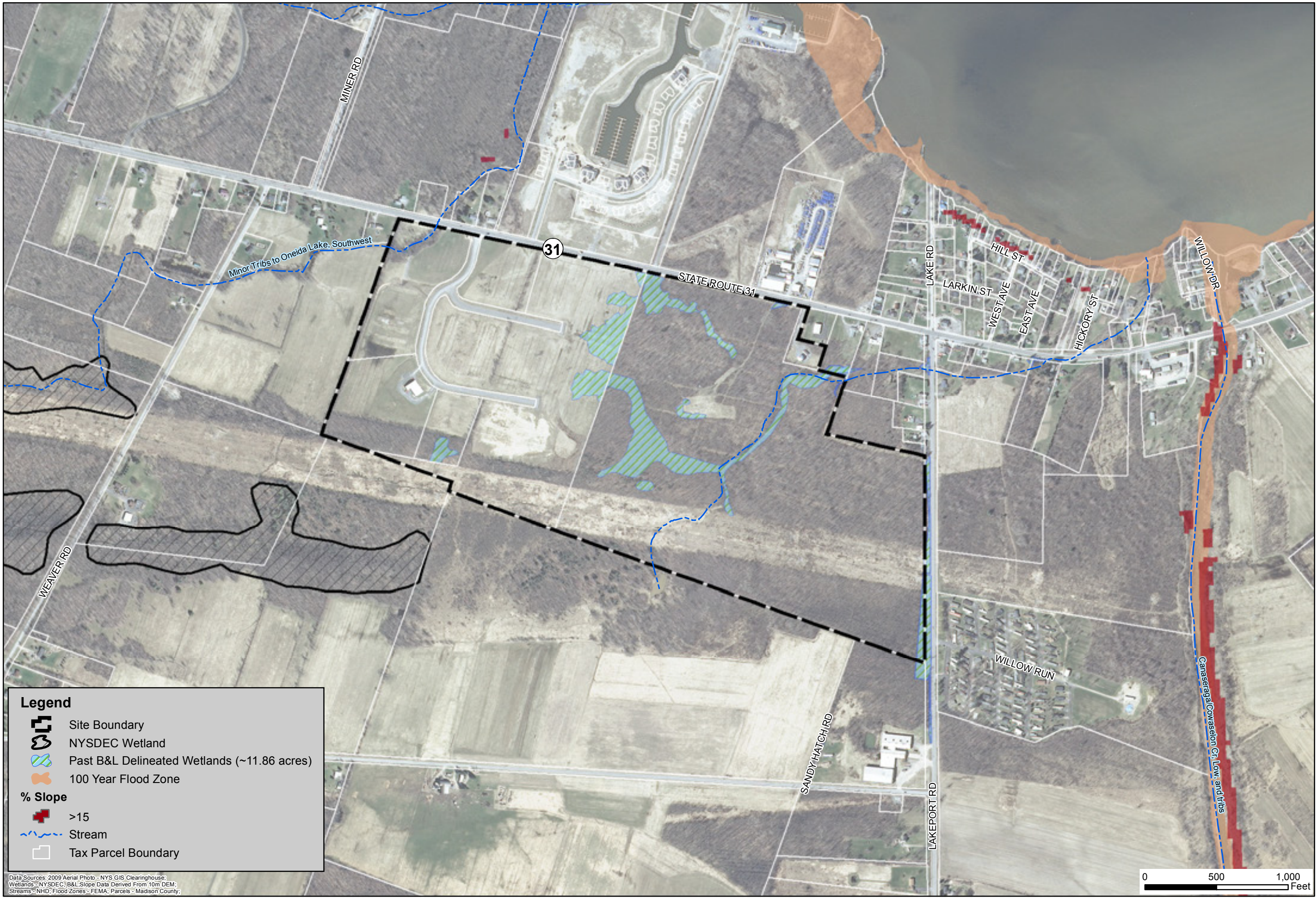
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File Number

1581.001

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herein contained.





Legend

Site Boundary

NYSDEC Wetland

Past B&L Delineated Wetlands (~11.86 acres)

100 Year Flood Zone

% Slope

>15

Stream

Tax Parcel Boundary

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

MA-5 Harbor Lights Business Park

Development Considerations

Madison County

New York

Date
August 2013

Scale
As Shown

Figure Number
8

File Number
1581.001

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FILE: 1581.001.001.DWG PROJECT: MA-5 HARBOR LIGHTS BUSINESS PARK PLANNING & DEVELOPMENT BOARD

Harbor Lights Business Park

LAND USE

| | | | |
|--------------------|---|---------------------|---|
| Total Size (acres) | 163 acres | Assessed Value | The 5 undeveloped parcels on the site range from \$25,200 to \$140,200 and 1.23 acres to 48.96 acres. |
| Land Use | Light industrial, Vacant with intermittent shrub overgrowth | Adjacent Properties | Residential, abandoned agricultural, vacant |
| Road Frontage | 2875 feet on NY-31, 1400 feet on Lakeport Rd in addition to internal access from NYS Route 31 to Enterprise Blvd. | Comments | Approximately 56 acres cleared, remaining is forested or part of utility ROW - 1 business sited at park - internal access roads constructed and main access off SR 31 |

ZONING

| | |
|--------------------------------------|---|
| Uses Permitted | This site is zoned "Oneida Lake Planned Development" - a planned development district that permits light manufacturing, business and professional offices, and other uses approved by the Town Planning Board. |
| Off Street Parking | Off-street parking requirements are at the discretion of the Planning Board. |
| Set-backs | The minimum setback of a building from an adjacent District boundary for any manufacturing, other industrial, research or business use shall be 150 feet unless specifically waived or varied by the Planning Board. District boundary setbacks for other permitted uses shall be determined by the Planning Board in accordance with the stated purpose of the Planned Development District. |
| Percent of Site that may be utilized | 100.00% |
| Control of Nuisances | Appropriate natural screening and buffering, such as plantings, shall be required to minimize, among other things, the adverse visual impact of the intended use. |
| Height Restrictions | The maximum building height for the planned development district is 30 feet above grade, but it may be raised at the discretion of the Planning Board. |

DEVELOPMENT IMPLICATIONS SUMMARY

Permitted uses within the Town of Sullivan's zoning code would accommodate the typical light industrial and manufacturing uses in addition to office, retail uses, etc. Coverage requirements allow for full build-out of lots and are reviewed by the Town's planning board on a site by site basis.

Harbor Lights Business Park

TOPOGRAPHIC INFORMATION

| | |
|------------|--|
| Topography | The majority of the site lies between 390-395 feet above mean sea level. |
|------------|--|

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|------------------------------|---|
| Potential Aesthetic Problems | No potential aesthetic concerns were identified for the site. |
|------------------------------|---|

| | |
|--------------|---|
| Restrictions | No topographic restrictions were identified for the site. |
|--------------|---|

SOILS

| | |
|---------------|---|
| Mapping Units | The soil types mapped for the site include: Od - Odessa silt loam (dominant - >80% of site), Ra - Raynham silt loam, HIB - Hilton loam, 3-8% slopes, NgA - Niagara silt loam, 0-3% slopes |
|---------------|---|

| | |
|----------------|---|
| Drainage Class | The soils mapped by the NRCS for the site include the following drainage classes: somewhat poorly drained, poorly drained, and moderately well drained. |
|----------------|---|

| | |
|------------------------|---|
| Hydrologic Soil Groups | The hydrologic soil groups mapped for the site include B, C, and D. |
|------------------------|---|

| | |
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| Depth to Groundwater | The groundwater at the site is perched at 1.5 to 2 feet (Madison County Soil Survey). |
|----------------------|---|

| | |
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| Permeability | The dominant site soil, Odessa silt loam, is characterized as having moderately slow permeability at the surface, slow or very slow permeability in the subsoil, and very slow permeability in the substratum. |
|--------------|--|

| | |
|------------------|--|
| Depth to Bedrock | The depth to bedrock at the site is documented as >5 feet in the Madison County Soil Survey. |
|------------------|--|

| | |
|------------------|---|
| Bearing Strength | The bearing strength of the dominant site soil, Odessa silt loam, is low. |
|------------------|---|

| | | | |
|-----------------------|--|-----------------------|---|
| Hydric Soils Present? | Hydric soils were identified on the site: Lakemont, Niagara, and Odessa oil series. A very small portion of Lakemont silt loam (Lk) is mapped along the southern boundary of the site. Odessa silt loam is the dominant mapped soil on the site. | Groundwater Variation | Seasonal wetness is documented for the site (Madison County Soil Survey). |
|-----------------------|--|-----------------------|---|

| | |
|-----------------------------|--|
| Hydric Inclusions in Soils? | No dominant mapped soil units are recognized as having the potential to include hydric inclusions. |
|-----------------------------|--|

WETLANDS

Harbor Lights Business Park

| | |
|--------------------------------|---|
| NYSDEC Wetlands Present? | No NYSDEC regulated wetlands are mapped on the site. The closest state protected wetland, CL-2, is located approximately 350 feet to the south-west of the site. |
| National Wetlands Inventory | Three National Wetland Inventory (federal and/or state) wetland polygons are mapped wholly or partially on the site. These three wetlands are classified as having palustrine scrub-shrub covertypes. |
| Wetlands Delineation Available | A wetland delineation was previously completed by B&L for the proposed business park site before 2005. Additional areas were delineated along SR 31 and Lakeport Road around 2005 as part of Bridgeport Sewer District. Approximately 11.86 acres of wetlands were previously delineated on the site. |

WATERS / STREAMS

| | |
|------------------------------|---|
| Onsite NYSDEC Mapped Streams | Two NYSDEC mapped streams exist within the site boundaries. |
| Stream Classification | Both of the mapped streams represent unnamed tributaries of Oneida Lake. The site is located within the Oneida River Drainage Basin. Both streams drain to the north-east and are classified as Class C waters with C Standards. |
| Flow Regime | Both mapped streams have perennial flow regimes. |
| Other Water Resources | Oneida Lake is located approximately 1300 feet from 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 Sullivan is not recognized as having a Local Waterfront Revitalization Program (LWRP). |

FLOOD PLAINS

| | |
|-------------------------|---|
| Flood Plain Information | FEMA floodplain mapping was reviewed. The site is not located within a 100-year floodplain area, a designated floodway, or a coastal erosion hazard area. |
|-------------------------|---|

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 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, |
|---|---|

Harbor Lights Business Park

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-lobed 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, American hart's-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?

Approximately 70% of the site is located within an Archaeological Sensitive Area. A sensitive cultural site was identified in the north-west corner of the site on project design mapping from 2002 with the note that development would avoid this area.

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

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

POTENTIAL PERMIT REQUIREMENTS

Section 404 Clean Water Act Nationwide or Individual Permit (US Army Corps of Engineers)

Section 401 Water Quality Certification (NYSDEC)

State Pollutant Discharge Elimination System permit (NYSDEC)

ENVIRONMENTAL IMPLICATIONS SUMMARY

The federal jurisdictional determination (JD) for the on-site wetlands has likely expired. A re-delineation of existing on-site wetlands will be needed prior to additional facilities building at the site. Any impacts to federally regulated wetlands in the future will require a permit and review from the US Army Corps of Engineers. Depending on the amount of impact, wetland mitigation may be required (mitigation requirements generally kick-in when greater than 0.10-acres of wetland are permanently disturbed). Wetland impact totals will be tied to the site as a whole and will not be permitted separately for each prospective tenant. Because a site delineation has not been completed for a number of years, more wetland acreage may be present at the site than what the mapping displays. The north-west corner should also be avoided due to the

Harbor Lights Business Park

presence of a culturally sensitive site and the location of a mapped stream. 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.

Harbor Lights Business Park

ROADWAY

Adjacent Roadway Network

NYS Route 31 (Lake Road) runs adjacent to the Harbor Lights Business Park along the northern boundary of the site servicing east-west traffic. Direct access to NYS Route 31 has already been established for a majority of the parcels present. In addition, Lakeport Road (County Route 3) runs along the eastern boundary of the business park site and services north-south traffic. No access has been established to Lakeport Road from the site to date. The NYSDOT has classified NYS Route 31 as a Rural Minor Arterial and Lakeport Road as a Rural Major Collector. NYS Route 31 falls under the jurisdiction of the NYS Department of Transportation and Lakeport Road under Madison County.

Traffic Count Data

The Average Annual Daily Traffic (AADT) counts from the NYS Department of Transportation are as follows:
On Lakeport Road (CR 3) between NYS Route 31 and New Boston Road the AADT was 2,696 vpd (July 2008).
On NYS Route 31 between Kirkville Road and N. Main Street the AADT was 7,113 vpd (2010).

Distance to Interstate Highway Network

The nearest interstate (I-90) access point is located approximately 12 miles away both to the east (Exit-34 Canastota/Oneida) and west (Exit 34A-Syracuse/Chittenango). In addition, I-81 is located approximately 13 miles to the west along NYS 31 (Exit-30 Cicero/Bridgeport).

Truck Routes

Interstate 90, NYS Route 31, and Lakeport Road (CR 3) serve as the primary trucking routes for the Harbor Lights Business Park.

Public Transit Stop Near Site

There is no public transit currently serving the Chittenango/Sullivan, NY 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

CSXT operates an east/west rail mainline 4 miles south of the Park. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located

Harbor Lights Business Park

13 miles southwest 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 15 miles 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 Port of Oswego is located approximately 48.0 miles northwest (Oswego, NY).

NYS Canal System

Oneida Lake immediately to the north of the Park is part of the NYS Barge Canal system which runs east-west from Buffalo to Albany and includes several terminal wall locations along its route including in Cities of Oswego and Fulton, and the Villages of Baldwinsville and Weedsport, NY. The closest terminal wall is located at Sylvan Beach, NY, approximately 8 miles to the northeast of the Park.

PERMITTING**Permits**

NYSDOT as well as Town of Sullivan highway work permits will be required for any roadway/utility improvements proposed within the respective ROW's of NYS Route 31 and Lakeport Road. In addition, any additional access proposed to either NYS Route 31 or Lakeport Road will require a commercial driveway permit approved by the NYSDOT & Town of Sullivan.

DEVELOPMENT IMPLICATIONS SUMMARY

The Harbor Lights Business Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located in close proximity to the site.

Harbor Lights Business Park

WATER SUPPLY

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

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

System Information

| | |
|-------|--|
| Owner | Onondaga County Water Authority (OCWA) |
|-------|--|

| | |
|------------------|--------------|
| Source of Supply | Lake Ontario |
|------------------|--------------|

| | |
|---------------------|------------------------------------|
| Method of Treatment | Chlorine, Filtration, Flouridation |
|---------------------|------------------------------------|

| | |
|----------------------------|---|
| Treatment General Comments | <p>Carbon dioxide treatment to suppress pH thereby increasing the effectiveness of chemical coagulation.</p> <p>Potassium permanganate is applied seasonally to raw water for taste and odor control and to discourage the growth of zebra mussels.</p> <p>Sodium hypochlorite (disinfectant) and polyaluminum chloride (coagulant)</p> <p>Granular activated carbon and sand filtration</p> <p>Fluoride to reduce tooth decay, sodium hypochlorite to disinfect and sodium hydroxide for corrosion control</p> |
|----------------------------|---|

| | |
|---------|---|
| Storage | OCWA Western Reservoir (20 MG tank) and OCWA Eastern Reservoirs (20 MG tank & 30 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 | Yes | North Sullivan Water District, Town of Sullivan |
|------------------------------------|-----|---|

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

Harbor Lights Business Park

| | | |
|----------------------------------|---------|---|
| Available Capacity at site (gpd) | 400,000 | 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. |
|----------------------------------|---------|---|

| | |
|------------------------|----|
| Pressure at site (psi) | 86 |
|------------------------|----|

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

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. |
|------------------------------|---|

| | |
|-------------------------|---------------|
| Future upgrades planned | None reported |
|-------------------------|---------------|

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

| | |
|------------------|---|
| 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. |
|------------------|---|

| | |
|---------|--|
| Summary | 400,000 gpd of OCWA water is available at the site. An additional 1.75 MGD is available to the area if OCWA Interconnection Project is completed. Project currently in planning phase with no source of funding. |
|---------|--|

| | |
|---------------|---|
| Contact Notes | Patrick Sherlock - OCWA (315-455-7061); OCWA 2012 Annual Water Quality and Water Supply Statement |
|---------------|---|

SEWER COLLECTION SYSTEM

| | |
|---------------------------------|-----|
| Public Sewer Available at Site? | Yes |
|---------------------------------|-----|

| | |
|--------------------------|-----|
| Distance from site (mi.) | N/A |
|--------------------------|-----|

System Information

| | |
|-------|------------------|
| Owner | Town of Sullivan |
|-------|------------------|

System Capacity

| | |
|--|---|
| Collection System Description and Capacities | Combination of gravity sewers, pump stations, force mains, and an equalization tank. 100% separated sewers. |
|--|---|

Harbor Lights Business Park

8-inch gravity sewer main at site, discharging to:

1. Harbour Lights Pump Station – Pump Operating Capacity = 170 gpm; Remaining Capacity = 74%
2. West Sullivan Equalization Tank (i.e. holding tank) – Design Working Volume Capacity = 172,000 gallons; Percent Working Volume Used During Peak Hour = 25%
3. West Sullivan Bypass Pump Station – Design Max. Pumping Capacity = 310 gpm

Note, portions of the collection system are operated by the Village of Sylvan Beach through the East Oneida Lake Water Pollution Abatement Project (EOLWPAP).

Collection System “Bottlenecks”

Yes, however the downstream capacity issues will not have any effect on the site. The site connects to the West Sullivan EQ tank where flows are attenuated. The maximum discharge rate from the EQ tank is the same regardless of the input to the tank.

Collection System Wet-Weather Issues

Yes. Downstream of site, East Sullivan Sewer District is in an Inflow/Infiltration Reduction Agreement with EOLWPAP to reduce average and peak flows by 50%. Agreement calls for reductions to be completed by 12/31/13. Town has requested an 18 month ext.

Moratorium on New Users

No

Site Specific Details

Site in existing sewer district

Yes

West Sullivan Sewer District, Town of Sullivan

Size of sewer main at site (in)

8

Available capacity of sewer main at site (gpd)

7,600

Other Details

Sewer User Charges

\$765 per equivalent dwelling unit (approx. 400 gpd/equivalent dwelling unit)

Future Upgrades Planned

No

Future Demands Known at this Time

None

Storm Sewers

Harbor Lights Business Park

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

| | |
|----------------------|-----|
| Site within MS4 Area | Yes |
|----------------------|-----|

Summary

| | |
|----------------------------|--|
| Collection System Comments | Sewers at site are designed around the assumption of 20 lots at 400 gpd/lot. |
|----------------------------|--|

| | |
|---------------|--|
| Sewer Summary | Sewers at site were designed around the assumption of 8,000 gpd from 400 gpd per lot. One lot is currently in use. Therefore, remaining capacity is 7,600 gpd. Downstream capacity issues will have no effect on site because the sewage discharges to the West Sullivan Equalization Tank where flows are attenuated. |
|---------------|--|

RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

| | |
|-------------------|--|
| Owner / WWTP Name | Village of Sylvan Beach / East Oneida Lake Water Pollution Control Plant |
|-------------------|--|

| | |
|------------------------------------|---|
| Description of Treatment Processes | The WWTP employs a series of Physical-Chemical processes to remove soluble phosphorous, biochemical oxygen demand, and suspended solids. The Physical-Chemical process generally includes screening, flocculation, clarification, and chlorine contact. |
|------------------------------------|---|

Treatment Plant Capacity Details

| | |
|--------------------------------------|-----|
| WWTP Average Daily Design Flow (mgd) | 2.6 |
|--------------------------------------|-----|

| | |
|---|------|
| WWTP Current Avg Daily Flow, Annual (mgd) | 0.98 |
|---|------|

| | |
|---|-----|
| WWTP Current Avg Monthly Flow 'Wet' (March-May) | 1.2 |
|---|-----|

| | |
|---|------|
| WWTP Current Avg Monthly Flow 'Dry' (June-August) | 0.93 |
|---|------|

| | |
|--|-----|
| WWTP Max Average Monthly Flow (past three years) (mgd) | 1.4 |
|--|-----|

| | |
|---|-----|
| WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months) | 1.4 |
|---|-----|

SPDES Permit Constraints

| | WWTP SPDES Limits | Current 3-Year Average | Available Capacity |
|------------|-------------------|------------------------|--------------------|
| Flow (mgd) | 2 | 0.97 | 1.03 |

MA-5

Utilities

Harbor Lights Business Park

| | | | |
|---|----------------------|--|----------------------|
| Nitrogen | None | TKN - 9.5 mg/l; NH3 - 7.1 mg/l | N/A |
| Phosphorous | 1 mg/l | 0.5 mg/l | 0.5 mg/l |
| BOD Monthly Avg | 30 mg/l & 500 lb/day | 10 mg/l & 75 lb/day | 20 mg/l & 425 lb/day |
| BOD 7 Day Avg | 45 mg/l & 750 lb/day | 18 mg/l & 124 lb/day | 27 mg/l & 626 lb/day |
| TSS Monthly Avg | 30 mg/l & 500 lb/day | 11 mg/l & 84 lb/day | 19 mg/l & 416 lb/day |
| TSS 7 Day Avg | 45 mg/l & 750 lb/day | 17 mg/l & 137 lb/day | 28 mg/l & 613 lb/day |
| Settleable Solids Daily Max | 0.1 ml/l | <0.1 ml/l | <0.1 ml/l |
| pH | 6.0 - 9.0 Range | 7.1 | N/A |
| Other | | | |
| SPDES Limit Excursions (past three years) | | Minor BOD & TSS concentration excursions occurred during summer months | |

Other Details

| | |
|-----------------------------------|---|
| Future Upgrades Planned | Yes - Village of Sylvan Beach in the process of updating the plant to replace older equipment, structures, etc. |
| Future Demands Known at This Time | None reported |
| Moratorium on New Users | No |

Treatment Plant Summary

| | |
|---------------|---|
| WWTP Summary | The WWTP is functioning well and consistently meets its SPDES permit parameters. Therefore, the plant should be fully capable of accepting sewage from the Harbor Lights Business Park. |
| Contact Notes | Christian Lawton - Barton & Loguidice, P.C. (315-457-5200) |

ELECTRIC

| | |
|---------------------------|---------------------------------------|
| Provider | National Grid |
| 3 Phase Voltage (V) | 13.2kV (Overhead) / 208 (Underground) |
| 3 Phase Proximity to Site | Adjacent |

Harbor Lights Business Park

| | |
|-------------------------|-----|
| Singe Phase Voltage (V) | N/A |
|-------------------------|-----|

| | |
|-------------------------------|-----|
| Singe Phase Proximity to Site | N/A |
|-------------------------------|-----|

| | |
|----------|---|
| Comments | National Grid provides overhead electric lines along Route 31 and Lakeport Road. In addition, underground electric lines service the Park. There is an electrical substation located approximately 4 miles south of the Park. |
|----------|---|

GAS

| | |
|----------|---------------|
| Provider | National Grid |
|----------|---------------|

| | |
|------|-------------|
| Type | Natural Gas |
|------|-------------|

| | |
|-------------------|----------|
| Proximity to Site | Adjacent |
|-------------------|----------|

| | |
|----------------|---|
| Pipe Size (in) | 4 |
|----------------|---|

| | |
|----------------|----|
| Pressure (psi) | 24 |
|----------------|----|

| | |
|----------|--|
| Comments | National Grid supplies 4" gas services throughout the existing site from an 8" gas main which runs along the southern side of Route 31 as well as the western side of Lakeport Road. |
|----------|--|

TELECOMMUNICATIONS

| | |
|----------|---------|
| Provider | Verizon |
|----------|---------|

| | |
|-------------------|----------|
| Proximity to Site | Adjacent |
|-------------------|----------|

| | |
|----------|--|
| Comments | |
|----------|--|

INTERNET

| | |
|----------|-------------------|
| Provider | Time Warner Cable |
|----------|-------------------|

| | |
|-------------------|----------|
| Proximity to Site | Adjacent |
|-------------------|----------|

| | |
|----------|--|
| Comments | |
|----------|--|

DEVELOPMENT IMPLICATIONS SUMMARY

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|-----------------|
| None identified |
|-----------------|