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

Central New York Regional Planning and Development Board
Site Profile Characteristics

Site Address
- 487 NYS Route 13, Cortland, NY 13045

Property Description
- The 100-acre site is located adjacent to the Finger Lakes East Business Park at the northeast corner of NYS Route 13 and Gracie Road.
- The site is owned by Farm East, LLC.
- Major manufacturing businesses located adjacent to the site include Pyrotek and Essex Steel.
- Byrne Dairy acquired 150 acres adjacent to the site from the CCIDA for development of a major dairy food processing center.

Land Use
- The site is currently used for agricultural crops.
- Adjacent land uses include abandoned agricultural land, manufacturing, hotel, a commercial farm implement store, rural residence with acreage, and single family homes.
- A unique wildlife nature area is located west of the site.

Zoning
- The site is located in the Town of Cortlandville’s Light Industrial, Office, and Business Park District (I-O).
- Permitted Uses in the area include agriculture and offices, warehouses, storage facilities, laboratories, light manufacturing, and other office subject to site plan approval and conditional permits.

Cortland Co. IDA Contact
Garry VanGorder
Director
37 Church Street
Cortland, New York 13045
1-607-756-7901

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

CCIDA completed a master plan and DGIES for the development area.

Byrne Dairy is planning a major dairy processing manufacturing center on adjacent site.

Shovel-ready certified development area with major public sewer, water and telecommunication resources in place.
A majority of the site is located at an elevation of 1,200-1,290 above mean sea level. Areas along the western edge of the property have slopes greater than 15%. No potential aesthetic concerns have been identified.

**Hydrologic Characteristics**

- There are no mapped streams on the site.
- The depth to groundwater on the site is greater than 6.6 feet.
- Greater than 82.5% of the soils fit in hydrologic group A.
- Depth to bedrock is estimated to be greater than 6 feet.
- Greater than 94% of the site is estimated to be well drained.

**Environmental Site Assessment Summary**

- The Lime Hollow Nature Area is located northwest of the site.
- A minor NWI (federal and/or state) wetland is mapped on the site western boundary.
- No 100-year flood plain areas are located on the site.
- The site is not located in a Critical Environmental Area.
- Approximately 70% of the site is located in a tentative archeological sensitive area.
- Approximately 70% of the site is located within Cortland County Agricultural District I.
- U.S. Fish and Wildlife Service has not reported any known populations of federally protected species in the area.
Municipal Water Supply

A 12” water transmission line along NYS Route 13 serves the development area.

An 8” water supply line has been installed along the entire access road in the adjacent business park.

The Town of Cortlandville has the capacity to provide 358,000 gallons per day in the project area with a pressure of approximately 68 psi.

Plans for the adjacent proposed Byrne Dairy facility include the use of 250,000 gallons of water per day.

Municipal Sewer

Public sewer service is provided just north of the site via a 10 and 12 inch gravity line along NYS Route 13.

The public sewer line was extended into the adjacent business park along its northern and western boundary. Sewerage is treated at the City of Cortland’s Wastewater Treatment Plant.

The WWTP is functioning well and its SPDES excursions are not of significant concern. The WWTP currently has 2.2 million gallons per day of available capacity. This capacity will be reduced when the Byrne facility comes on line.

A storm water management system was developed to serve the adjacent business park.

Electric Service

National Grid maintains an overhead 13.2 kV overhead electric line along NYS Route 13. A major 32.5 kV line terminate just north of the site in the adjacent business park.

An underground electric supply system is installed in the adjacent business park.

A National Grid electric substation is located approximately 3 miles north of the site.

Natural Gas

The site is served by a NYSEG natural gas transmission line along NYS Route 13.

A 4” natural gas line is extended along the entire access road in the adjacent business park.

Telecommunications

Verizon and Time Warner provide telephone and internet service in the development area along NYS Route 13.

Underground telecommunication services are extended along the entire access road in the adjacent park.

Utilities
Approximately 100 acres of land available for development

Additional acreage available across NYS Route 13

Byrne Dairy food processing facility under construction in adjacent park

Direct access to NYS Route 13

Proximity to Cortland, Ithaca, and the Syracuse metropolitan area

Property in the area is zoned for agriculture, light industrial, office and business park district use

Parking is regulated in the area via the site plan approval process

A general master plan for the area was developed by the CCIDA

A community-based nature and recreation area located northwest of the site
Finger Lakes East Business Park - Development Area
Area Location Map
Cortland County New York

Site Location - Town of Cortlandville, Cortland County

Legend
- Site Boundary
- Future Phase - Not Part of Study

Data Sources: Topographic Basemap - USGS

0 4,000 2,000 Feet

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
- Future Phase - Not Part of Study

File Number 1581.001
Figure Number 5
Scale
Date August 2013

Data Sources: Aerial Photo - ESRI Map Service (Bing Maps); Topographic Basemap - USGS

CO-3 Finger Lakes East Business Park - Development Area
Site Topography
Cortland County New York
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.
Soil Classifications

- **HdA**: Howard gravelly loam; 0 to 3 percent slopes
- **HdB**: Howard gravelly loam; 3 to 8 percent slopes
- **HdC**: Howard gravelly loam; 8 to 15 percent slopes
- **HdD**: Howard gravelly loam; 15 to 25 percent slopes
- **Mc**: Muck
- **VoC**: Valois-Howard gravelly loams; 8 to 15 percent slopes
- **Tax Parcel Boundary**

**Legend**

- Site Boundary
- Future Phase - Not Part of Study

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.
## Zoning and Land Use

### Finger Lakes East Business Park - Development Area

<table>
<thead>
<tr>
<th>LAND USE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Size (acres)</strong></td>
<td>100.9</td>
</tr>
<tr>
<td><strong>Assessed Value</strong></td>
<td>The subject 100-acre site is a portion of the larger 210-acre parcel which is divided into three segments. The 210-acre parcel was assessed at $523,000 in 2012.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Vacant Industrial, abandoned agriculture</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adjacent Properties</strong></td>
<td>Vacant, vacant land in industrial areas, manufacturing and processes, rural residence with acreage, privately or governmentally owned wetlands, mobile home, agricultural, single family residence</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Road Frontage</th>
<th>2500 feet on NY-13; 2000 feet on Gracie Rd</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Comments</strong></td>
<td>Land development on this parcel will be similar to that in Phase 1 of the Finger Lakes East Business Park just north of the site which is currently owned by Byrne Dairy. The transition from agricultural lands to business park setting is feasible.</td>
</tr>
</tbody>
</table>

### ZONING

<table>
<thead>
<tr>
<th>Uses Permitted</th>
<th>The site is located in the Town of Cortlandville's Light Industrial, Office, Business Park District (I-1). Permitted uses are agriculture-related uses while offices, warehouses, storage facilities, laboratories, light manufacturing, and other office or light industrial uses are subject to site plan approval or conditional permit.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off Street Parking</td>
<td>Off-street parking is not specifically regulated for this site but instead is a general consideration for site plan approval.</td>
</tr>
<tr>
<td>Set-backs</td>
<td>Set-back requirements are determined on an application by application basis by the Town Planning Board. The Bulk Regulations schedule in the Town of Cortlandville Zoning Code produces set-back figures as guidelines for the Planning Board. 50-ft. front, 12-ft. side (32-ft. total of both sides), and 40-ft. rear yard minimum set-backs are listed as guidelines for business or industrial uses.</td>
</tr>
<tr>
<td>Percent of Site that may be utilized</td>
<td>50.00%</td>
</tr>
<tr>
<td>Control of Nuisances</td>
<td>No person shall unreasonably make, continue, permit, or cause to be made, continued or permitted any noise disturbance. No person shall make, continue, permit, or cause to be made, continued or permitted, any noise exceeding 65 dBA, as measured from the real property boundary of the premises which is the source of the noise (generating property boundary) from the hours 11:00 p.m. to 7:00 a.m., and 80 dBA at all other times. Other special noise violations are identified in Sect. 109-5 of the Cortlandville Town Code. Other nuisances are dealt with in controls for conditional use permits where Sect. 178-76 states that industrial &quot;...structures and uses will have adequate buffers to prevent...&quot;</td>
</tr>
</tbody>
</table>

---

Finger Lakes East Business Park - Devel 11/14/2013 2:23:08 PM Page 1 of 2
**Finger Lakes East Business Park - Development Area**

Negative impacts associated with noise, traffic, dust, fumes, smoke, odor, fire, glare, and/or flashing lights.

**Height Restrictions**

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

**DEVELOPMENT IMPLICATIONS SUMMARY**

The site is located in the Light Industrial, Office, Business Park (I-1) District, making most office, manufacturing, and warehousing permitted-by-right. Some office and light industrial uses may require site plan approval or conditional permitting.
## TOPOGRAPHIC INFORMATION

<table>
<thead>
<tr>
<th>Topography</th>
<th>The majority of the site is located at an elevation of 1,200-1,290 feet above mean sea level.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Aesthetic Problems</td>
<td>No potential aesthetic concerns identified for the site.</td>
</tr>
<tr>
<td>Restrictions</td>
<td>Some parcels within the site contain slopes that are greater than 15%.</td>
</tr>
</tbody>
</table>

## SOILS

<table>
<thead>
<tr>
<th>Mapping Units</th>
<th>Mapped soil units on the site include the following: HdA-Howard gravelly loam, 0 to 3% slopes (53.2% of site); HdB-Howard gravelly loam, 3 to 8% slopes (12.7% of site); VaE-Valois and Howard gravelly loams, 25 to 40% slopes (12% of site); HdD-Howard gravelly loam, 15 to 25% slopes (8.4% of site); HdC-Howard gravelly loam, 8 to 15% slopes (8.2% of site).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Class</td>
<td>Greater than 94.5% of the site is well drained.</td>
</tr>
<tr>
<td>Hydrologic Soil Groups</td>
<td>Greater than 82.5% of the site fits hydrologic soil group A.</td>
</tr>
<tr>
<td>Depth to Groundwater</td>
<td>The depth to groundwater is greater than 6.6 feet.</td>
</tr>
<tr>
<td>Permeability</td>
<td>The majority of soils present are permeable, local variation may occur.</td>
</tr>
<tr>
<td>Depth to Bedrock</td>
<td>The depth to bedrock is greater than 6.6 feet.</td>
</tr>
<tr>
<td>Bearing Strength</td>
<td>Based on the class of materials present on the site the New York Building Codes identify the bearing strength as low, 2000 pounds per square foot.</td>
</tr>
<tr>
<td>Hydric Soils Present?</td>
<td>There are no mapped hydric soil units on the site.</td>
</tr>
<tr>
<td>Hydric Inclusions in Soils?</td>
<td>There are no mapped soil units on the site that are identified as having the potential for hydric inclusions.</td>
</tr>
</tbody>
</table>

## WETLANDS

<table>
<thead>
<tr>
<th>NYSDEC Wetlands Present?</th>
<th>No NYSDEC regulated wetlands are mapped within the site boundaries.</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Wetlands Inventory</td>
<td>Two National Wetland Inventory (federal and/or state) wetlands are mapped on the site. These two mapped wetlands total approximately one-acre and have forested and open water covertypes. One wetland is mapped on the northern site parcel and one on the eastern site parcel.</td>
</tr>
</tbody>
</table>
**Environmental**

### Finger Lakes East Business Park - Development Area

#### Wetlands Delineation
- **Available**: No wetland delineation material for the site was available for review.

#### WATERS / STREAMS

- **Onsite NYSDEC Mapped Streams**: There are no NYSDEC mapped streams on the site.
- **Stream Classification**: Not applicable.
- **Flow Regime**: Not applicable.
- **Other Water Resources**: Fall Creek is located north and west of the site.

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

#### FLOOD PLAINS
- **Flood Plain Information**: FEMA floodplain mapping was reviewed. The site is not located within a 100-year floodplain area, a designated floodway, or a coastal erosion hazard zone.

#### FISH AND WILDLIFE

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

- **US Fish and Wildlife Service (Federal Species)**: The U.S Fish and Wildlife Service did not report any known populations of federally protected species within the site boundaries.

#### CRITICAL ENVIRONMENTAL AREA
- The site is not located within a Critical Environmental Area.

#### CULTURAL AND HISTORIC RESOURCES
Finger Lakes East Business Park - Development Area

Archaeologically Sensitive Area? Approximately 70% of the site is located within an Archaeological Sensitive Area, as mapped by the State Historic Preservation Office.

Nationally Registered or Eligible Historic Site? No National Register or National Register Eligible locations (that have been submitted for consideration) are identified on the site.

Adjoining a Nationally Registered or Eligible Historic Site? No National Register or National Register Eligible locations are mapped on adjoining parcels to the site. However, three locations of pre-contact activity were documented on the Finger Lakes East Business Park - these sites are not eligible, but do indicate the presence of cultural activity in the area.

AGRICULTURAL

State Agricultural District Approximately 70% of the site is located within Cortland County Agricultural District 1.

POTENTIAL PERMIT REQUIREMENTS

Section 404 Clean Water Act Nationwide or Individual Permit (USACE)
Section 401 Water Quality Certification (NYSDEC)
Article 24 Freshwater Wetlands Permit (NYSDEC)
State Pollutant Discharge Elimination System Permit (NYSDEC)

ENVIRONMENTAL IMPLICATIONS SUMMARY

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

### ROADWAY

**Adjacent Roadway Network**

The site is located off of State Route 13 in the Town of Cortlandville. State Route 13 classified as a Principal Arterial and is on the National Highway System. The site is bounded on the north part by Phase I of the Finger Lakes Easy Business Park, on the south by Sherman Road, on the west by Gracie Road which runs north and Webb Road than runs south and on the east by S. Cortland Virgil Road.

**Traffic Count Data**

The Average Annual Daily Traffic (AADT) counts as measured in vehicles per day (vpd) from the NYS Department of Transportation are as follows:

On State Route 13, approximately 2 miles north of the County Line the AADT was 10,459 vpd (July 2008).

**Distance to Interstate Highway Network**

Access to Interstate 81 for both northbound and southbound travel is approximately 5 miles to the northeast from the site via SR 13 to Exit 11 (Cortland-Ithaca). For eastbound and westbound travel, the NYS Thruway can be accessed in Syracuse, NY via I-81 north to Exit 25A (Albany-Buffalo), approximately 45 miles to the north.

**Public Transit Stop Near Site**

Cortland Transit Route #6 travels along State Route 13 and passes by the site. The route runs between the Cortland County Office Building in downtown Cortland to the Tompkins County Community College to the south in Dryden, NY.

### RAIL

**Freight Rail Service Summary**

CSX Transportation (CSXT) operates a Class 1 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 5 miles to the east which links the Park to the Syracuse Rail Yard. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 46 miles north from the Park.
Transportation

Finger Lakes East Business Park - Development Area

in Syracuse, NY. East/West mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.

AVIATION

Nearest Commercial Airport

Syracuse Hancock International Airport is located approximately 45 miles to the north of the site. Syracuse Hancock International Airport is recognized as a primary commercial service airport and is part of the New York State Airport System. Chase Field Airport located 3 miles from the site on Route 222, is a general aviation airport.

MARINE

Nearest Deepwater Port

The closest Deepwater Port is located is the Port of Oswego, located in Oswego, NY, which is approximately 78 miles northeast 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 35 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 13. In addition, any additional access proposed to either NYS or Town of Cortlandville roadways will require a commercial driveway permit approved by the NYSDOT and the Town.

DEVELOPMENT IMPLICATIONS SUMMARY

The site is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within 80 miles of the site.
### Utilities

#### Finger Lakes East Business Park - Development Area

<table>
<thead>
<tr>
<th><strong>WATER SUPPLY</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Water Supply Available at Site?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Distance From Site (mi.)</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### System Information

<table>
<thead>
<tr>
<th><strong>Owner</strong></th>
<th>Town of Cortlandville</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source of Supply</strong></td>
<td>Otter/Dry Creek Aquifer - Sole Source Aquifer</td>
</tr>
<tr>
<td><strong>Method of Treatment</strong></td>
<td>Chlorination</td>
</tr>
<tr>
<td><strong>Treatment General Comments</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Storage</strong></td>
<td>Two 1 million gallon storage tanks for a total storage capacity of 2 million gallons.</td>
</tr>
</tbody>
</table>

#### System Capacity

| **System Capacity (gpd)** | 1,000,000 |
| **System Average Daily Demand (gpd)** | 642,000 |
| **System Peak Daily Demand (gpd)** | Not available |
| **Available System Capacity (gpd)** | 358,000 |
| **Capacity “Bottlenecks”** | None |

#### Site Specific Details

| **Is Site in Existing Water District** | Yes |
| **Size of water main at site (in)** | 8 |
| **Available Capacity at site (gpd)** | 358,000 |

*System capacity is limited by the Town's current supply permit with the NYSDEC and Susequehanna River Basin Commission that allows for a maximum draw of 1 million gallons per day from the Town's water supply wells.*

| **Pressure at site (psi)** | 68 |
| **Have any flow tests been performed near site recently?** | Yes |

#### Other Details

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

---

Finger Lakes East Business Park - Development Area

11/14/2013 2:21:18 PM
**Future upgrades planned** | No
---|---
**Future demands known at this time** | Bryne Dairy has purchased a portion of the site and has plans for 250,000 gpd of water use during full build-out.
**General Comments** | Recent flow tests near site demonstrated a flow of 1198 gpm with a pressure of 50 psi.
The Town of Cortlandville is currently looking for a second water source to better position itself for future growth and to provide redundancy to its water system.
**Summary** | 358,000 gpd of water is currently available at site. Bryne Dairy has future plans for 250,000 gpd of water use. System capacity is limited by the Town's water supply permit at 1 million gallons per day. A second water source is being researched.
**Contact Notes** | Peter Alteri - Town of Cortlandville Water & Sewer Superintendent (607-756-9637)

### SEWER COLLECTION SYSTEM

**Public Sewer Available at Site?** | No
---|---
**Distance from site (mi.)** | N/A
**System Information** | Town of Cortlandville City of Cortland
**System Capacity** | 10 and 12-inch gravity sewer available just north of the site. No lift stations between site and the wastewater treatment plant.
**Collection System Description and Capacities** | None
**Collection System “Bottlenecks”** | None
**Collection System Wet-Weather Issues** | None
**Moratorium on New Users** | No
**Site Specific Details** | Yes Town of Cortlandville Sewer District
**Site in existing sewer district** | Yes
**Size of sewer main at site (in)** | 12
### Finger Lakes East Business Park - Development Area

| Available capacity of sewer main at site (gpd) | Not available |

#### Utilities

### Other Details

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

| Future Upgrades Planned | No |

| Future Demands Known at this Time | Byrne Dairy has purchased land just north of the site and has plans for 250,000 gpd of water use during full build-out. |

#### Storm Sewers

| Storm sewers available at site | No |

| Site within MS4 Area | No |

#### Summary

| Collection System Comments | 10 and 12-inch gravity sewer mains just north of the site, installed at minimum slopes, allow for 0.78 and 1.10 million gallons per day of capacity. |

| Sewer Summary | Public sewer is available just north of the site through 10 and 12-inch gravity sewer mains. |

### RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

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

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

#### Treatment Plant Capacity Details

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

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

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

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

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

| WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months) | 2.2 |
## CO-3

### Utilities

#### Finger Lakes East Business Park - Development Area

<table>
<thead>
<tr>
<th>SPDES Permit Constraints</th>
<th>WWTP SPDES Limits</th>
<th>Current 3-Year Average</th>
<th>Available Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flow (mgd)</td>
<td>9</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Nitrogen</td>
<td>None</td>
<td>TKN - 3.71mg/l; NH3 - 1.08mg/l</td>
<td>N/A</td>
</tr>
<tr>
<td>Phosphorous</td>
<td>None</td>
<td>1.82 mg/l</td>
<td>N/A</td>
</tr>
<tr>
<td>BOD Monthly Avg</td>
<td>25 mg/l &amp; 1876 lb/day</td>
<td>3.02 mg/l &amp; 116.7 lb/day</td>
<td>21.98 mg/l &amp; 1759.3 lb/day</td>
</tr>
<tr>
<td>BOD 7 Day Avg</td>
<td>40 mg/l &amp; 3002 lb/day</td>
<td>4.09 mg/l &amp; 158.8 lb/day</td>
<td>35.91 mg/l &amp; 2843.2 lb/day</td>
</tr>
<tr>
<td>TSS Monthly Avg</td>
<td>30 mg/l &amp; 2252 lb/day</td>
<td>6.28 mg/l &amp; 248.8 lb/day</td>
<td>23.72 mg/l &amp; 2003.2 lb/day</td>
</tr>
<tr>
<td>TSS 7 Day Avg</td>
<td>45 mg/l &amp; 3378 lb/day</td>
<td>9.41 mg/l &amp; 408.8 lb/day</td>
<td>35.59 mg/l &amp; 2969.2 lb/day</td>
</tr>
<tr>
<td>Settleable Solids Daily Max</td>
<td>.3 ml/l</td>
<td>1.74 ml/l</td>
<td>-1.44 ml/l</td>
</tr>
<tr>
<td>pH</td>
<td>6.0 - 9.0 Range</td>
<td>7.82</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### SPDES Limit Excursions (past three years)

Flow in Mar '11 and Apr '11; Oxygen Demand in Sep '10 and Oct '12; Settleable Solids in Aug '10, Sep '10, Mar '11, May '11, and Nov '12

### Other Details

**Future Upgrades Planned**
The City is continuing its effort to comply with new nitrogen and phosphorous regulations from the Susquehanna River Basin Commission.

**Future Demands Known at This Time**
None

**Moratorium on New Users**
No

### Treatment Plant Summary

**WWTP Summary**
The treatment facility appears to be functioning well. Minor SPDES permit excursions occurred during the past three years. The facility should be fully capable of accepting sewage from the Finger Lakes East Business Park.

**Contact Notes**
Peter Alteri - Town of Cortlandville Water & Sewer Superintendent
(607-756-9637)
## Utilities

### Finger Lakes East Business Park - Development Area

#### ELECTRIC

<table>
<thead>
<tr>
<th>Provider</th>
<th>National Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Phase Voltage (V)</td>
<td>13.2kV (Overhead) / 480 (Underground)</td>
</tr>
<tr>
<td>3 Phase Proximity to Site</td>
<td>Adjacent</td>
</tr>
<tr>
<td>Single Phase Voltage (V)</td>
<td>N/A</td>
</tr>
<tr>
<td>Single Phase Proximity to Site</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Comments:
National Grid provides overhead electric lines along State Route 13 and Gracie Road. In addition, 480V underground electric lines service the existing business park to the east. An electrical substation is located approximately 3 miles from the Park to the north.

#### GAS

<table>
<thead>
<tr>
<th>Provider</th>
<th>NYSEG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Natural Gas</td>
</tr>
<tr>
<td>Proximity to Site</td>
<td>Adjacent</td>
</tr>
<tr>
<td>Pipe Size (in)</td>
<td>6&quot;</td>
</tr>
<tr>
<td>Pressure (psi)</td>
<td>data not currently available</td>
</tr>
</tbody>
</table>

Comments:
The 6" gas line is located along State Route 13 (north of the site).

#### TELECOMMUNICATIONS

<table>
<thead>
<tr>
<th>Provider</th>
<th>Verizon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Site</td>
<td>Adjacent</td>
</tr>
</tbody>
</table>

Comments:

#### INTERNET

<table>
<thead>
<tr>
<th>Provider</th>
<th>Verizon / Time Warner Cable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Site</td>
<td>Adjacent</td>
</tr>
</tbody>
</table>

Comments:

### DEVELOPMENT IMPLICATIONS SUMMARY
Utilities

Finger Lakes East Business Park - Development Area

None identified