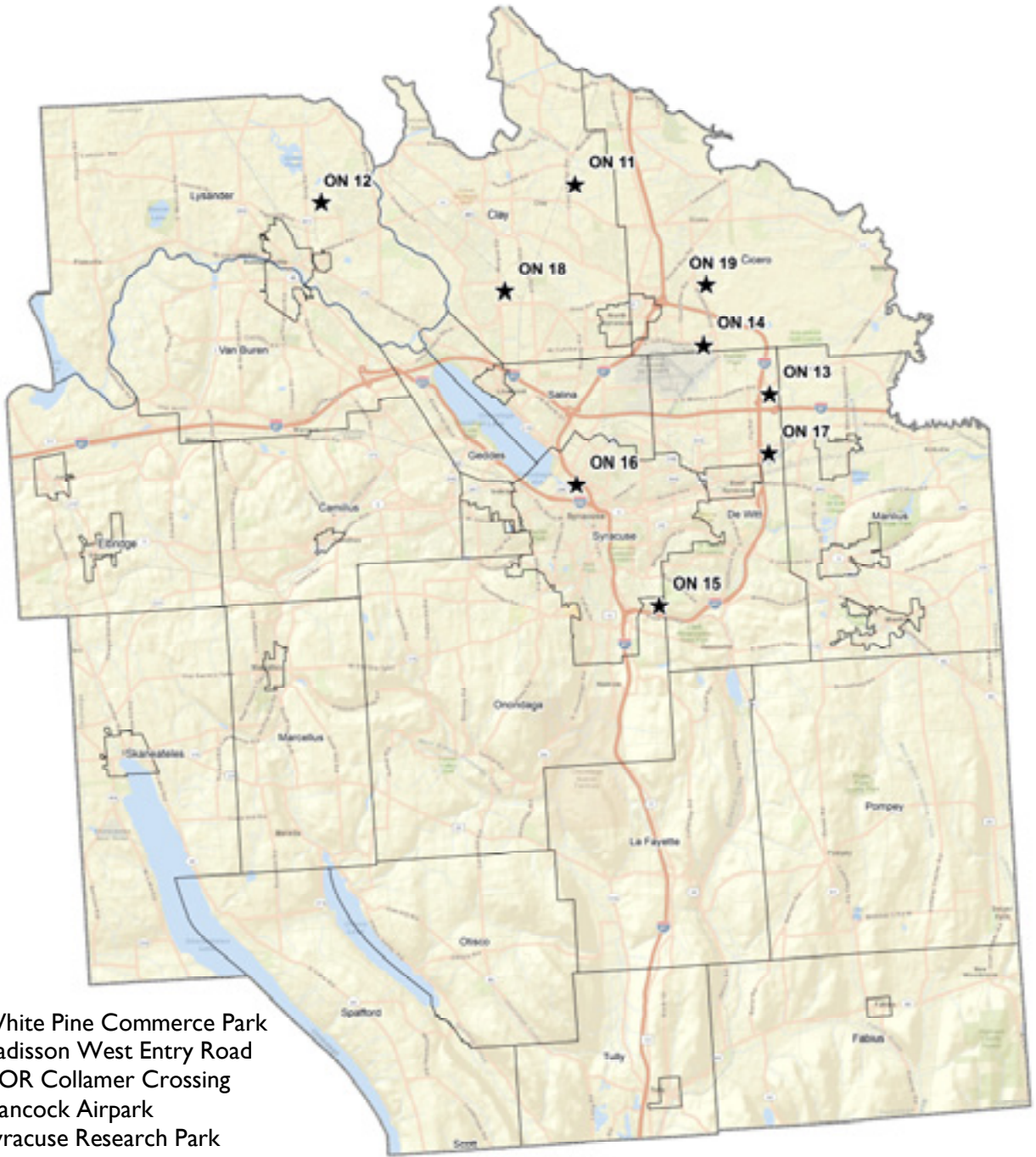


ONONDAGA COUNTY



- ON 11: White Pine Commerce Park
- ON 12: Radisson West Entry Road
- ON 13: COR Collamer Crossing
- ON 14: Hancock Airpark
- ON 15: Syracuse Research Park
- ON 16: Syracuse Lakefront
- ON 17: Widewaters Business Park
- ON 18: Morgan Road and Wetzel Road-Development Area
- ON 19: Northern Boulevard and Island Road-Development Area

nationalgrid



Central New York Regional Planning and Development Board

Syracuse Research Park

Skytop Road and Jamesville Avenue

TOWN OF ONONDAGA, ONONDAGA COUNTY



Site Profile Characteristics

Site Address

- End of Skytop Road, Syracuse, NY 13210

Property Description

- The 151-acre Park is located on the Town of Onondaga/City of Syracuse border just north of Exit 1 on I-481 in the Town of Onondaga.
- The Park is also at the southern end of the Syracuse University Campus.
- Syracuse University owns the entirety of the Park.
- The Syracuse University Institute for Sensory Research is already a tenant in the Park.

Land Use

- Land uses currently in the Park includes office buildings, athletic facilities, a bar/restaurant, parking areas, and undeveloped lands.
- Adjacent land uses include interstate highway, offices, parking, athletic facilities, a golf course, cemetery, warehousing, trucking, mining, single family residences, and multifamily residences.
- With Syracuse University as the primary landowner in the vicinity and on the site itself, land use runs the gamut of variety from mining and trucking to residences and athletic fields.
- With the given isolation of this site at the end of a road buffered by a golf course, mine, and highway, options for future development are numerous.

Zoning

- The Park is zoned Light Industrial (LI) in the Town of Onondaga.
- Most forms of light industrial, warehousing, and office use are permitted in the LI District.
- Local development permits/approvals include Onondaga Town Board approval or, if referred to, the Onondaga Town Planning Board approval.

Onondaga Co. IDA Contact

Julie Cerio
Director

333 W. Washington Street
Suite 130
Syracuse, New York 13202
1-315-435-3770

Local Contact

Jamie Cyr
Syracuse University
Director of Auxiliary Services
204 Steele Hall
Syracuse, NY 13244
1-315-443-2722 ext. 2722

Be in position to mine the intellectual resources of Syracuse University

Abundant water, cost-competitive electrical and gas rates, and financial assistance and property tax abatements for plant construction, equipment purchases, and new employee training

Access to top experts in high-tech fields, to new ideas, and to bright, creative, hard-working graduate students

Syracuse Research Park

Skytop Road and Jamesville Avenue

TOWN OF ONONDAGA, ONONDAGA COUNTY



Property Tax Assessments

- The entire Park sits on one tax parcel with an assessed value of \$4,513,700 for its 151.29 acres and four buildings.
- The Park is owned by Syracuse University.

Topography

- The Park is flat along Skytop Road but has undulating terrain on its perimeter with slopes ranging from 0% to 25%.
- Site elevation ranges from 585 feet on the eastern portion of the Park to 840 feet near the water tower on the western portion of the Park.
- The presence of steep slopes in the Park could pose land use constraints.

Hydrologic Characteristics

- The Park is located within 3 miles of Jamesville Reservoir to its southwest and within 5 miles of Onondaga Lake to its northwest.
- Groundwater moves across and away from the Park from west to east through Drumlins Golf Club, into the Butternut Creek, and ultimately into Oneida Lake.
- Water table depth within the Park ranges from 2.5 feet to 2.9 feet.
- Most of the soil in the Park fits into hydrologic group C.
- The depth to bedrock ranges from 1.5 feet to greater than 6.6 feet.
- The majority of soils present are permeable but local variation may occur and bearing strength for structures is low.

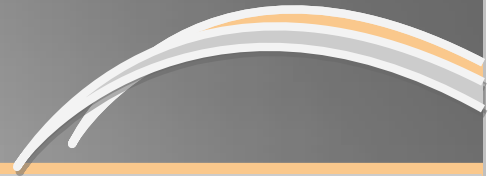
Environmental Site Assessment Summary

- There are no regulated NYSDEC or NWI (federal and/or state) mapped wetlands in the Park.
- The Park is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area.
- The Park is not located within a 100-year floodplain.
- The Park is not located within a Critical Environmental Area.
- Federally protected species with potential to be located within the Site include: American Hart's-tongue Fern; Indiana Bat; Bog Turtle; and Eastern Massasauga Rattlesnake.
- The Park is not located within an Archaeologically Sensitive Area as mapped by the State Historic Preservation Office.
- The Park is not located within a State certified agricultural district.

Syracuse Research Park

Skytop Road and Jamesville Avenue

TOWN OF ONONDAGA, ONONDAGA COUNTY



Transportation and Site Access

- Existing roadway access to the Park is from Skytop Road or from Jamesville Avenue.
- In driving distance, Exit 17 on I-81 is approximately 2 miles to the northwest while Exit 1 on I-481 is approximately 3 miles west.
- CSXT operates a north/south short line regional connector rail line adjacent to the southern boundary of the Park which links to both east/west & north/south rail mainlines approximately 5 miles northwest of the Park.
- The Syracuse Rail Yard and Intermodal Terminal is located 11 miles northeast from the Park in Syracuse, NY.
- Port of Oswego, located in Oswego, NY, is approximately 45 miles northwest of the Park.
- Syracuse Hancock International Airport is located approximately 11 miles north of the Park centrally located in Onondaga County.

Utilities

Municipal Water Supply

- A private water supply is provided to the site via a 12" water main owned and operated by Syracuse University. The City of Syracuse supplies water to Syracuse University.
- The available capacity at the site is unknown.

Municipal Sewer

- Public and private sewers are provided directly to the Park. A 4-inch force main owned by the Town of Onondaga and an 8-inch gravity sewer main owned by Syracuse University are available. Sewage is treated at the Onondaga County Department of Water Environmental Protection's Metro Water Treatment Plant (WWTP).
- The WWTP is functioning well and its SPDES excursions are not of significant concern. The WWTP available capacity is 18.65 million gallons per day.
- Moratorium on new users requires that any added sewer flows must be offset by equivalent inflow/infiltration reductions.
- 15-inch storm sewers are available at the Park.

Electric Service

- National Grid provides electric services directly to the Park via overhead lines along Jamesville Avenue.

Natural Gas

- The Park is directly served by an 8" National Grid distribution line along Skytop Road.

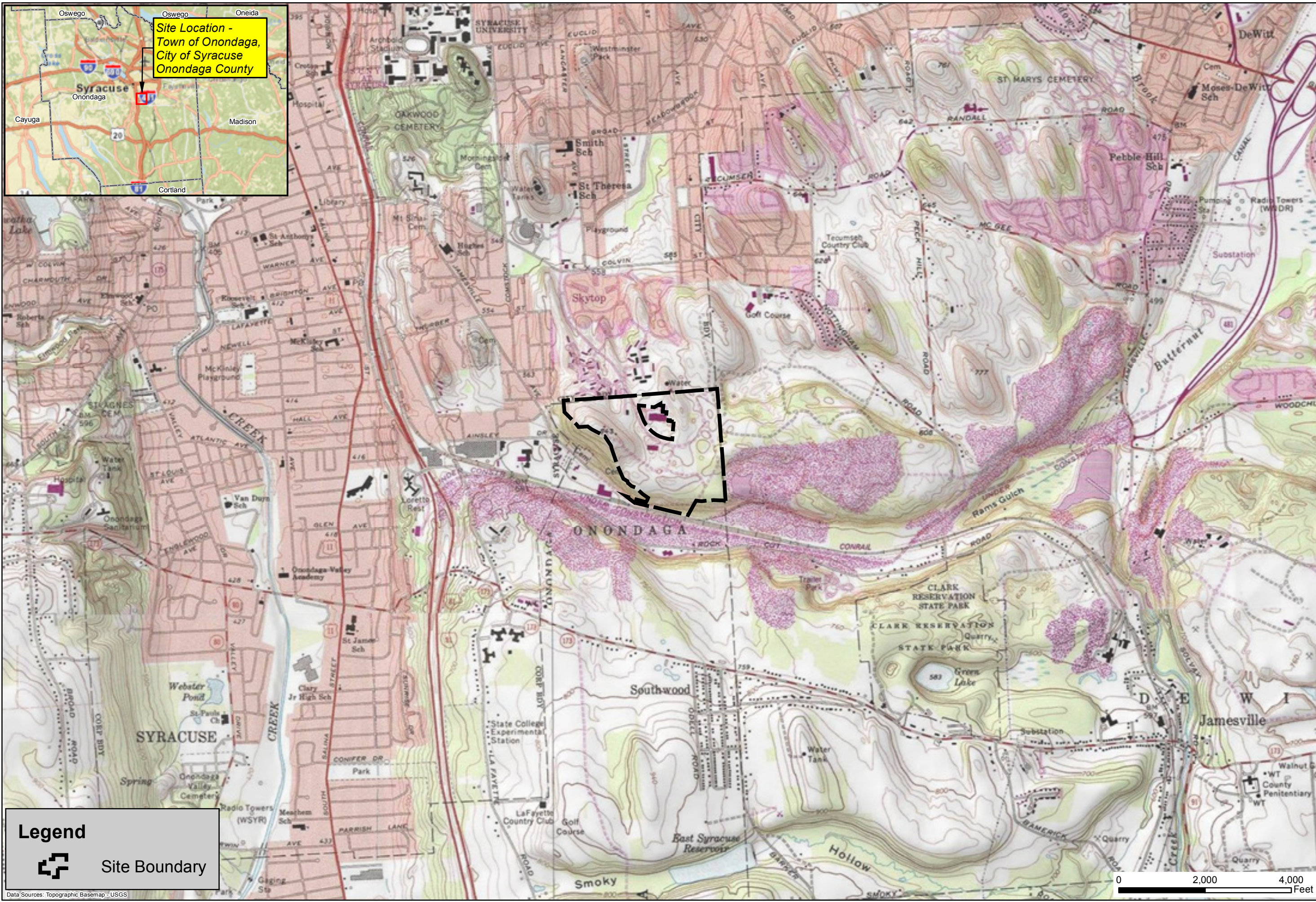
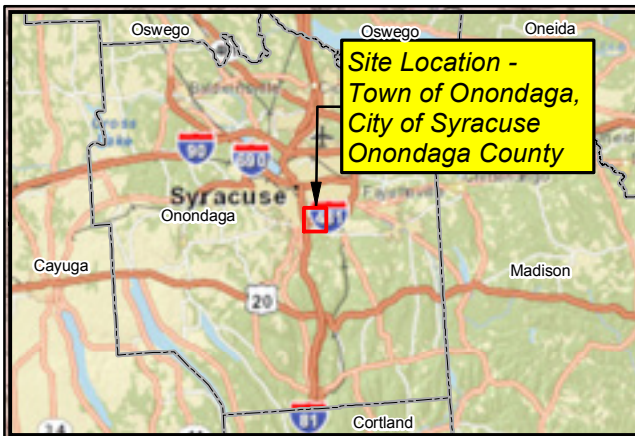
Telecommunications

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




Site Layout Features

- ◆ Total site available is 151.29 acres
- ◆ Currently zoned Light Industrial in Town of Onondaga
- ◆ Adjacent to Syracuse University's South Campus; allows unique opportunity to capitalize on proximity to University and available resources
- ◆ Development scenarios could involve educational and research industry, athletic facilities, support businesses, office, laboratory, community service
- ◆ Access off of Ainsley Drive or Comstock Avenue via South Campus
- ◆ Close proximity to Interstate 81, 481 and NYS Thruway, Syracuse Airport and Intermodal Center
- ◆ Existing site to be developed around current University facilities
- ◆ Up to 40% of site may be utilized
- ◆ Parking requirements determined by proposed uses



Legend

 Site Boundary

Data Sources: Topographic Basemap - USGS

nationalgrid


     

Central New York Regional Planning & Development Board

 Barton & Loguidice, P.C.

ON-15 Syracuse Research Park
Area Location Map

Onondaga County End of Skytop Road, Syracuse, NY 13210 New York



Date August 2013

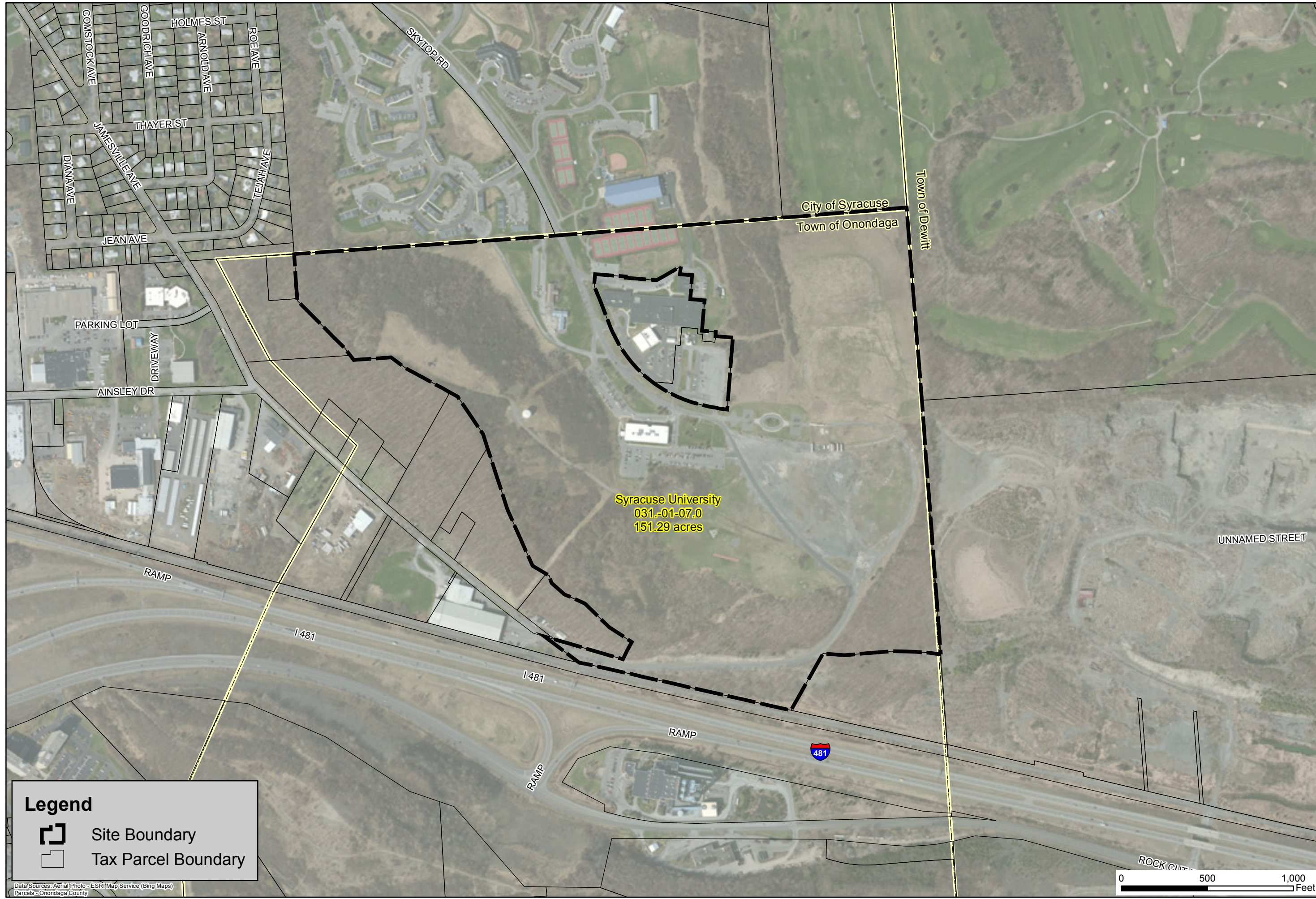
Scale As Shown

Figure Number 1

File Number 1581.001



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0 2,000 4,000
Feet



Syracuse University
 031.-01-07.0
 151.29 acres

Legend

-  Site Boundary
-  Tax Parcel Boundary

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

nationalgrid

BB
 Central New York Regional Planning & Development Board


BL
 & Loguidice, P.C.

ON-15 Syracuse Research Park

Site Location Map

New York

Onondaga County



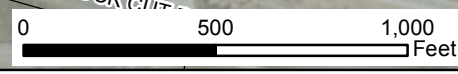
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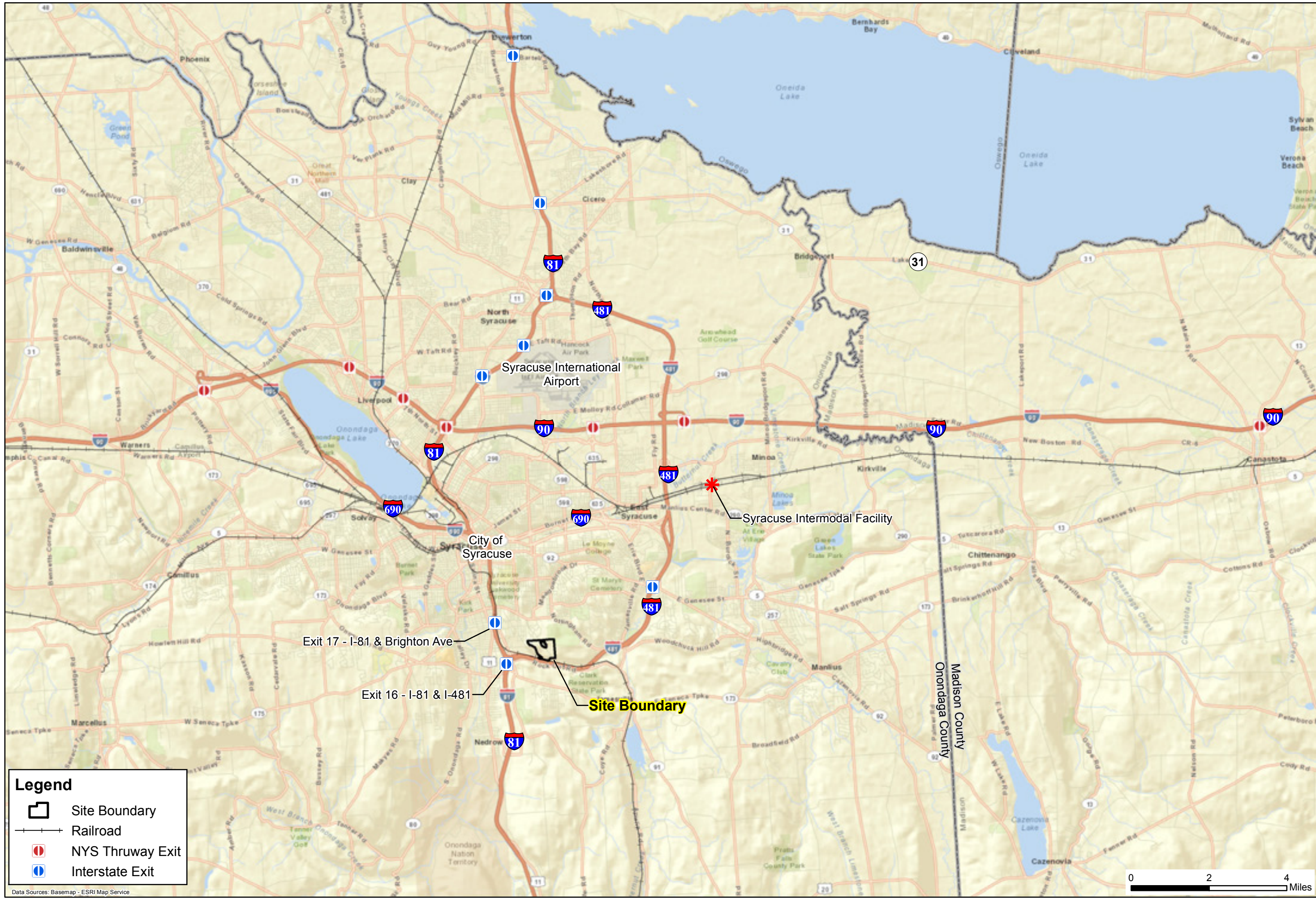
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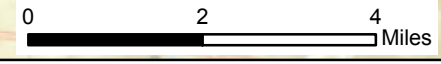




Legend

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

Data Sources: Basemap - ESRI Map Service



Date
August 2013

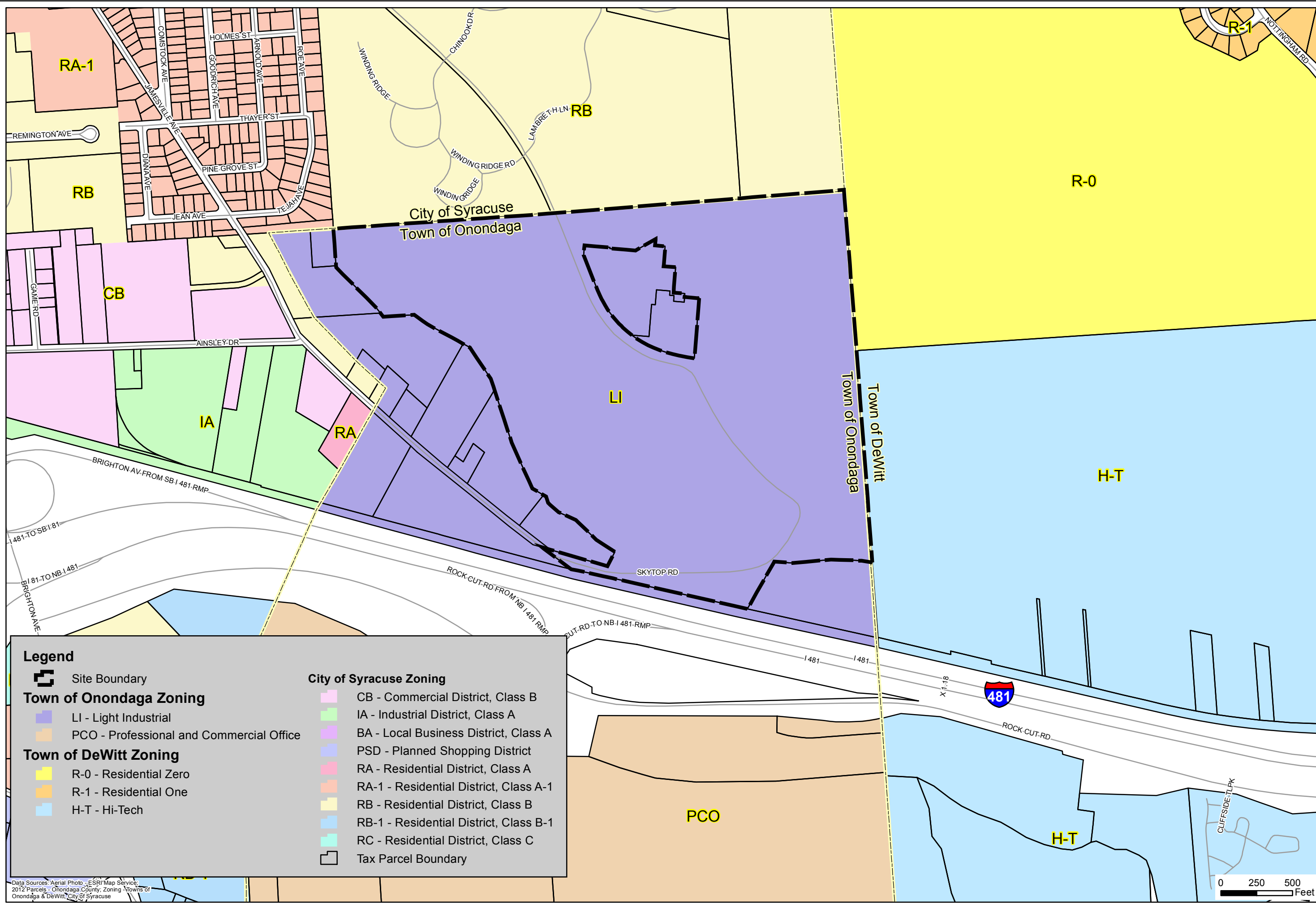
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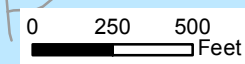
Transportation



Legend

- Site Boundary
- Town of Onondaga Zoning**
 - LI - Light Industrial
 - PCO - Professional and Commercial Office
- Town of DeWitt Zoning**
 - R-0 - Residential Zero
 - R-1 - Residential One
 - H-T - Hi-Tech
- City of Syracuse Zoning**
 - CB - Commercial District, Class B
 - IA - Industrial District, Class A
 - BA - Local Business District, Class A
 - PSD - Planned Shopping District
 - RA - Residential District, Class A
 - RA-1 - Residential District, Class A-1
 - RB - Residential District, Class B
 - RB-1 - Residential District, Class B-1
 - RC - Residential District, Class C
 - Tax Parcel Boundary

Data Sources: Aerial Photo - ESRI Map Service, 2012 Parcels - Onondaga County, Zoning - Towns of Onondaga & DeWitt, City of Syracuse



New York

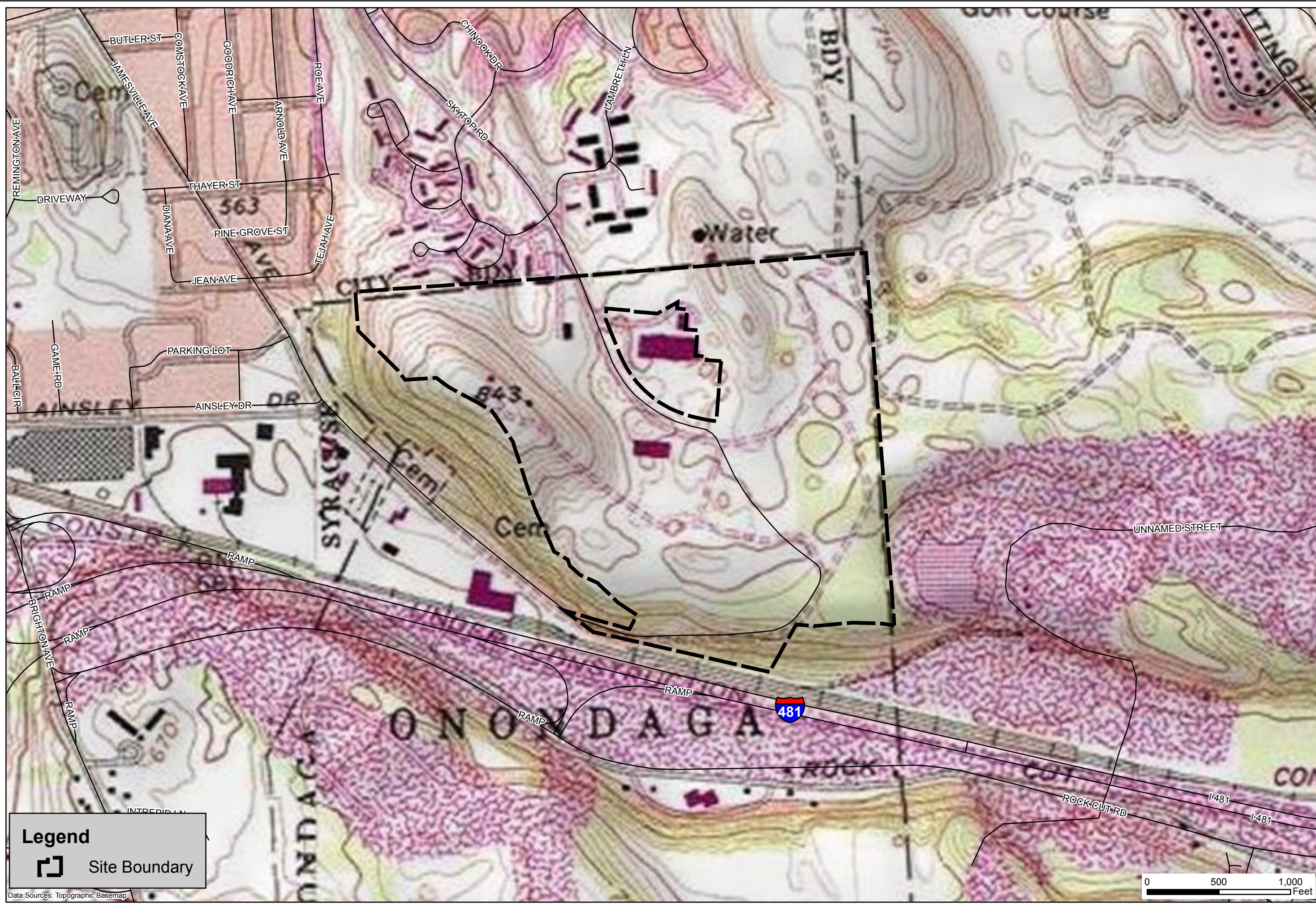
ON-15 Syracuse Research Park
Zoning
Onondaga County



Date	August 2013
Scale	As Shown
Figure Number	4
File Number	1581.001

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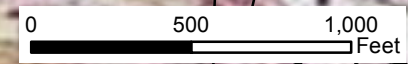
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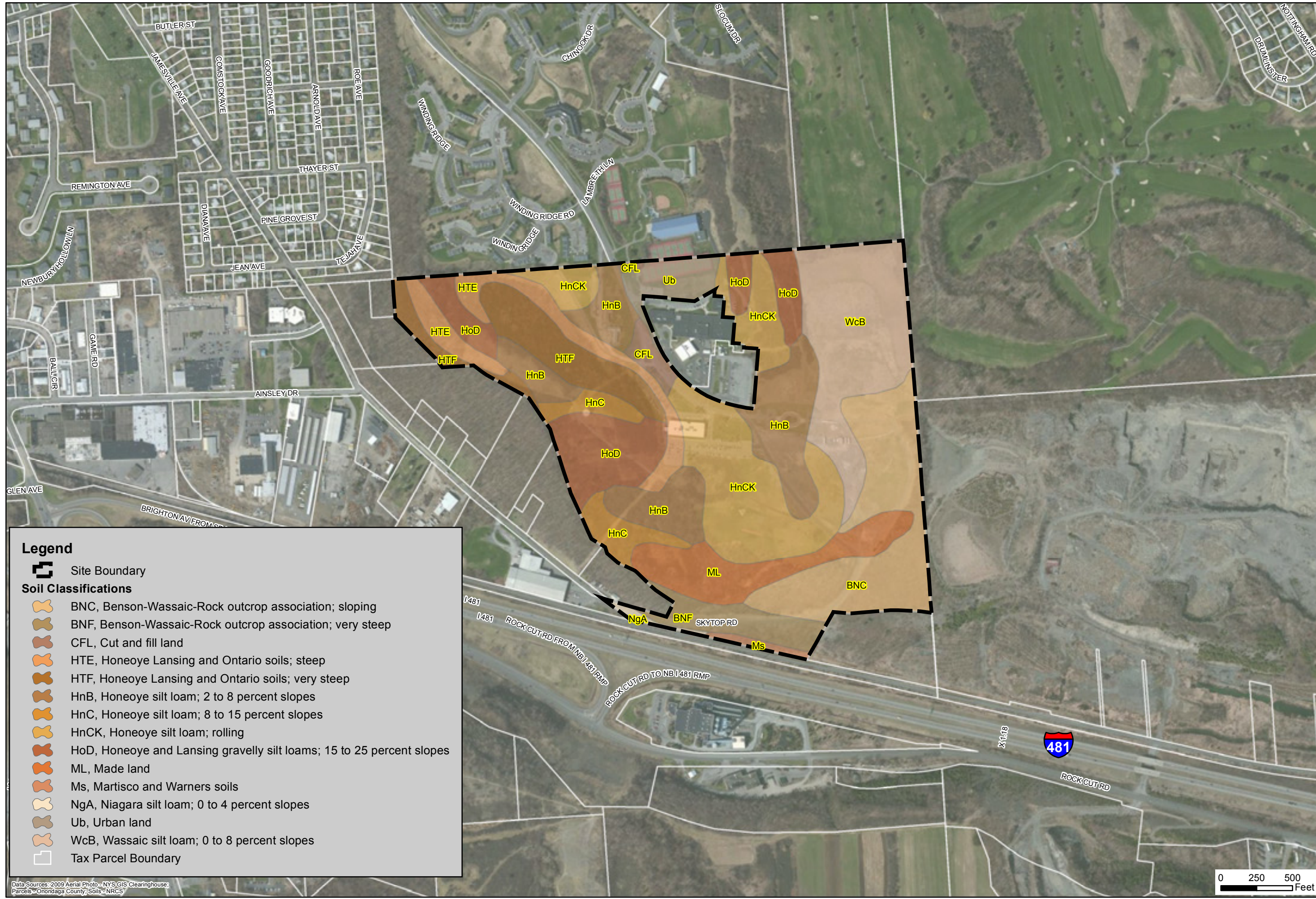
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 Site Boundary

Data Sources: Topographic Basemap



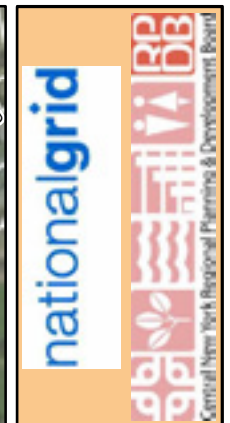
 	
<p>ON-15 Syracuse Research Park</p> <p>Site Topography</p> <p>Onondaga County</p> <p>New York</p>	
	
Date	August 2013
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File Number	1581.001
<p>This map is to be used for reference purposes only. Barton and Loguidice P.C. is not responsible or liable for any inaccuracies herein contained.</p>	



Legend

- Site Boundary
- Soil Classifications**
- BNC, Benson-Wassaic-Rock outcrop association; sloping
- BNF, Benson-Wassaic-Rock outcrop association; very steep
- CFL, Cut and fill land
- HTE, Honeoye Lansing and Ontario soils; steep
- HTF, Honeoye Lansing and Ontario soils; very steep
- HnB, Honeoye silt loam; 2 to 8 percent slopes
- HnC, Honeoye silt loam; 8 to 15 percent slopes
- HnCK, Honeoye silt loam; rolling
- HoD, Honeoye and Lansing gravelly silt loams; 15 to 25 percent slopes
- ML, Made land
- Ms, Martisco and Warners soils
- NgA, Niagara silt loam; 0 to 4 percent slopes
- Ub, Urban land
- WcB, Wassaic silt loam; 0 to 8 percent slopes
- Tax Parcel Boundary

Data Sources: 2009 Aerial Photo - NYS GIS Clearinghouse; Parcels - Onondaga County; Soils - NRCS



New York

ON-15 Syracuse Research Park
Soil Classifications
Onondaga County



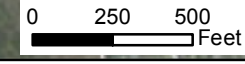
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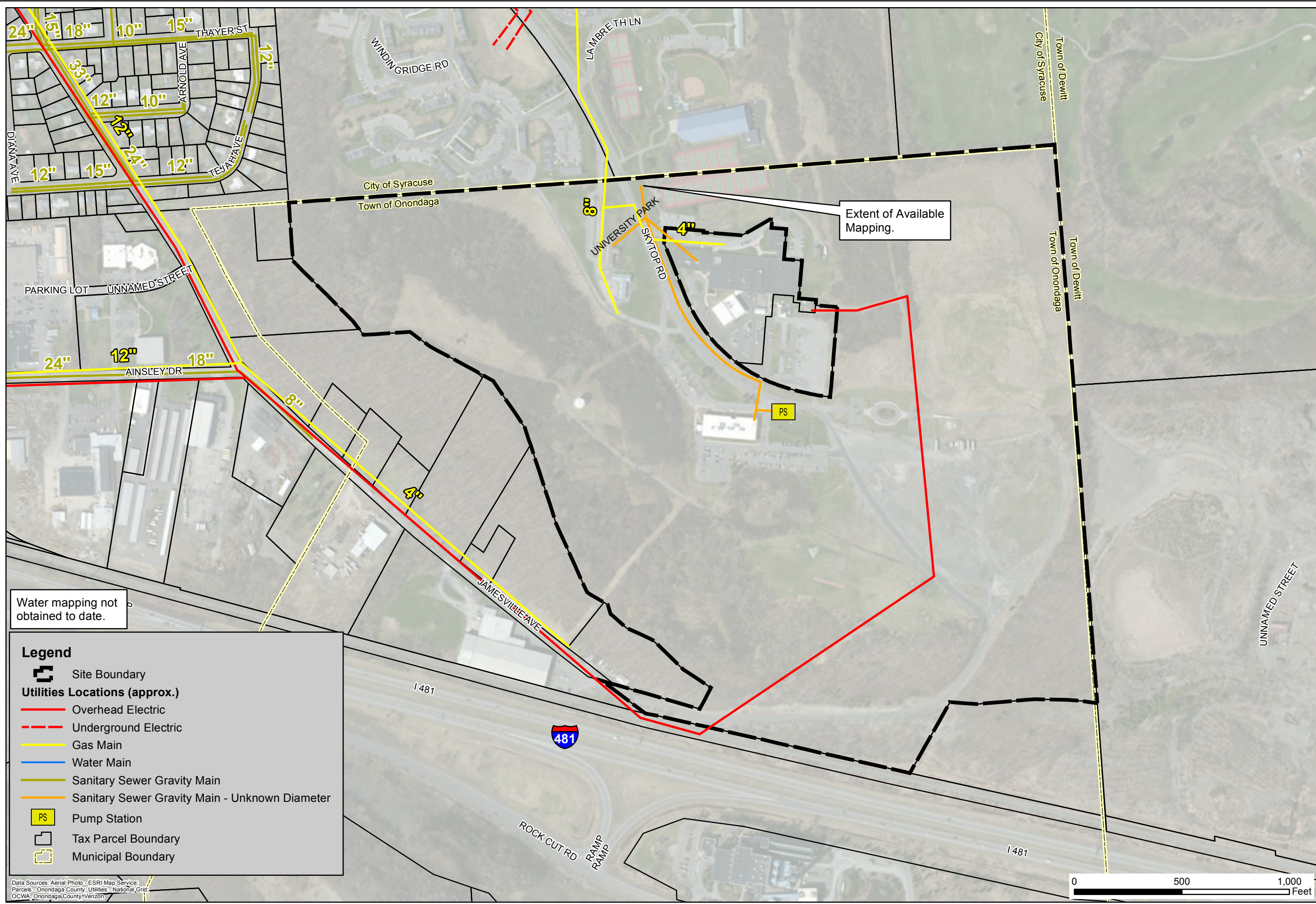
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Figure Number
6

File Number
1581.001

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Water mapping not obtained to date.

Legend

- Site Boundary
- Utilities Locations (approx.)**
- Overhead Electric
- Underground Electric
- Gas Main
- Water Main
- Sanitary Sewer Gravity Main
- Sanitary Sewer Gravity Main - Unknown Diameter
- Pump Station
- Tax Parcel Boundary
- Municipal Boundary

Data Sources: Aerial Photo - ESRI Map Service
 Parcels - Onondaga County; Utilities - National Grid;
 OCWA - Onondaga County; Verizon

Extent of Available Mapping.



New York

ON-15 Syracuse Research Park
Utility Locations
 Onondaga County



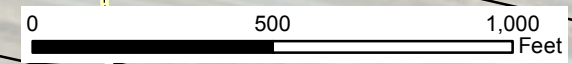
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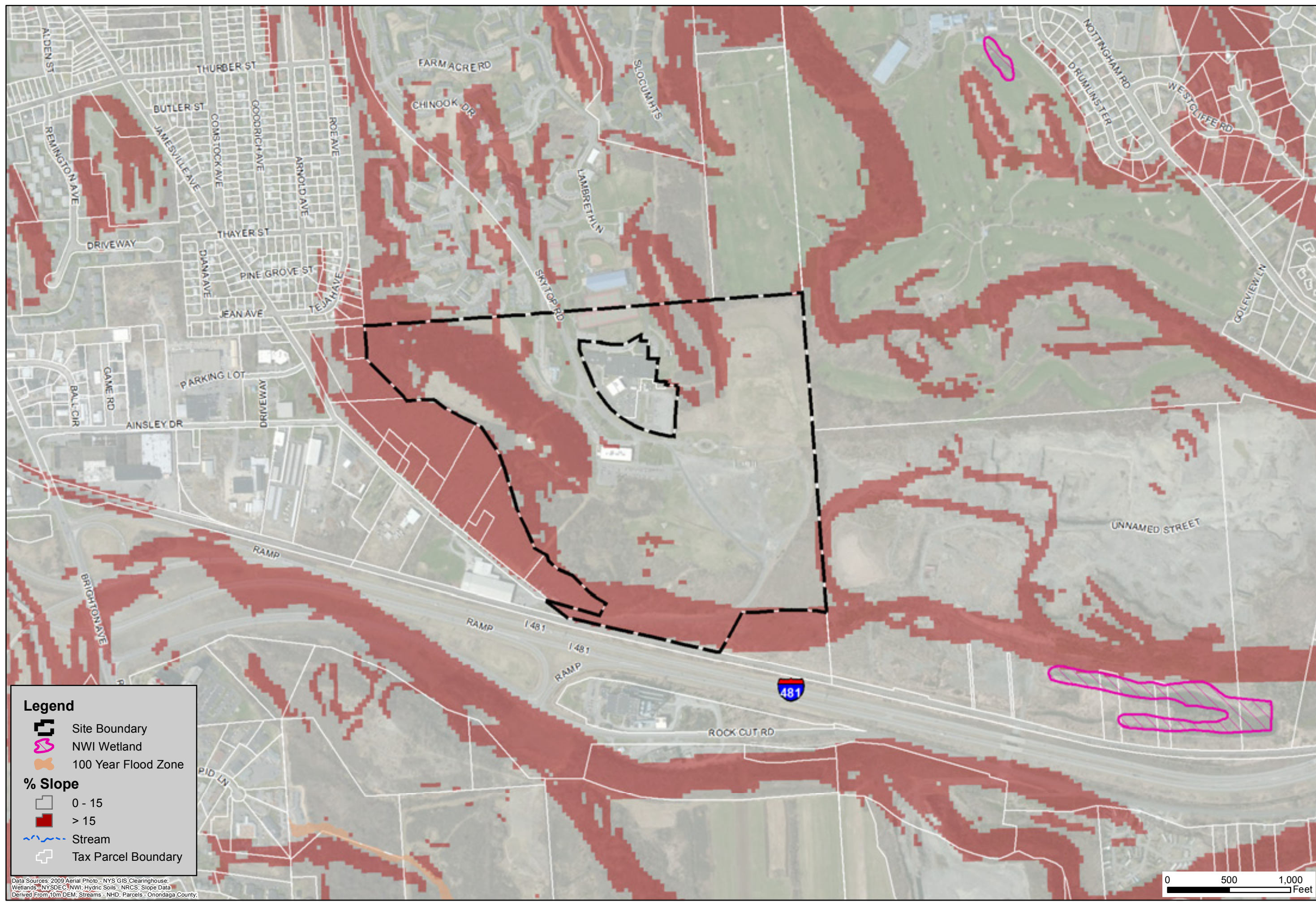
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Figure Number
 7

File Number
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Legend

- Site Boundary
- NWI Wetland
- 100 Year Flood Zone
- % Slope**
- 0 - 15
- > 15
- Stream
- Tax Parcel Boundary

Data Sources: 2009 Aerial Photo - NYS GIS Clearinghouse;
 Wetlands - NYSDEC; NWI; Hydric Soils - NRCS; Slope Data
 Derived From 10m DEM; Streams - NHD; Parcels - Onondaga County

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Central New York Regional Planning & Development Board

BL
 & Associates, P.C.

ON-15 Syracuse Research Park
 Development Considerations
 Onondaga County
 New York

Date
 August 2013

Scale
 As Shown

Figure Number
 8

File Number
 1581.001

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Syracuse Research Park

LAND USE

Total Size (acres)	151.29	Assessed Value	Assessed value of the site in 2013 was \$4,513,700 for its 151.29 acres and four buildings.
Land Use	Office building, athletic facilities, undeveloped land, parking areas	Adjacent Properties	University offices; University athletic facilities; University parking; NYS Thruway; golf course; mining; cemetery; trucking; University bookstore shipping and receiving; single-family residence; mutli-family residence
Road Frontage	4700 feet on Skytop Rd	Comments	With Syracuse University as the primary landowner in the vicinity and on the site itself, land use runs the gamut of variety from mining and trucking to residences and athletic fields. With the given isolation of this site, options for future development are numerous.

ZONING

Uses Permitted	The site is zoned Light Industrial (LI) in the Town of Onondaga. Permitted uses in the LI-District include banks with or without drive-in window; offices; radio or television stations or studios without transmitting or receiving antennas or towers; vocational schools; equipment storage; building supply; adult uses; nursery; public or private institutions of higher education; light industry; research laboratory; warehousing and distribution; highway vehicle repair shops; parking facilities; facilities for the delivery of natural gas service, other than containerized natural gas, to the local community, except storage or heavy equipment yards; facilities necessary for the provision of electrical service to the local community, except storage or heavy equipment yards; facilities, other than towers, necessary for the provision of telephone service to the local community, except storage or heavy equipment yards; and facilities, other than towers, necessary for the provision of cable television service to the local community, except storage or heavy equipment yards.
Off Street Parking	Off-street parking requirements are determined by use. Industry, manufacturing, research, laboratory, warehousing and distribution require a minimum of 2 spaces per 3 employees on the premises at any one time, but in no case less than 2 spaces. Medical offices require 1 space per 100 square feet of office floor area while other offices or office buildings require 1 space per 150 square feet of office floor area. Public or private institutions of higher education, public or private elementary and secondary schools, and vocational schools require 1 space per employee, plus 1 space per each 3 students in the 12th grade or above, or the parking requirements for the auditorium or gymnasium component of the use, whichever is the greater.

Syracuse Research Park

Set-backs

Setback regulations in the LI-District require 35-ft. front, 10-ft. side, and 50-ft. rear yard minimum setbacks.

Percent of Site that may be utilized

40.00%

Control of Nuisances

Noise, light, radiation or any substance or factor detrimental to health, safety or the environment are factors considered during the site plan review process. Nuisances such as noise, odor, and dust are considered during the granting of special use permits. Glare restrictions are extant in the sign regulations but are not mentioned in nuisance law.

Height Restrictions

The maximum building height allowed in the LI-District is two stories, but not more than 35 feet. Height limit restrictions do not apply to barns, silos and other agricultural buildings; church spires, cupolas, domes, belfries, clock towers or flagpoles; chimney flues, elevator or stair bulkheads or water tanks; or commercial radio or television towers, transmission lines or towers as otherwise approved.

DEVELOPMENT IMPLICATIONS SUMMARY

The site is zoned Light Industrial (LI) in the Town of Onondaga which permits virtually all forms of light industrial, warehousing, and office use.

Syracuse Research Park

TOPOGRAPHIC INFORMATION

Topography	The majority of the site lies between 585 - 840 feet above mean sea level.
Potential Aesthetic Problems	No potential aesthetic problems were identified for the Site.
Restrictions	The presence of steep slopes on the site could require land use restrictions.

SOILS

Mapping Units	The following soil units were mapped on the site: HnCK-Honeoye silt loam, rolling (17.9% of site); HnB-Honeoye silt loam, 2 to 8% slopes (14% of site); WcB-Wassaic silt loam, 0 to 8% slopes (13.7% of site); BNC-Benson-Wassaic-Rock outcrop association, sloping (11.8% of site); HoD-Honeoye and Lansing gravelly silt loams, 15 to 25% slopes (10% of site); HTF-Honeoye, Lansing, and Ontario soils, very steep (7.3% of site)		
Drainage Class	Greater than 62.9% of the site is well drained.		
Hydrologic Soil Groups	Greater than 62.9% of the site fits hydrologic soil group C.		
Depth to Groundwater	The depth to groundwater at the site ranges from 2.5 feet to 2.9 feet.		
Permeability	The majority of soils present are permeable, local variation may occur.		
Depth to Bedrock	The depth to bedrock ranges from 1.5 feet to greater than 6.6 feet.		
Bearing Strength	Based on the class of materials located at the site, the New York State Building Code identifies the bearing strength as low, 1500 pounds per square foot.		
Hydric Soils Present?	There are no hydric soils mapped on the site.	Groundwater Variation	Groundwater varies according to seasonal wetness.
Hydric Inclusions in Soils?	None of the non-hydric, mapped soil units contain hydric soil inclusions.		

WETLANDS

NYSDEC Wetlands Present?	No NYSDEC regulated wetlands are mapped on the site.		
National Wetlands Inventory	The National Wetland Inventory (federal and/or state) mapping did not identify any wetlands on the site.		
Wetlands Delineation Available	No information regarding on-site historic wetland delineations was available for review.		

Syracuse Research Park

WATERS / STREAMS

Onsite NYSDEC Mapped Streams	No NYSDEC mapped streams are located on the site.
Stream Classification	Not applicable.
Flow Regime	Not applicable.
Other Water Resources	Not applicable.
Coastal Resources	The site is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area. The Town of Onondaga 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, a designated floodway, or a coastal erosion hazard area.
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FISH AND WILDLIFE

Nature Explorer Results (State Species)	The NYSDEC's Nature Explorer identified the following threatened or endangered species as possible residents of Onondaga County: Indiana bat; Bald eagle; Black tern; Common tern; Henslow's sparrow; Least bittern; Northern harrier; Peregrine falcon; Pied-billed grebe; Sedge wren; Short-eared owl; Upland sandpiper; Blanding's turtle; Bog turtle; Eastern massasauga; Timber rattlesnake; Lake chubsucker; Lake sturgeon; Longear sunfish; American waterwort; Angled spikerush; Bear's-foot; Big shellbark hickory; Broad-lipped twayblade; Brown bog sedge; Button-bush dodder; Calypso; Carey's smartweed; Cloud sedge; Cooper's milkvetch; Cork elm; Crane fly orchid; Creeping sedge; Dragon's mouth orchid; Drummond's rock-cress; Dwarf glasswort; eastern prairie fringed orchid; Fairy wand; Farwell's water-milfoil; Field dodder; Glaucous sedge; Glomerate sedge; Golden puccoon; Golden-seal; Goosefoot Corn-salad; Great Plains flatsedge, hair-like sedge; Heart sorrel; Hooker's orchid; Kentucky coffee tree; Knotted spikerush; Lake-cress; Large twayblade; Lindley's aster; Little-leaf Tick-trefoil; Marsh arrow-grass; Marsh valerian; Michigan lily; Midland sedge; Mountain death camas; Nodding pogonia; Northern bog aster; Northern bog violet; Northern wild comfrey; Nuttall's tick-trefoil; Ohio goldenrod; Orange fringed orchid; Pink wintergreen; Possum-haw; Purple cress; Puttyroot; Ram's-head ladyslipper; Red pigweed; Reflexed sedge; Rock-cress; Rough avens; Salt-meadow grass; Sartwell's sedge; Scarlet-Indian Paintbrush; Schweinitz's sedge; Scirpus-like rush; Scotch lovage; Sea Purslane; Seabeach amaranth; Seaside bulrush; Seaside crowfoot; Seaside gerardia; Seaside plantain; Sheathed pondweed; Shining bedstraw; Short's sedge; Showy aster; Slender blue flag; Slender marsh-pink; Small bur-reed; Small floating bladderwort; Small white ladyslipper; Small whorled pogonia; Small yellow ladyslipper; Small's knotweed; smooth bur-marigold; Southern twayblade; Spiny water-nymph; Spreading chervil; Stargrass; Sticky false asphodel; Stiff Tick-trefoil; Staight-leaf pondweed; Swamp louse wort; Swamp smartweed; Sweet coltsfoot; Sweet-
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Syracuse Research Park

scented Indian -plantain; Tall bellflower; Terrestrial starwort; Troublesome sedge; Twin-leaf; Virginia false gromwell; Virginia three-seeded Mercury; White basswood; Wild pink; Wild sweet-William; Woodland agrimony; Woodland bluegrass; Yellow giant-hyssop; Yellow wild flax; Creeping juniper; Blunt-lobe grape fern; Climbing fern; Common moonwort; Hart's-tongue fern; marsh horsetail; Mingan moonwort; Prairie dunewort; and Rugulose grape fern.

US Fish and Wildlife Service (Federal Species)

Federally protected species that are reported by the US Fish and Wildlife Service with the potential to be located on the site include: American hart's-tongue fern, Indiana bat, bog turtle, and eastern massassauga rattlesnake.

CRITICAL ENVIRONMENTAL AREA

Site within or near Critical Environmental Area

The site is not located within a Critical Environmental Area.

CULTURAL AND HISTORIC RESOURCES

Archaeologically Sensitive Area?

The project is not mapped within an Achaeological Sensitive Area as mapped by the State Historic Preservation Office.

Nationally Registered or Eligible Historic Site?

No National Register or National Register Eligible site (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 site are identified on adjacent parcels.

AGRICULTURAL

State Agricultural District

The site is not located within a mapped Onondaga County Agricultural District.

POTENTIAL PERMIT REQUIREMENTS

State Pollutant Discharge Elimination System (SPDES) permit through the NYSDEC

ENVIRONMENTAL IMPLICATIONS SUMMARY

Environmental considerations for development at this site are relatively limited. Stormwater management measures will require implementation. 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.

Syracuse Research Park

ROADWAY

Adjacent Roadway Network

The Syracuse Research Park is located in the Town of Onondaga in Onondaga County. The project area is off of Jamesville Ave., and Skytop Rd, adjacent to I-481. Jamesville Ave. is classified as a Major Collector Road and falls under the jurisdiction of the Town of Onondaga.

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 Jamesville Ave., between Comstock Ave. and Ainsley Dr. the AADT was 3,055 vpd (July 2010).

On Ainsley Dr. between Game Rd. and Jamesville Rd. the AADT was 3,572 vpd (July 2010).

Distance to Interstate Highway Network

For northbound and southbound travel, access to both I-81 (Exit 16A I-481 - Dewitt) and I-481 (Exit 1 Rock Cut Road-Brighton Ave.) is located less than 1 mile of the Research Park. For eastbound and westbound travel access to the NYS Thruway (I-90) is available from I-81 north at Exit 25 A (Albany-Buffalo) which is approximately 8 miles north of the Park.

Truck Routes

The primary truck access to the site will be via I-81, I-481, Jamesville Av. and Skytop Rd.

Public Transit Stop Near Site

CENTRO provides bus services to Skytop via the SU Shuttle Route #43.

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 a north/south short line regional connector rail line adjacent to the southern boundary of the Park which links to both east/west & north/south rail mainlines approximately 5

Syracuse Research Park

miles northwest of the Park. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 11 miles northeast from the Park in Syracuse, NY.

AVIATION**Nearest Commercial Airport**

Syracuse Hancock International Airport is located approximately 11 miles north of the site. Syracuse Hancock International Airport is recognized as a primary commercial service airport and is part of the New York State Airport System.

MARINE**Nearest Deepwater Port**

The closest deepwater port is located is the Port of Oswego, located in Oswego, NY, which is approximately 45 miles northwest of the site.

NYS Canal System

The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located in Syracuse, NY, approximately 4.5 miles northwest of the Research Park.

PERMITTING**Permits**

Town of Onondaga highway work permits will be required for any roadway/utility improvements proposed within the respective ROW's of Jamesville Ave. and Skytop Rd. In addition, any additional access proposed to either NYS, Town of Onondaga, or City of Syracuse roadways will require a commercial driveway permit approved by the NYSDOT, Town of Onondaga, or City of Syracuse.

DEVELOPMENT IMPLICATIONS SUMMARY

The Syracuse Research Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within close proximity of the site.

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WATER SUPPLY

Public Water Supply Available at Site? No

Distance From Site (mi.) Currently Unknown

System Information

Owner Syracuse University

Source of Supply Skaneateles Lake via City of Syracuse

Method of Treatment Coarse Screening, Chlorination, Fluoridation (City of Syracuse)

Treatment General Comments Hydrofluosilicic acid is added to maintain a target fluoride level of 1 mg/l.

Storage There is a 500,000 gallon elevated water storage tank at the site.

System Capacity

System Capacity (gpd) 55,300,000

System Average Daily Demand (gpd) 34,399,000

System Peak Daily Demand (gpd) 34,400,000

Available System Capacity (gpd) 20,900,000

Capacity "Bottlenecks" Currently Unknown

Site Specific Details

Is Site in Existing Water District Yes N/A - private water system

Size of water main at site (in) 12

Available Capacity at site (gpd) Data not available None

Pressure at site (psi) Currently Unknown

Have any flow tests been performed near site recently? No

Other Details

User charges and water rates Billed quarterly, minimum rate \$56.67/unit. First 30,000 cubic feet at \$4.37/100 c.f, next 30,000 at \$3.23/100 c.f, next 2,940,000 c.f at \$2.76/100 c.f, all over 3,000,000 c.f at \$1.91/100 c.f

Syracuse Research Park

Future upgrades planned	None reported
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Future demands known at this time	None reported
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General Comments	Water is provided to Syracuse University from the City of Syracuse.
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Summary	A private water supply is available at the site via a 12" water main owned and operated by Syracuse University.
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Contact Notes	Joe Alfieri - Syracuse University Campus Planning Design & Construction (315-443-5439); Jeff Ellison - Syracuse University Utilities Supervisor (315-443-2317); Nate Prior - Syracuse University Energy Systems (315-443-2999); City of Syracuse Annual Drinking Water Quality Report for
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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	Syracuse University/Town of Onondaga
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System Capacity

Collection System Description and Capacities	A 4-inch force main owned by the Town of Onondaga connects to gravity sewers owned by Syracuse University, then discharging to OCDWEP's Colvin Street Trunk Sewer.
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Collection System "Bottlenecks"	Bottlenecks are present at the Midland pump station.
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Collection System Wet-Weather Issues	Due to combined sewers in the City of Syracuse, wet-weather issues are a significant issue.
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Moratorium on New Users	Yes	There is a one/one offset moratorium because the sewers are tributary to a combined sewer overflow and due to capacity issues at the Metro Wastewater Treatment Plant. This means that any added capacity must be offset by equivalent inflow/infiltration reductions.
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Site Specific Details

Site in existing sewer district	Yes	Onondaga County Consolidated Sanitary District
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Size of sewer main at site (in)	8
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Available capacity of sewer main at site (gpd)	Not available
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Syracuse Research Park

Other Details

Sewer User Charges	\$0.94 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	Yes	There is a 15-inch storm sewer at site
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Site within MS4 Area	Yes
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Summary

Collection System Comments	None
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Sewer Summary	Public and private gravity sewers are available at the site. The capacity of the sewers at the site is unknown. There is a one/one offset moratorium that would require any added capacity to be offset by equivalent inflow/infiltration reductions.
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RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

Owner / WWTP Name	Onondaga County Department of Water Environment Protection / Metro Wastewater Treatment Plant
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Description of Treatment Processes	The Metro WWTP uses primary settling, aeration, secondary clarification, partial ammonia removal on a seasonal basis, phosphorus removal, tertiary treatment and settling, and effluent disinfection for treatment. Metro discharges to Onondaga Lake.
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Treatment Plant Capacity Details

WWTP Average Daily Design Flow (mgd)	84.2
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WWTP Current Avg Daily Flow, Annual (mgd)	57.2
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WWTP Current Avg Monthly Flow 'Wet' (March-May)	60.1
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WWTP Current Avg Monthly Flow 'Dry' (June-August)	55.1
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WWTP Max Average Monthly Flow (past three years) (mgd)	68.2
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Syracuse Research Park

WWTP Average Available Flow Capacity (mgd)
(Average Daily Design - Average 'Wet' Months) 18.64

SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	84.2	61.34	18.64
Nitrogen	NH3 - 1.2 mg/l (Jul to Sep), 2.4 mg/l (Oct to Jun)	TKN - 2.2 mg/l; NH3 - .46 mg/l; Nitrite - .041 mg/l; Nitrate 12.9 mg/l	
Phosphorous	0.12 mg/l	0.086 mg/l	0.034 mg/l
BOD Monthly Avg	21 mg/l & 14747 lb/day	2.1 mg/l & 1044 lb/day	18.9 mg/l & 13703 lb/day
BOD 7 Day Avg	31.5 mg/l & 22120 lb/day	2.25 mg/l & 1178 lb/day	29.25 mg/l & 20942 lb/day
TSS Monthly Avg	30 mg/l & 20016 lb/day	5.1 mg/l & 2583 lb/day	24.9 mg/l & 17433 lb/day
TSS 7 Day Avg	45 mg/l & 30024 lb/day	6.1 mg/l & 3278 lb/day	38.9 mg/l & 26746 lb/day
Settleable Solids Daily Max	0.8 ml/l	0.48 ml/l	0.32 ml/l
pH	6.0 to 9.0 Range	7.2	N/A
Other	NA		
SPDES Limit Excursions (past three years)		Phosphorus Apr '12; Phenol Jun '12, Jul '12, Sep '12, and Nov '12; TCE Oct '12 and Nov '12; Coliform Jul '12 and Aug '12	

Other Details

Future Upgrades Planned	None reported
Future Demands Known at This Time	None reported
Moratorium on New Users	No

Treatment Plant Summary

WWTP Summary

The WWTP appears to be performing well with regards to its SPDES limits. OCDWEP's Infrastructure Capacity Constraints Report dated June 12, 2013 states that the plant has 18.65 MGD in remaining capacity based on 95% of the design flow which is a trigger for a flow management

Syracuse Research Park

plan.

Contact Notes

Chris Deitman, Sewer Maintenance Superintendent - Onondaga County Department of Water Environment Protection (315-435-5402), Onondaga County Department of Water Environment Protection - Infrastructure Capacity Constraints Report dated June 12, 2013; Jeff Ellison - Syracuse University Utilities Supervisor (315-443-2317);

ELECTRIC

Provider

National Grid

3 Phase Voltage (V)

13.2kV (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 to the Park from Jamesville Avenue.

GAS

Provider

National Grid

Type

Natural Gas

Proximity to Site

Adjacent

Pipe Size (in)

4, 8

Pressure (psi)

24 (4" & 8")

Comments

The 8" gas line enters the site from the north along Skytop Road; the 4" gas line provides services beyond the 8" line.

TELECOMMUNICATIONS

Provider

Verizon

Proximity to Site

Adjacent

Comments

INTERNET

Provider

Verizon / Time Warner Cable

Syracuse Research Park

Proximity to Site

Adjacent

Comments

DEVELOPMENT IMPLICATIONS SUMMARY

Sewer - There is a one/one offset moratorium that would require any added capacity to be offset by equivalent inflow/infiltration reductions.