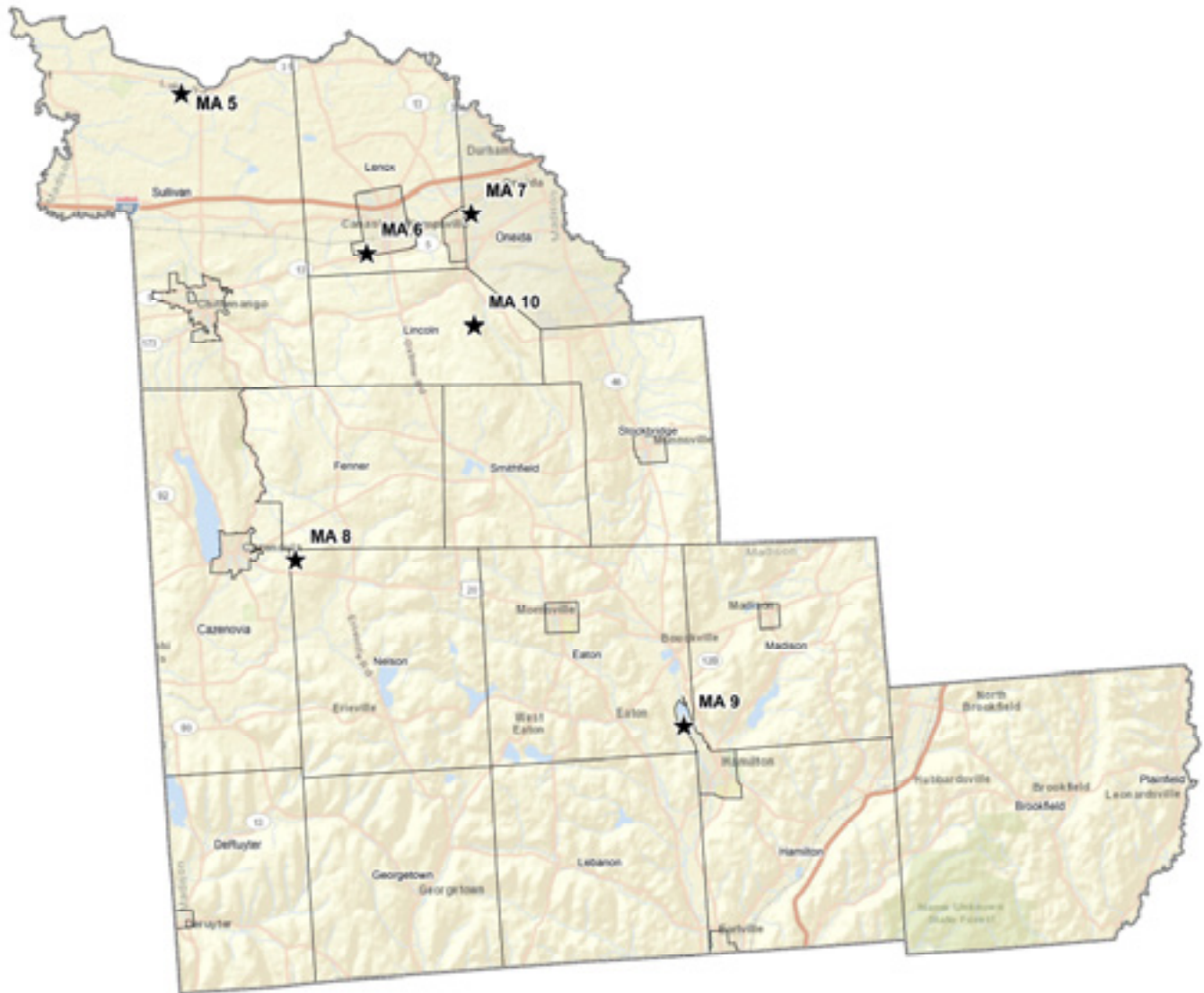


# MADISON COUNTY



- 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

# Hamilton Airpark

Route 28 and Airport Road

VILLAGE OF HAMILTON, MADISON COUNTY



## Site Profile Characteristics

### Site Address

- 2295 Route 12B, Hamilton, New York 13346

### Property Description

- The 287-acre Business Park (the Park) is located in the Village of Hamilton just north of the downtown area and includes the Hamilton Municipal Airport.
- The Village of Hamilton owns the entirety of the 287-acre Park, much of which is dedicated to the municipal airport runway.
- Vantine Studios, Inc. is a tenant near the entrance to the Park.

### Land Use

- The Park is currently comprised of commercial, industrial, airport, light manufacturing, and vacant land uses.
- The adjacent land use is primarily vacant agricultural, single-family residential, and commercial.

### Zoning

- The Park is encompassed by five different Village of Hamilton Zoning districts: Residential (R-3) district, Business (B2) district, Business (B3) district, Business (B6) district, and Commercial (CD) district.
- Generally, permitted uses within the various districts include, but are not limited to, residential dwellings, parks and playgrounds, nurseries, greenhouses, commercial businesses, retail, shops, light manufacturing, flex commercial/office and office uses.
- Local development permits/approvals include Hamilton Planning Board subdivision and site plan approval, Village Board approval, as well as Madison County Dept. of Health approval.
- The Park is located in the Airport Overlay District Horizontal Zone which limits building height to no more than 150 feet higher than the runway center line.

### 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

Sean Graham, Village Admin.  
3 Broad Street  
P.O. Box 119  
Hamilton, New York 13346  
1-315-824-1111

Park properties  
controlled by the Village  
of Hamilton

Community has municipal  
electric utility service with  
plans to provide natural  
gas services in 2014

Access to a young labor  
force at Colgate  
University and SUNY  
Morrisville

# Hamilton Airpark

Route 28 and Airport Road

VILLAGE OF HAMILTON, MADISON COUNTY



## Property Tax Assessments

- Undeveloped parcels in the Park range from 3 to 69.5 acres in size with assessed values that range from \$23,000 to \$500,000.

## Topography

- The Park exhibits minimal topographic variation as the entire Park is at approximately 1140 feet in elevation.
- The Park is generally located down-gradient of adjacent properties.
- No topographic restrictions are present at the site.

## Hydrologic Characteristics

- Three streams are present in the Park; one that is tributary to Woodman Pond, and two that are tributary to Payne Brook.
- Woodman Pond, a freshwater lake, is located immediately north of the Park.
- No other significant water resources are present in or near the Park.
- The depth to groundwater in the Park ranges from 0.25 to 6.5 feet.
- Onsite soils fall within hydrologic group A.
- Depth to bedrock in the Park is greater than 6 feet.
- Approximately 68% of the Park has well drained soils. The remaining soils in the Park have poorly drained soils.

## Environmental Site Assessment Summary

- There are approximately 30.5 acres of State-regulated wetlands along the western boundary of the Park. These wetlands were field verified as part of a wetland delineation in the Park.
- Approximately 90 acres of NWI wetlands (Federal and/or State) are mapped within the Park. These wetlands have not been field verified.
- The western and northern portion of the Park is located within a 100-year floodplain.
- The Park is not located within a Significant Coastal Fish and Wildlife Habitat.
- The Park is not located within a designated critical environmental area.
- Federally protected species with potential to be located in the Park include: Chittenango Ovate Amber Snail, Indiana bat, and American hart's-tongue fern.
- An Archeological Sensitive Area has been identified in the southern portion of the Park.
- The Park is not located within a State certified agricultural district.



# Hamilton Airpark

Route 28 and Airport Road

VILLAGE OF HAMILTON, MADISON COUNTY



## Transportation and Site Access

- Existing roadway access into the Park is primarily from State Route 12B and Airport Road.
- Interstate access to NYS I-90 Exit 32 (Westmoreland/Rome) is 23 miles north of the Park.
- I-81 Exit 15 (LaFayette) is 34 miles west of the Park.
- NYS&W operates a north-south short line rail 7 miles east of the Park.
- The Syracuse Rail Yard and Intermodal Terminal is located 37 miles northwest of the Park in Syracuse, New York. North-south rail is available through the Intermodal Terminal.
- Port of Oswego is approximately 74 miles northwest of the Park along the southern shore of Lake Ontario in the City of Oswego.
- Syracuse Hancock International Airport is approximately 32 miles northwest of the Park centrally located in Onondaga County.

## Utilities

### Municipal Water Supply

- Public water supply is provided directly to the Park via a 10" water main.
- The Village of Hamilton's water system has an available capacity of 400,000 gallons per day.

### Municipal Sewer

- Public sewer service is provided directly to the Park via a 8" sewer main. Sewage is treated at the Village of Hamilton Wastewater Treatment Plant (WWTP).
- Permit requirements for the WWTP's total maximum daily load currently do not permit the plant to accept additional sewage. The Village of Hamilton is working with regulators on this issue.
- Stone ditches are currently used for storm water management.

### Electric Service

- The Village of Hamilton purchases electrical services from the New York Power Authority which is transmitted by NYSEG via a 46kV transmission line to the Park along Airport Road.

### Natural Gas

- The Village of Hamilton has plans to provide natural gas services to the community in 2014.

### Telecommunications

- Verizon provide telephone and internet services directly to the Park via underground lines along Airport Road.

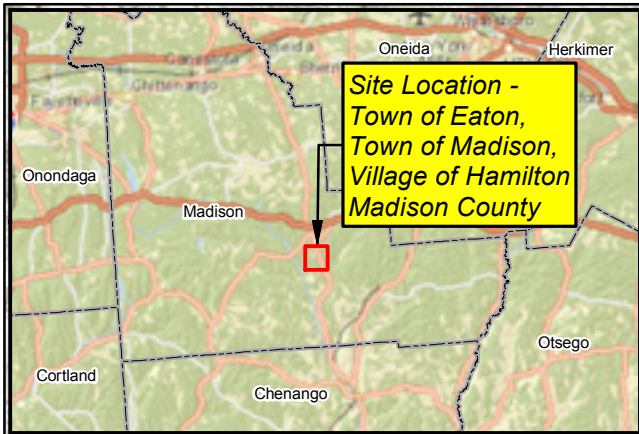




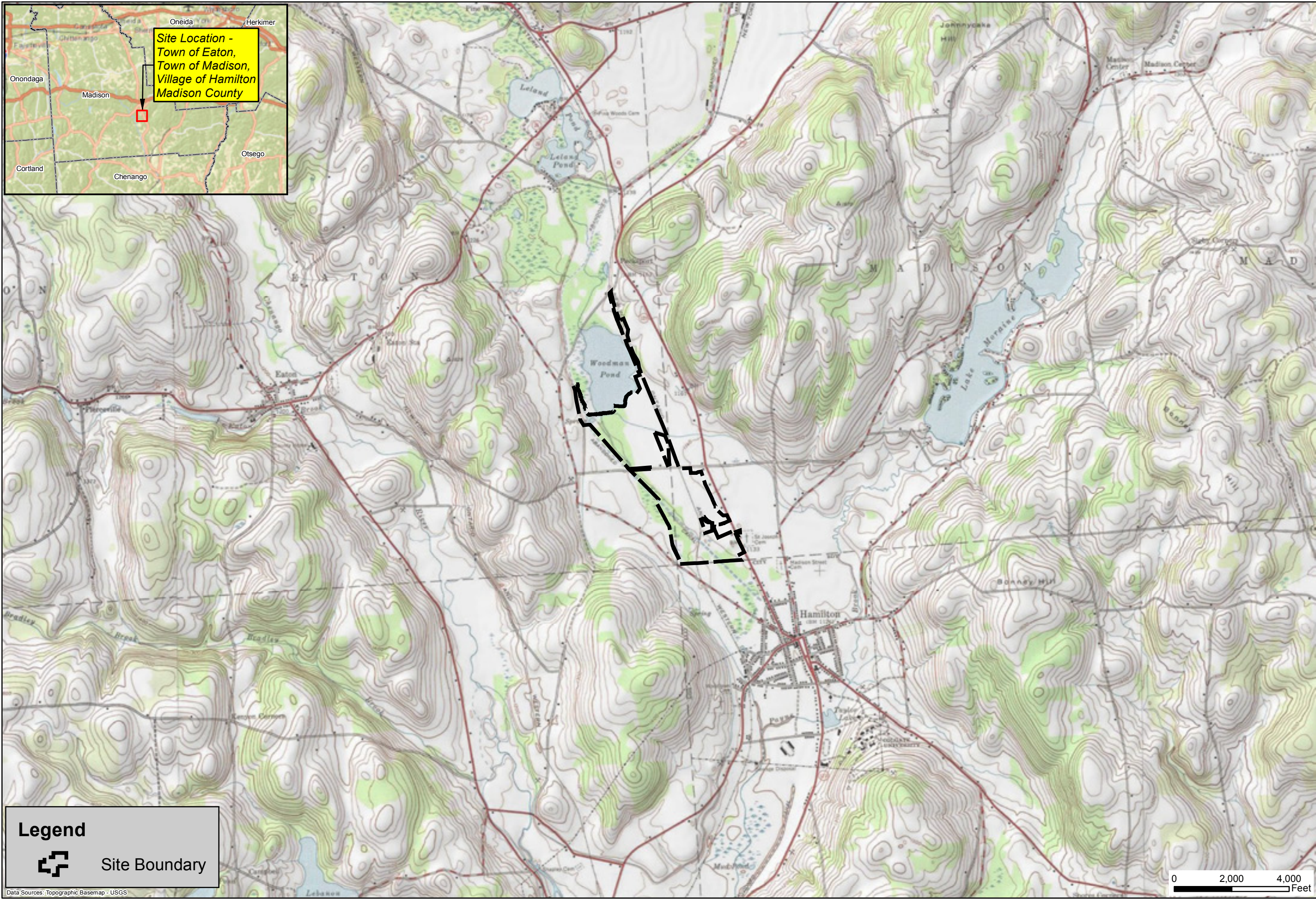
## Site Layout Features

- ◆ Total acreage of site is 287.8 acres
- ◆ Available lands and parcels range from 3.0 to 69.5 acres
- ◆ Advantage of being located adjacent to municipal airport; access to NYS Route 12B
- ◆ Four different zoning districts allow variety of potential uses; restrictions or special permits may be required depending on which district available parcel is located within
- ◆ Available land located within established business park
- ◆ Hamilton Municipal Airport may influence future target sectors or potential development considerations
- ◆ Height restrictions vary and based on zoning district; heights range from 35 to 65 feet
- ◆ Developers shall be aware of Horizontal Zone of the Airport Overlay; limits all structures to height of 150 feet
- ◆ Existing wetlands shall be avoided; portions are remnants of Chenango Canal





Site Location -  
Town of Eaton,  
Town of Madison,  
Village of Hamilton  
Madison County

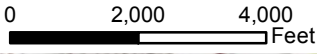


Legend



Site Boundary

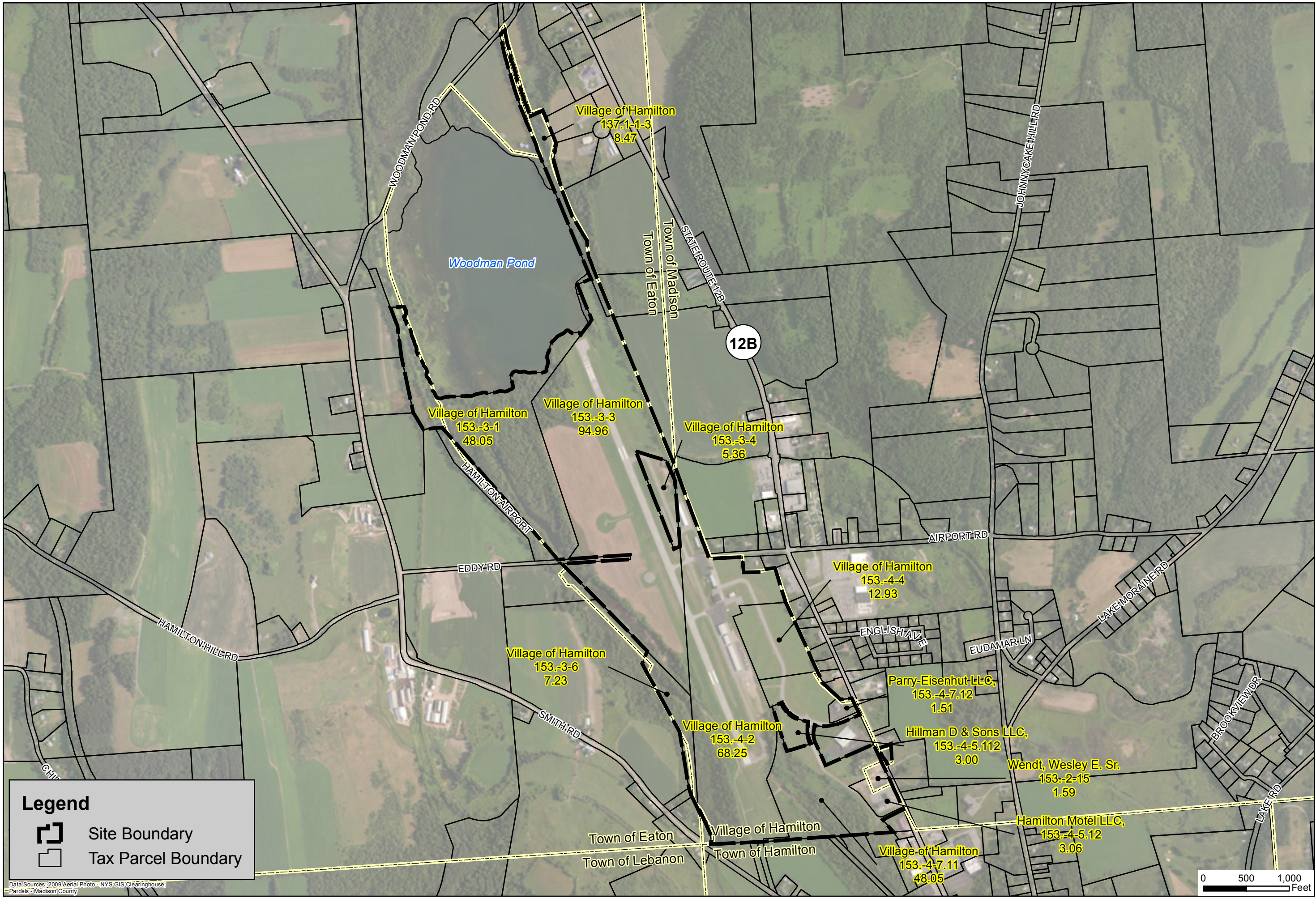
Data Sources: Topographic Basemap - USGS



MA-9 Hamilton Airport  
Area Location Map  
Madison County  
2295 Route 12B, Hamilton, NY 13346  
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
- Tax Parcel Boundary

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

MA-9 Hamilton Airport

Site Location Map

Madison County

New York

Date  
August 2013

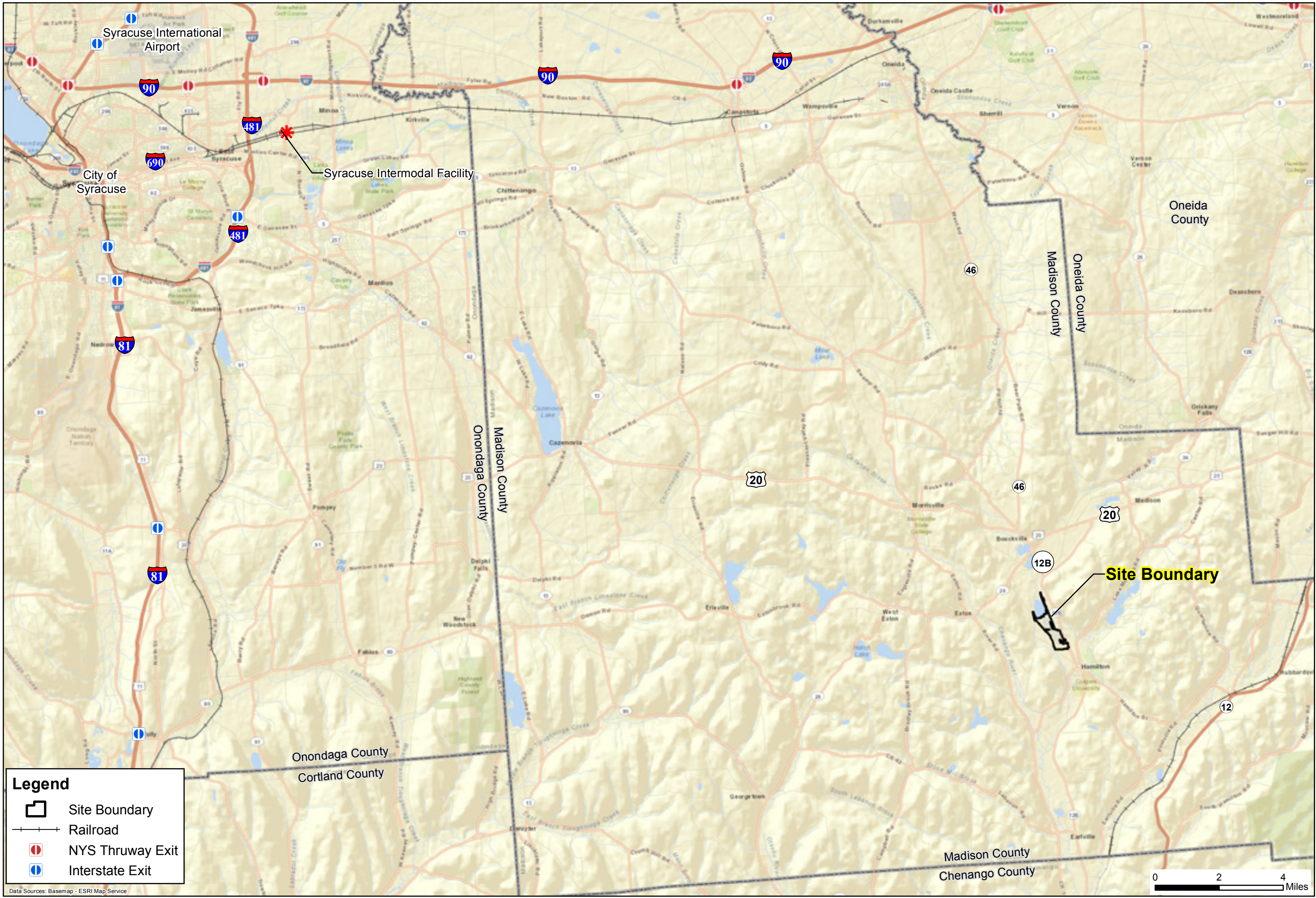
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As Shown

Figure Number  
2

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
- Railroad
- NYS Thruway Exit
- Interstate Exit

Data Sources: Basemap - ESRI Map Service

MA-9 Hamilton Airport

Transportation

Date

August 2013

Scale

As Shown

Figure Number

3

File Number

1581.001

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New York

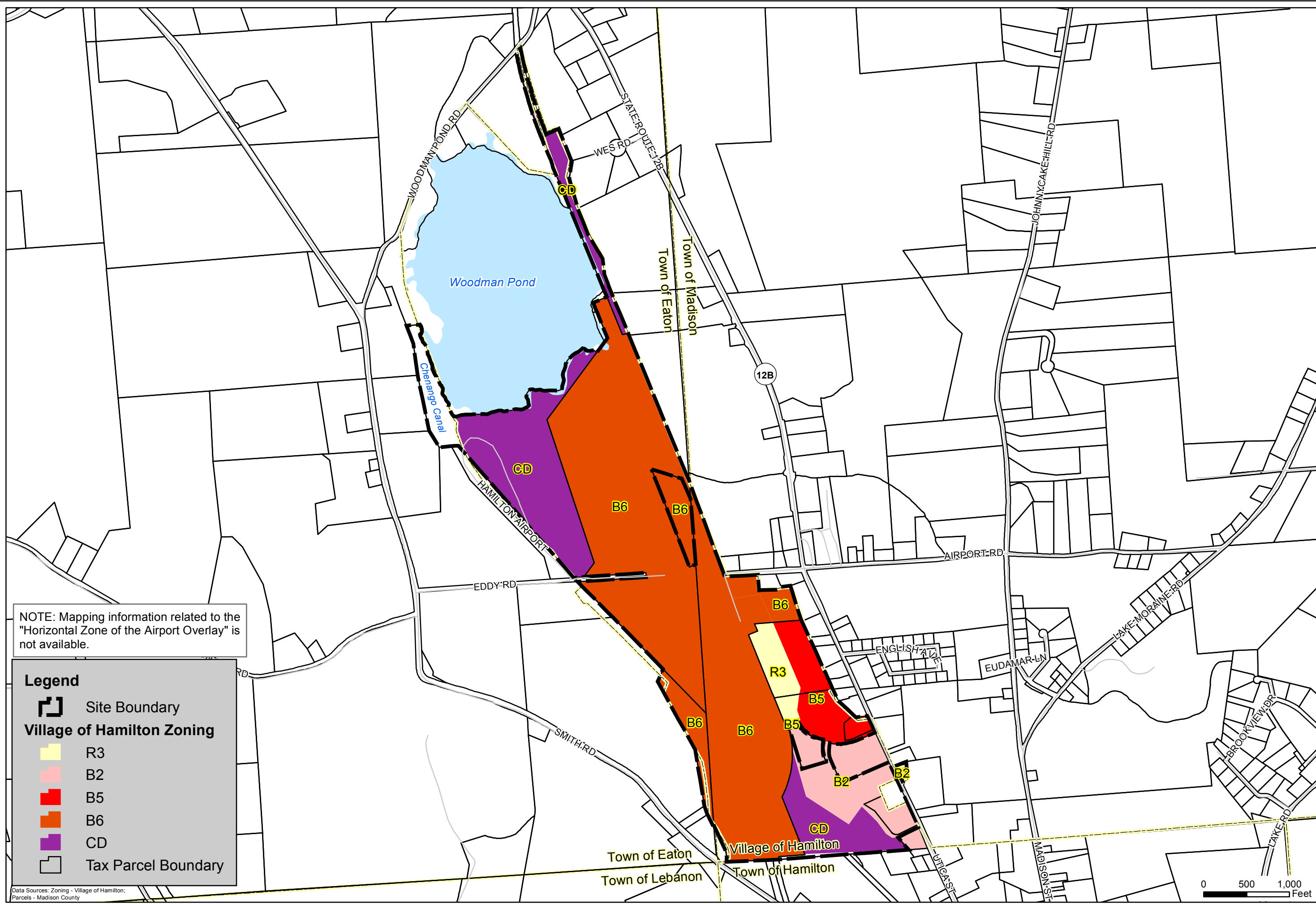
Madison County

Oneida County

Chenango County

Cortland County





NOTE: Mapping information related to the "Horizontal Zone of the Airport Overlay" is not available.

**Legend**

Site Boundary

**Village of Hamilton Zoning**

R3

B2

B5

B6

CD

Tax Parcel Boundary

Data Sources: Zoning - Village of Hamilton;  
Parcels - Madison County

MA-9 Hamilton Airport

Madison County

New York

Date  
August 2013

Scale  
As Shown

Figure Number  
4

File Number  
1581.001


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Central New York Regional Planning & Development Board








**Legend**

 Site Boundary

Data Sources: Topographic Basemap - USGS




MA-9 Hamilton Airport

**Site Topography**

New York

Madison County



Date  
August 2013

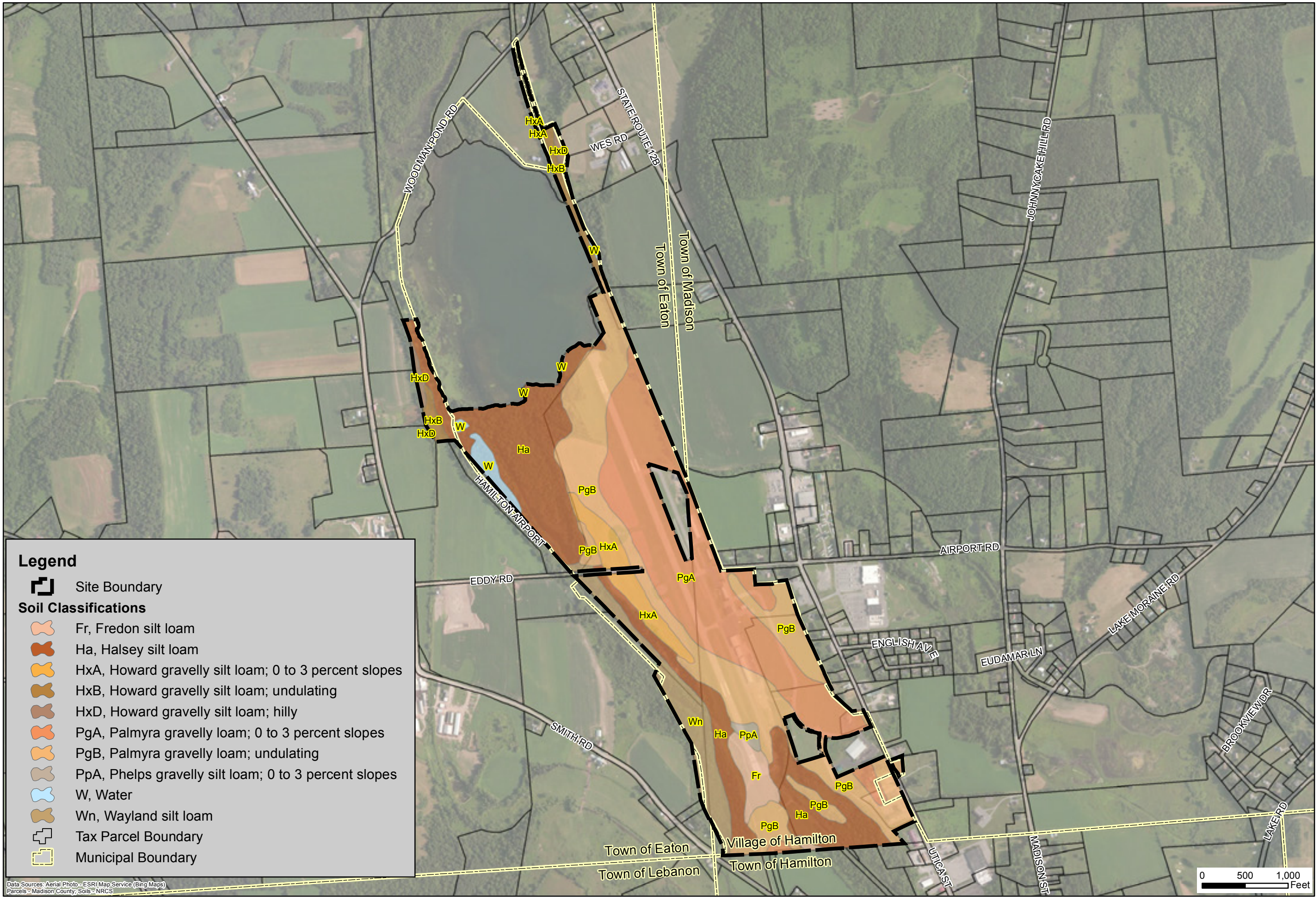
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Figure Number  
5

File Number  
1581.001




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- Legend**
- Site Boundary
  - Soil Classifications**
  - Fr, Fredon silt loam
  - Ha, Halsey silt loam
  - HxA, Howard gravelly silt loam; 0 to 3 percent slopes
  - HxB, Howard gravelly silt loam; undulating
  - HxD, Howard gravelly silt loam; hilly
  - PgA, Palmyra gravelly loam; 0 to 3 percent slopes
  - PgB, Palmyra gravelly loam; undulating
  - PpA, Phelps gravelly silt loam; 0 to 3 percent slopes
  - W, Water
  - Wn, Wayland silt loam
  - Tax Parcel Boundary
  - Municipal Boundary

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



MA-9 Hamilton Airport

Soil Classifications

New York

Madison County

North Arrow

Date  
August 2013

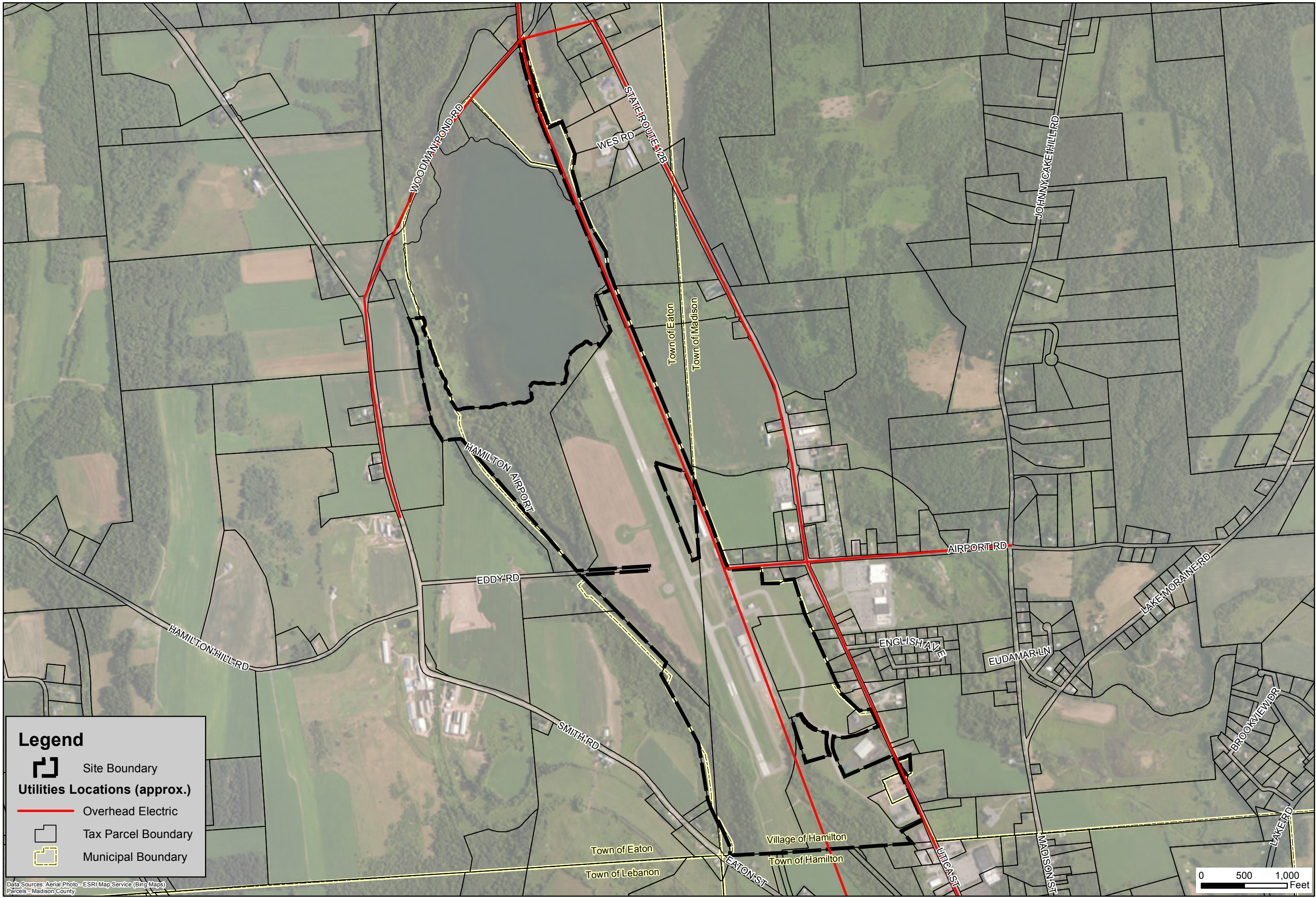
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File Number  
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






**Legend**

 Site Boundary




**Utilities Locations (approx.)**

 Overhead Electric

 Tax Parcel Boundary

 Municipal Boundary

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




Central New York Regional Planning & Development Board

MA-9 Hamilton Airpark

Utility Locations

New York

Madison County



Date  
August 2013

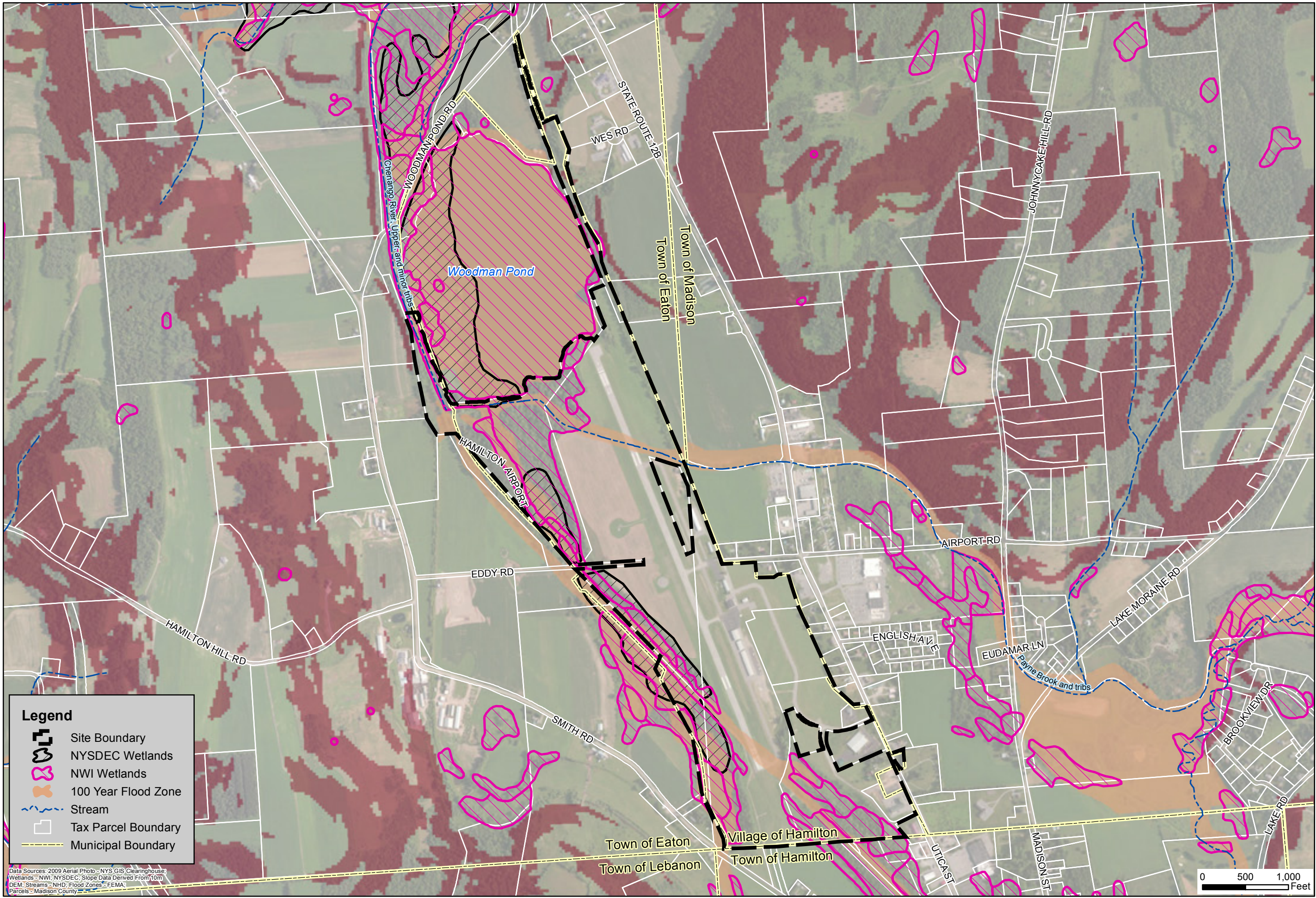
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7

File Number  
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**Legend**

- Site Boundary
- NYSDEC Wetlands
- NWI Wetlands
- 100 Year Flood Zone
- Stream
- Tax Parcel Boundary
- Municipal Boundary

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

MA-9 Hamilton Airport

**Development Considerations**

Madison County      New York

Date  
August 2013

Scale  
As Shown

Figure Number  
8

File Number  
1581.001

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0 500 1,000 Feet



## Hamilton Airpark

## LAND USE

Total Size (acres)	287.8	Assessed Value	Assessed values range from \$23,000 to \$500,000 and 3 acres to 69.5 acres.
Land Use	Vacant commercial/industrial land, airport, commercial uses, wetlands	Adjacent Properties	Hamilton Municipal Airport, residential properties, commercial along NYS Route 12B
Road Frontage	650 feet on NY-12B; 50 feet on Eaton Rd; internal access on Wings Way	Comments	Some land is cleared while some land is forested (vegetated) or low-lying. Some of these parcels cover former stretches of the Chenango Canal. Immediate access to Hamilton Municipal Airport may influence future land uses.

## ZONING

## Uses Permitted

The Hamilton Airpark site is covered by 5 different Village of Hamilton zoning districts. The parcel furthest south is zoned R-3, residential zoning in an area where land conservation issues are prominent. Existing three-or-four-family dwellings; accessory buildings; church, convent, rectory, parish house; public park/playground; cemetery; existing farm, nursery, greenhouse, riding stable; bed-and-breakfast facility and tourist home; and off-street parking are permitted by right in this district. B2 accommodates highway commercial development and is located primarily along NY-12B. Accessory building; church, convent, rectory, parish house; club, lodge, social recreational center; public park/playground; funeral parlor; existing farm, nursery, greenhouse, riding stable; commercial nursery; career planning, social and similar support services; public or private museum, art gallery, performing arts center; studio; hobby and craft shop; home garden center; bank or other monetary institution; retail store; barbershop and beauty shop, shoe repair, optician, tailor, dressmaker, milliner, and similar personal service; photocopy, photography, and related retail services; antiques, interior decorating; furniture or appliance sales; clothes laundromat; confectionery, bakery, or similar wholesale business; retail outlet for laundry, dry cleaning, pressing, dyeing, and similar activity; bed-and-breakfast facility and tourist home; newspaper office; and off-street parking are permitted uses in B2. B5 accommodates flexible commercial and light industrial development in the vicinity of the airport. Permitted uses by right include accessory buildings; public park/playground; existing farm, nursery, greenhouse, riding stable; career planning, social and similar support services; and off-street parking. The B6 District is meant to provide space for light industrial, business and administrative use appropriate to the airport. Permitted uses include existing farm, nursery, greenhouse, riding stable and off-street parking. A small portion of the site just south of the air strip falls under the Conservation Overlay (CO) regulations. The only uses permitted within the CO District are public park or recreation, nature trails, as well as Village structures and storage. The Park is also in the Airport Overlay District. Areas within 5000 feet of the runway center line are in the Horizontal Zone which limits building height to no more than 150 feet higher than the



**Hamilton Airpark**

runway center line. The Airport Overlay District Zones are not shown on zoning maps but are described in the Village of Hamilton Zoning Code.

**Off Street Parking**

Off-street parking requirements in the Village of Hamilton are tied to specific uses. Use as a factory requires 1 space per 400 sq. ft. of floor area. Use as a hotel or motel requires 1 space per guest room plus 1 space per 50 square feet of assembly area. Use as an office requires 1 space per 200 square feet of floor area over 1,000 square feet. Use as a warehouse requires 1 space per 1,200 square feet of floor area.

**Set-backs**

The R3 District requires a 35-foot front, 15-foot side (35-foot total side), and a 50-foot rear minimum setback. The B2 District a 25-foot front, 5-foot side, and a 10-foot rear minimum setback are required. Districts B5 and B6 have the same bulk zoning regulations. They require a 50-foot front, 25-foot side, and 25-foot rear minimum setback.

**Percent of Site that may be utilized**

80.00%

**Control of Nuisances**

The Village of Hamilton Code bars unnecessarily loud noise from vehicles or vehicle repair as well as the unnecessary amplification of voice or music without a permit from the Mayor's office. Also Section 174.14 of the Zoning Code states that in all districts, uses are prohibited which would be injurious to the safety or welfare of the neighborhood because of health, noise, vibration, glare, dirt, odor, smoke, toxicity or danger of fire or explosion.

**Height Restrictions**

The maximum height in the R3 District is 35 feet while it is 45 feet in B2 and 65 feet in B5 and B6. The Airport Overlay District Horizontal Zone limits building height to no more than 150 feet above the surface at the runway center line.

**DEVELOPMENT IMPLICATIONS SUMMARY**

The site is covered by four different zoning districts that permit a wide array of uses. Prospective developers must be mindful of how their parcel of the site is zoned in order to avoid special use permit and variance applications and requests for a zoning change. The Airport Overlay District regulations which limit building height to 150 feet above the runway center line must be taken into account as well.



## Hamilton Airpark

## TOPOGRAPHIC INFORMATION

Topography	The site exhibits minimal topographic relief; the elevation of the entire site is approximately 1140 feet above mean sea level.
Potential Aesthetic Problems	This site is located down-gradient of adjacent properties; no potential aesthetic concerns exist for this site.
Restrictions	No topographic restrictions were identified for the site.

## SOILS

Mapping Units	The soil types mapped for the site include: PgB-Palmyra gravelly loam, undulating (38% of site); PgA-Palmyra gravelly loam, 0 to 3% slopes (30% of site); Ha-Halsey silt loam (26.4% of site); Fr-Fredon silt loam (5.6% of site).
Drainage Class	Greater than 68% of the site is well drained. The remaining portions of the site are predominantly mapped with somewhat poorly drained or poorly drained soils.
Hydrologic Soil Groups	Greater than 68% of the site fits hydrologic soil group A.
Depth to Groundwater	The depth to groundwater ranges from 0.25 feet to greater than 6.6 feet.
Permeability	Upwards of 32% of site has limited permeability.
Depth to Bedrock	The depth to bedrock is noted as greater than 6.6 feet.
Bearing Strength	The bearing strength of the site is low, 1500 pounds per square foot (psf) (32% of site) and 2000 pounds psf (68% of site) per NYS Building Code based on class of materials.

Hydric Soils Present?	Hydric soils were identified on the site. The Halsey silt loam, Fredon silt loam, and Wayland silt loam soil mapping units are identified as hydric soils. These units comprise approximately 35% of the site area.	Groundwater Variation	Seasonal wetness is documented for the site.
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Hydric Inclusions in Soils?	No dominant soil units recognized to have the potential for hydric inclusions were documented within the site limits.
-----------------------------	---

## WETLANDS



**Hamilton Airpark****NYSDEC Wetlands Present?**

NYSDEC regulated wetlands HA-3 and HA-2 are mapped within and adjacent to the site. Approx. 30 acres of wetland HA-3 and 0.5 acres of wetland HA-2 are included in the site limits. Both of these wetlands are mapped along the west boundary of the site.

**National Wetlands Inventory**

Numerous National Wetland Inventory (federal and/or state) mapped wetlands fall within the site limits. Approximately 90 acres of forested, scrub-shrub, freshwater pond, emergent, and riverine type wetlands are mapped on the site.

**Wetlands Delineation Available**

McFarland-Johnson completed a wetland field delineation on 75% of the site between efforts in 1999, 2007, and 2010. This work identified three wetlands on the site, in addition to the abandoned Chenango Canal and the Madison Feeder Canal. No acreages were provided in the delineation report.

**WATERS / STREAMS****Onsite NYSDEC Mapped Streams**

Three NYSDEC mapped streams are located on the site.

**Stream Classification**

The site is located in the Susquehanna River Drainage Basin. All three mapped streams flow south/southeast from the Woodman Pond area. These streams are identified as follows: tributary of Woodman Pond, designated as a Class A water with A Standards; tributary of Payne Brook (associated with feeder canal), designated as a Class C water with C Standards; and tributary of Payne Brook (associated with the abandoned canal), designated as a Class C water with C(T) Standards.

**Flow Regime**

All on-site water resources (Payne Brooks tributaries, Woodman Pond and tributary) are recognized as perennial waters.

**Other Water Resources**

Woodman Pond, a freshwater lake classified as a Class A water with A Standards, is located immediately adjacent to the northern site limits.

**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 Towns of Madison and Eaton and the Village of Hamilton are not recognized as having approved Local Waterfront Revitalization Plans (LWRP).

**FLOOD PLAINS****Flood Plain Information**

FEMA floodplain mapping was reviewed. 100-year floodplains are mapped along the Chenango Canal and Madison Feeder Canal channels, and around Woodman Pond. No floodways or coastal erosion hazard areas were identified on the 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



## Hamilton Airpark

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, 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?

An Archaeological Sensitive Area is mapped over the southern portion of the site.

## Nationally Registered or Eligible Historic Site?

Previous cultural resource surveys related to airport facility projects have been completed on limited portions of the site. These investigations identified one National Register listed location and two National Register Eligible locations within the project limits. These locations are as follows: 1) The Chenango Canal is listed on the National Register (a portion of this location eclipses the northwest corner of the site - additional canal locations that are not currently mapped are assumed to be eligible); 2) The Madison Feeder Canal, which cuts through the northern portion of the site, is recognized as being National Register Eligible; 3) The J. Russell Site, a historic farmstead location, was also recognized as being National Register Eligible. The J. Russell farmstead is located in the southeast corner of the site along Route 12B.

## Adjoining a Nationally Registered or Eligible Historic Site?

A couple other locations with historic significance were identified within 2 miles from the site, but they are not located on adjoining properties and therefore are not detailed here.

## AGRICULTURAL



**Hamilton Airpark****State Agricultural District**

The site is bordered to the south and west by lands that are included in a State certified agricultural district, but no portion of the site is mapped as such.

**POTENTIAL PERMIT REQUIREMENTS**

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

Section 10 Rivers and Harbors Act Nationwide or Individual Permit (US Army Corps of Engineers) (Chenango Canal and Feeder Canal are considered Traditionally Navigable Waters)

Section 401 Water Quality Certification (NYSDEC)

State Pollution Discharge Elimination System Permit (NYSDEC)

Article 15 Stream Disturbance Permit (NYSDEC)

Article 24 Freshwater Wetlands Permit (NYSDEC)

**ENVIRONMENTAL IMPLICATIONS SUMMARY**

This site review has identified numerous environmental constraints. These issues include a prevalence of federal and state jurisdictional wetlands located within the site boundaries, the identification of 3 National Register or National Register Eligible location within the site limits, and the mapped streams and associated 100-year floodplains that are mapped on the site. A wetland field delineation should be completed before any site development takes place, as not all areas of the site have been previously delineated. Additional cultural resource investigations may also be needed. Any impacts to federally or state regulated wetlands (and their 100-foot adjacent areas) in the future will require a permit and review from the USACE and NYSDEC, respectively. Depending on the amount of impact, wetland mitigation may be required. 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.



## Hamilton Airpark

## ROADWAY

## Adjacent Roadway Network

The Hamilton Business Park is located within the Village of Hamilton on NY State Route 12B and Airport Road about 1 mile north of the village center. Route 12B falls under the jurisdiction of the NYS Department of Transportation and is classified as a Minor Arterial. The junction with US Route 20, a significant east-west route, is 4 miles north of the Business Park.

## 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 NYS Route 12-B between Route 46 and the northern Hamilton Town Line the AADT was 7,206 vpd (April 2009).

## Distance to Interstate Highway Network

For eastbound or westbound travel, the NY Thruway (I-90), Exit 32 (Westmoreland-Rome-NY Route 233) is approximately 23 miles north of the site. To travel northbound or southbound, I-81 can be accessed in LaFayette, NY, approximately 34 miles to the west.

## Truck Routes

The primary truck access route to the site is via NY State Route 12B.

## 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.

## Distance to Rail Siding

NYS&W operates a north/south short line regional connector rail line 7 miles to the east which links the Park to a CSXT east/west mainline rail 24 miles to the north. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 37 miles northwest from the Park in Syracuse, NY. North/South mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.



## Hamilton Airpark



## AVIATION

## Nearest Commercial Airport

The Village operates a full service general aviation airport adjacent to the Hamilton Business Park. The airport is the only public use airport in Madison County. The 5300 foot long runway with a full taxiway allows a variety of jet aircraft to land in Hamilton. 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 74 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 at Lock E2I (West Rome) in New London, NY, approximately 26 miles north of the site.

## PERMITTING

## Permits

NYS Department of Transportation highway work permits will be required for any roadway/utility improvements proposed within the respective ROW of State Route 12B. In addition, any additional access proposed to either NYS or Village of Hamilton roadways will require a commercial driveway permit approved by the NYSDOT and the Village.

## DEVELOPMENT IMPLICATIONS SUMMARY

The Hamilton Business Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure all located within 75 miles of the site.



## Hamilton Airpark

## WATER SUPPLY

Public Water Supply Available at Site?	Yes
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Distance From Site (mi.)	N/A
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## System Information

Owner	Village of Hamilton
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Source of Supply	Groundwater via two drilled wells 83 and 77 feet deep
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Method of Treatment	Chlorination, fluoridation
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Treatment General Comments	Sodium hypochlorite is used for chlorine disinfection.
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Storage	There are two water storage tanks in the system with capacities of 806,000 and 500,000 gallons.
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## System Capacity

System Capacity (gpd)	1,200,000
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System Average Daily Demand (gpd)	799,000
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System Peak Daily Demand (gpd)	835,000
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Available System Capacity (gpd)	401,000
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Capacity "Bottlenecks"	None reported
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## Site Specific Details

Is Site in Existing Water District	Yes	Village of Hamilton
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Size of water main at site (in)	10
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Available Capacity at site (gpd)	Data not available	None
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Pressure at site (psi)	80
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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	\$3.02 per 100 cubic feet, with a \$5.00 minimum charge.
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**Hamilton Airpark**

Future upgrades planned	None reported
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Future demands known at this time	None reported
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General Comments	None
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Summary	Public water is available at the site via a 10 inch water main.
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Contact Notes	Sean Graham - Village of Hamilton Administrator (315-824-1111)
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**SEWER COLLECTION SYSTEM**

Public Sewer Available at Site?	Yes
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Distance from site (mi.)	N/A
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**System Information**

Owner	Village of Hamilton
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**System Capacity**

Collection System Description and Capacities	Combination of clay tile and newer SDR 35 pipe and two pump stations. There are no combined sewers for this system.
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Collection System "Bottlenecks"	None Reported
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Collection System Wet-Weather Issues	Moderate wet-weather issues for this system were reported.
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Moratorium on New Users	No	Currently there is no moratorium on new users.
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**Site Specific Details**

Site in existing sewer district	Yes	Village of Hamilton
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Size of sewer main at site (in)	8
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Available capacity of sewer main at site (gpd)	Data not available
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**Other Details**

Sewer User Charges	\$4.72 per 100 cubic feet
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Future Upgrades Planned	None reported
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Future Demands Known at this Time	None reported
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**Storm Sewers**

Storm sewers available at site	No	Stone ditches are used for storm water management.
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## Hamilton Airpark

Site within MS4 Area

No

## Summary

## Collection System Comments

The sewer collection system at this site was recently installed.

## Sewer Summary

Public sewer is available at the site via an 8-inch gravity sewer main.

## RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

## Owner / WWTP Name

Village of Hamilton / Wastewater Treatment Plant

## Description of Treatment Processes

Activated sludge process with a secondary treatment sand filter.

## Treatment Plant Capacity Details

## WWTP Average Daily Design Flow (mgd)

0.85

## WWTP Current Avg Daily Flow, Annual (mgd)

0.52

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

0.64

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

0.37

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

1.02

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

0.21

## SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	0.85	0.52	0.33
Nitrogen	NH3 - 64 lb/day (Nov to May), 21 lb/day (Jun to Oct)	TKN - 1.24 mg/L; NH3 - .37 mg/L & 1.68 lb/day; Nitrate - 28.51 mg/L & 117.4 lb/day	NH3 - 62.32 (Nov. to May), 19.32 (Jun to Oct)
Phosphorous	None	3.1 mg/L	N/A
BOD Monthly Avg	None	3.7 mg/L	N/A
BOD 7 Day Avg	None	4.7 mg/L	N/A
TSS Monthly Avg	30 mg/L & 213 lb/day	4.5 mg/L & 21.6 lb/day	25.5 mg/L & 191.4 lb/day



# MA-9

## Utilities

### Hamilton Airpark

TSS 7 Day Avg	45 mg/L & 319 lb/day	5.6 mg/L & 28.6 lb/day	39.4 mg/L & 290.4 lb/day
Settleable Solids Daily Max	0.3 ml/l	0.1 ml/l	0.2 ml/l
pH	6.5 to 8.5 Range	7.7	N/A
Other	N/A		
SPDES Limit Excursions (past three years)		Minor Flow Excursions	

### Other Details

Future Upgrades Planned	TMDL upgrade estimated at 7-10 million.		
Future Demands Known at This Time	None reported		
Moratorium on New Users	No	None currently, however TMDL upgrade may warrant a moratorium.	

### Treatment Plant Summary

WWTP Summary	New permit requirements for the wastewater treatment plant's total maximum daily load currently limit the plant's ability to accept additional sewage. The Village of Hamilton is working with regulators on this issue.
Contact Notes	Sean Graham - Village of Hamilton Administrator (315-824-1111)

### ELECTRIC

Provider	NYSEG / Village of Hamilton
3 Phase Voltage (V)	4.16 kV
3 Phase Proximity to Site	Adjacent
Singe Phase Voltage (V)	N/A
Singe Phase Proximity to Site	N/A
Comments	The Village of Hamilton purchases power from the New York Power Authority. Power is transmitted by NYSEG via a high voltage transmission line, operating at 46kV. Power is ditributed to the airpark by the Village of Hamilton along Airport Road.

### GAS

Provider	Village of Hamilton (future plans)
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## Hamilton Airpark

Type	
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Proximity to Site	Not currently in close proximity to the site
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Pipe Size (in)	N/A
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Pressure (psi)	N/A
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Comments	The Village of Hamilton has plans to extend gas utilities to the site. The plan is to pressurize the system towards the end of summer 2014.
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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

Sewer - New permit requirements for the Village of Hamilton WWTP's total maximum daily load currently limit the plant's ability to accept additional sewage.