Oneida-Curtin Site Development Area

Elm Street and North Court Street
CITY OF ONEIDA, MADISON COUNTY

Site Profile Characteristics

Site Address

- 1876 West Elm Street, Oneida, New York 13421

Property Description

- The 232-acre Site is located in the western portion of the City of Oneida between the Old Erie Canal and CSX main rail line to the north and Genesee Street (NYS Route 5) to the south. West Elm Street bisects the Site running east-west.
- Curtin Dairy, LP remains in ownership of all 232 acres of the Site. Their ownership also extends to properties adjacent to the Site.

Land Use

- The Site is currently vacant, the northern portion of which along West Elm Street is actively used for agricultural farming.
- The adjacent land use is a mixture of agriculture, residential, commercial, government services, and vacant properties.
- Canastota Creek (Old Erie Canal) and a CSX rail line run parallel to each other immediately north of the Site. Cowaselon Creek runs north-south just adjacent to the east of the Site.

Zoning

- Zoning on the Site is primarily the City of Oneida’s Agricultural (A) district, while the southern portion of the site falls within its General Commercial (C) district.
- Permitted uses within the Agricultural district include production of agricultural products such as field crops, produce, horticulture, and diary products.
- Permitted uses within the General Commercial district include retail, office, service uses.
- Development is expected to be generally automobile-oriented.
- All development on the Site shall be reviewed by the City Planning Board on a case-by-case basis.

Close proximity to City of Oneida downtown area

Scenic active agricultural site with nearby access to NY-5

Large expanses of flat land suitable for development

A single landowner, Curtin Dairy, LP, currently controls entire site
**Topography**
- Generally, the Site has a 30-foot+/- grade differential across the Site, however maximum slopes on the site are approximately 3-5%.
- Site elevation ranges from 430 feet in the northeast portion of the site to 460 feet at the southern portion of the Site.
- No topographic restrictions are present at the Site.

**Hydrologic Characteristics**
- Cowaselon Creek and one of its tributaries is located adjacent to the east of the Site.
- The area of the Old Erie Canal (Canastota Creek) is included in the Old Erie Canal State Park.
- The depth to groundwater on the Site ranges from 1.7 to 6.6 feet.
- Onsite soils fall within hydrologic group B.
- Depth to bedrock on the Site is greater than 6 feet.
- Approximately 80% of the Site has moderately well drained soils.

**Environmental Site Assessment Summary**
- Some NWI wetlands (Federal and/or State) are mapped on the site. These potential wetlands have not been field verified.
- The eastern portion of the Site is located within a 100-year floodplain.
- The Site is not located within a Significant Coastal Fish and Wildlife Habitat.
- The Site is not located within a designated critical environmental area.
- Federally protected species with potential to be located on the Site include: Chittenango Ovate Amber Snail, Indiana bat, and American hart’s-tongue fern.
- The western portion and northeastern corner of the Site are identified as being archaeologically sensitive.
- The Site is not located within a State certified agricultural district.
### Transportation and Site Access

- Existing roadway access into the northern portion of the Site is from West Elm Street and Genesee Street (NYS Route 5) for the southern portion of the Site.
- Interstate access to NYS I-90 Exit 34 (Canastota/Oneida) is 4 miles northwest of the Site.
- CSX operates an east-west rail mainline immediately adjacent to the northern portion of the Site.
- The Syracuse Rail Yard and Intermodal Terminal is located 25 miles west of the Site in Syracuse, New York.
- Port of Oswego is approximately 58 miles northwest of the Site along the southern shore of Lake Ontario in the City of Oswego.
- Syracuse Hancock International Airport is approximately 30 miles west of the Site centrally located in Onondaga County.

### Utilities

#### Municipal Water Supply
- Public water supply is provided directly to the Site via a 12” water main along all adjacent primary roadways surrounding the Site.
- 1,800,000 gallons per day of available capacity and up to 93 psi of pressure are available at the Site.

#### Municipal Sewer
- Public sewer is not available at the Site. A proposed project would bring public sewers to the Site but the status of the project is currently unknown.
- Sewage is treated at the City of Oneida Wastewater Treatment Plant (WWTP).
- The WWTP is functioning well and its SPDES excursions are not of significant concern. The WWTP available capacity is 1.05 million gallons per day.
- Storm sewers are not present at the Site.

#### Electric Service
- National Grid provides electric services directly to the Site via overhead and underground lines along Elm Street and several adjacent roadways immediately surrounding the Site.
- There are two 115kV lines and an electrical substation within 2 miles of the Site.

#### Natural Gas
- The Site is directly served by a 2” National Grid distribution line along Elm Street which is supplied by a 6” gas main along N. Court Street.

#### Telecommunications
- Verizon and AT&T provide telephone services while Verizon and Time Warner Cable provide internet services directly to the Site.
- Location data not available without further study.
Site MA-7: Oneida-Curtin Site Development Area

Total acres of land—232.77 acres

Primary site access off Elm Street in the City of Oneida; close proximity to the NYS Thruway system

Currently within Agricultural and General Commercial Zoning Districts

Permitted uses include retail, business, office, trade industry, manufacturing, warehouse, storage and distribution

Up to 50% of the entire site can be utilized

Adjacent CSX Rail provides direct opportunity for freight and distribution based development opportunity

Adjacent land uses may benefit from further development and job promotion

Height Restrictions vary from 35 feet to 45 feet depending on district

Parcels south of Elm Street would require variance or zoning changes to allow certain industrial uses

Portion of site within Resource Management Overlay District to allow environmental review of proposed uses
Legend

- Site Boundary
- Tax Parcel Boundary

Curtin Dairy LP
35-1-1:11
232.77

Site Location Map

MA-7 Oneida-Curtin Site Development Area

Madison 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.

File Number

Figure Number

Scale

Date

August 2013

µ

As Shown

Data Sources: 2009 Aerial Photo - NYS GIS Clearinghouse; Parcels - Madison County
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
- Railroad
- NYS Thruway Exit
- Interstate Exit

Syracuse Intermodal Facility

Site Boundary

Exit 34 - I-90 & NY13

Data Sources: Basemap - ESRI Map Service

Path: K:\Projects\1500\1581001\Projects\Madison\MA7 Madison County Curtin Property\Map 3 - Transportation.mxd
Legend

Site Boundary
City of Oneida Zoning
A - Agriculture
R-1 - Residential
C - Commercial
M-1 - Manufacturing-Industrial
RM - Resource Management Overlay District
Tax Parcel Boundary
Municipal Boundary

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Legend

Site Boundary

Soil Classifications

- CFL, Cut and fill land
- Fr, Fredon silt loam
- GP, Gravel pits
- HwB, Howard fine sandy loam; undulating
- PgA, Palmyra gravelly loam; 0 to 3 percent slopes
- PpA, Phelps gravelly silt loam; 0 to 3 percent slopes
- PpB, Phelps gravelly silt loam; 3 to 8 percent slopes
- Te, Teel silt loam
- W, Water
- WeA, Wampsville gravelly silt loam; nearly level
- WeB, Wampsville gravelly silt; undulating
- Wv, Weaver silt loam
- Tax Parcel Boundary

Soil Classifications

Madison 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 errors or omissions herein contained.

File Number 1581.001
Figure Number 6
Scale August 2013

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

Path: K:\Projects\1500\1581001\Projects\Madison\MA7 Madison County Curtin Property\Map 6 - Soil Classifications.mxd
Proposed sewer main to connect to existing. Approx. 1 mile away.

Proposed water main.

Legend

Site Boundary

Utilities Locations (approx.)
- Overhead Electric
- Underground Electric
- Gas Main
- Proposed Gravity Sewer Main
- Water Main
- Proposed Water Main
- Municipal Boundary
- Tax Parcel Boundary
Cowaselon Creek, Middle, and minor tribs

MA-7 Oneida-Curtin Site Development Area
Development Considerations
Madison 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.

File Number 1581.001
Figure Number 8
Scale 0 2,000 1,000 Feet
Date August 2013
As Shown

Legend
- Site Boundary
- NYSDEC Wetlands
- NWI Wetlands (site location only)
- 100 Year Flood Zone
- % Slope
  - >15%
- Stream
- Tax Parcel Boundary

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

**LAND USE**

<table>
<thead>
<tr>
<th>Total Size (acres)</th>
<th>232.77</th>
<th>Assessed Value</th>
<th>$292,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Agriculture</td>
<td>Adjacent Properties</td>
<td>Agriculture, residential, government, vacant</td>
</tr>
<tr>
<td>Road Frontage</td>
<td>1375 on Elms Street</td>
<td>Comments</td>
<td>Access off West Elm Street; parcel also has CSX railroad siding</td>
</tr>
</tbody>
</table>

**ZONING**

**Uses Permitted**

The project site is in the City of Oneida. The site is covered mostly by the Agricultural (A) District and partially by the General Commercial (C) District of the City of Oneida. The A-District permits the production of agricultural products for compensation, including field crops, produce, horticulture, livestock, and dairy products. The term includes the sale of products grown on such land and the necessary buildings and accessory construction such as barns, silos, and fences which are a normal part of agriculture. Agriculture includes farm, nursery, greenhouse, and truck garden. The C-District allows a full range of retail, office and service uses with a local or regional market. Development is expected to be generally auto-oriented. A small portion of the site is located in a Resource Management District. All development of the land within this district shall be reviewed on an individual basis in order to ensure that the land is capable of supporting the proposed development and to further ensure that the environment is protected before such proposed development commences.

**Off Street Parking**

Off-street parking requirements in the City of Oneida are tied to current uses on the site. Use as business, professional office or minor professional office requires 1 parking space for each 400 square feet of floor space. Use as retail, personal service trade, or light manufacturing requires 1 parking space for each 300 square feet of floor space devoted to retail or customer use, plus 1 for each manufacturing employee on maximum shift. Use as warehouse, material storage, fuel supply, or vehicle sales and service requires 1 parking space for each employee on maximum shift. Parking area shall not be less than 25% of the building floor area.

**Set-backs**

In the A-District, agriculture use requires 50-foot front, side, and rear minimum setbacks while use as a dwelling requires 50-foot front, 30-foot side, and 60-foot rear minimum setbacks. In the C-District, all uses require 10-foot front, 10-foot side, and 25-foot rear minimum setbacks.

**Percent of Site that may be utilized**

50.00%

**Control of Nuisances**

According to Section 98 of the City Code of Oneida, no person shall make, continue, cause or suffer to be made or continued any unreasonable noise, which is defined as a noise of a type or volume that a reasonable person, under the circumstances, would not tolerate. Such acts and volumes are defined in Sections 98.3 and 98.4. Pertaining to smoke nuisance control, fuel-burning heat-producing equipment shall be installed and maintained so as not to violate the...
Oneida-Curtin Site Development Area

Fire Prevention Code in force in the city, according to Section 77-68. Dust and odor restrictions are found in a few instances in the City Code of Oneida. However, no overarching controls from a zoning perspective exist with respect to dust and odor.

Height Restrictions

The A-District carries a 35-foot building height maximum, for only storage units, while the C-District carries a 45-foot building maximum.

DEVELOPMENT IMPLICATIONS SUMMARY

Despite being partially zoned Agricultural (A) and partially General Commercial (C), this 232-acre site has only one tax parcel number. Office use would only be permitted on the C-District portion of the site, which is south of Elm Street. Light industrial usage would require variances or zoning changes on this site. Additionally, a small portion of the site is located in the Resource Management Overlay District in which development is reviewed on an individual basis in order to ensure that the land is capable of supporting the proposed development and to further ensure that the environment is protected before such proposed development commences.
### TOPOGRAPHIC INFORMATION

<table>
<thead>
<tr>
<th>Topography</th>
<th>The topography of the site ranges from 430 feet above mean sea level (msl) in the northeast corner of the site boundary to 460 feet above msl at the southern portion of the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Aesthetic Problems</td>
<td>The southern portion of the site is located adjacent to a couple residential subdivisions along Daniels Drive and Palmer Drive.</td>
</tr>
<tr>
<td>Restrictions</td>
<td>No topographic restrictions were identified for the site.</td>
</tr>
</tbody>
</table>

### SOILS

<table>
<thead>
<tr>
<th>Mapping Units</th>
<th>The dominant soil types mapped for the site include: Te-Teel silt loam (29.4% of site); PgA-Palmyra gravelly loam, 0 to 3% slopes (18.5% of site); WeA-Wampsville gravelly silt loam, nearly level (10% of site); WeB-Wampsville gravelly silt, undulating (8.7% of site); Hb-Hamlin silt loam (7.8% of site); PpA-Phelps gravelly silt loam, 0 to 3% slopes (5.7% of site)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Class</td>
<td>Greater than 80.1% of the site is moderately well drained.</td>
</tr>
<tr>
<td>Hydrologic Soil Groups</td>
<td>Greater than 61.6% of the site soils are noted as being in hydrologic soil group B.</td>
</tr>
<tr>
<td>Depth to Groundwater</td>
<td>The depth to groundwater at the site ranges from 1.7 feet to greater than 6.6 feet.</td>
</tr>
<tr>
<td>Permeability</td>
<td>The majority of soils present on the site are permeable, though local variation may occur.</td>
</tr>
<tr>
<td>Depth to Bedrock</td>
<td>The depth to bedrock at the site is greater than 6.6 feet.</td>
</tr>
<tr>
<td>Bearing Strength</td>
<td>The bearing strength of the site soils is low, 1500 pounds per square foot (psf) (&gt;42.9% of site) and 2000 psf (37.2% of site), per NYS Building Code based on the class of materials.</td>
</tr>
<tr>
<td>Hydric Soils Present?</td>
<td>Hydric soils were identified on the site. Small portions of the Fluvaquents (AL), Wayland silt loam (Wn), and Teel silt loam (Te) soil types are located within the site limits.</td>
</tr>
<tr>
<td>Hydric Inclusions in Soils?</td>
<td>No dominant mapped soil units are recognized as having the potential to include hydric inclusions.</td>
</tr>
</tbody>
</table>

### WETLANDS

| NYSDEC Wetlands Present? | No NYSDEC regulated wetlands are mapped on the site. The closest state protected wetlands is mapped approximately 1200 feet northeast of the site. |

Seasonal wetness is documented for the site.
Four National Wetland Inventory (federal and/or state) wetlands are mapped near the center of the large site and near the east side of the portion along Genesee Street. These wetlands are classified as having open water areas or palustrine emergent covertypes. Based on the mapping data available for this location in Madison County, acreages could not be obtained.

No wetland delineation material for the site was available for review.

Two NYSDEC mapped streams exist within the site boundaries: Cowaselon Creek and one of its Tributaries.

Cowaselon Creek and its Tributary are both recognized as Class C waters with C Standards. This site is located within the Oneida River Drainage Basin. Both streams drain to the north.

Both mapped streams have perennial flow regimes.

The Old Erie Canal (Barge Canal Feeder) is located immediately north of the northernmost site boundary. This area of the Canal is included in the Old Erie Canal State Park.

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 City of Oneida and Village of Wampsville are not recognized as having Local Waterfront Revitalization Programs (LWRP).

FEMA floodplain mapping was reviewed. A small portion of the eastern part of the site is located within a 100-year floodplain area. This floodplain is associated with Cowaselon Creek, but is not designated as a floodway. No coastal erosion hazard areas were identified on the site.

The following state protected threatened and endangered species are documented by the NYSDEC's Nature Explorer website for Madison County: bald eagle, common tern, Henslow's sparrow, least bittern, northern harrier, pied-billed grebe, sedge wren, short-eared owl, upland sandpiper, timber rattlesnake, lake sturgeon, brook floater, Chittenango ovate amber snail, bent sedge, big shellbark hickory, blue-eyed Mary, Blue-hearts, Carey's sedge, Cloud sedge, corkscrew sedge, cork elm, dragon's mouth orchid, dwarf bulrush, Frank's sedge, golden-seal, gypsy-wort, lake-cress, little-leaf tick-trefoil, 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, rosroot, 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-leaved pondweed, striped coralroot, swamp lousewort, swamp smartweed, sweet coltsfoot, tall white aster, wild sweet-
### 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

<table>
<thead>
<tr>
<th>Archaeologically Sensitive Area?</th>
<th>Approximately 50% of the site is located within an Archaeological Sensitive Area - mainly focused along the western and southern portions of the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nationally Registered or Eligible Historic Site?</td>
<td>No National Register or National Register Eligible sites (that have been submitted for consideration) are mapped on the site.</td>
</tr>
<tr>
<td>Adjoining a Nationally Registered or Eligible Historic Site?</td>
<td>A National Register site, the Deferriere House along Genesee Street, is located approximately 1000 feet southeast of the site, but is not an adjoining property. The Cowaselon Creek Aqueduct is identified as an archaeological area and has been submitted for eligibility review - no determination has been made. This location is the area where Cowaselon Creek flows passed the Old Erie Canal.</td>
</tr>
</tbody>
</table>

### AGRICULTURAL

| State Agricultural District | This site is not located within a state certified agricultural district. |

### POTENTIAL PERMIT REQUIREMENTS

- Section 404 Clean Water Act Nationwide or Individual Permit (US Army Corps of Engineers)
- Section 401 Water Quality Certification (NYSDEC)
- State Pollution Discharge Elimination System (NYSDEC)

### ENVIRONMENTAL IMPLICATIONS SUMMARY

The western portion of the site and the northeast corner are identified as being archaeologically sensitive. Additional resource testing of the site during project progression may identify further sensitive areas. The eastern portion of the site has a mapped stream and 100-year floodplain area that should be avoided. A series of potential federally regulated wetlands are mapped within the center of the site as well. Any impacts to on-site wetlands or to on-site mapped streams would require state and/or federal permits, and possibly mitigation depending on the amount and type of impact. A site specific wetland field delineation should be completed before developing the site. A cultural/historic resource review should be completed on-site prior to any development. A threatened and endangered species habitat assessment should also be
Oneida-Curtin Site Development Area
completed on site prior to development.
## Transportation

### Oneida-Curtin Site Development Area

#### ROADWAY

- **Adjacent Roadway Network**
  
  The Elm Street Development consists of two primary parcels, one of which lies just north of West Elm Street and abuts the CSX railroad mainline. The other lies south of West Elm Street and is bordered by Genesee St (NY-5) to the south, Hubbard Place to the east, and North Court Street to the West. Access to these parcels has not yet been established. West Elm Street as well as North Court Street are classified as Major Urban Collectors, and Genesee Street (NY-5) is designated as a Minor Urban Arterial by the NYSDOT.

- **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 Elm Street between N. Court Street and Fitch Street the AADT was 2,196 vpd (August 2008).
  - On N. Court Street between Canal Road and Elm Street the AADT was 5,668 vpd (October 2008)

- **Distance to Interstate Highway Network**
  
  Interstate 90 services east-west bound traffic and is located just north of the business park. In specific, access to I-90 is provided by Exit 34 (Canastota/Oneida) approximately 4 miles northwest. For northbound and southbound travel, I-81 can be accessed at Exit 36 (Watertown-Binghamton) off of I-90 approximately 27 miles west of the site in Syracuse, NY.

- **Truck Routes**
  
  Interstate 90 and Genesee St (NY-5) serve as the primary east-west trucking routes for the Elm Street Development. North-South oriented transportation is serviced by either Oxbow Road in Canastota or NY-46 in Oneida.

- **Public Transit Stop Near Site**
  
  There is no public transit currently serving the Canastota/Wampsville area.

#### 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.
### Transportation

#### Oneida-Curtin Site Development Area

| Distance to Rail Siding | CSXT operates an east/west rail mainline adjacent to the northern boundary of the Park. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 25 miles west from the Park in Syracuse, NY. North/South mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard. |

#### AVIATION

| Nearest Commercial Airport | Syracuse Hancock International Airport is located approximately 30 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 58 miles northwest of the site. |
| NYS Canal System | The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located in Sylvan Beach, NY, approximately 8 miles north of the Elm Street Development. |

#### PERMITTING

| Permits | City of Oneida highway work permits will be required for any roadway/utility improvements proposed within the ROW of West Elm Street, Hubbard Place, North Court Street, and Genesee Street. In addition, any additional access proposed to these roadways will require a commercial driveway permit approved by the City of Oneida. |

### DEVELOPMENT IMPLICATIONS SUMMARY

The Elm Street Development Project is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within 60 miles of the area.
### Utilities

**Oneida-Curtin Site Development Area**

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

**System Information**

| Owner | City of Oneida |
| Source of Supply | Glenmore Reservoir |
| Method of Treatment | Filtration and Chlorination |
| Treatment General Comments | Treatment plant is a conventional flocculation/sedimentation facility |
| Storage | The City of Oneida's Baker and Clark Tanks provide a combined 15 million gallons of storage for the system. |

**System Capacity**

| System Capacity (gpd) | 4,000,000 |
| System Average Daily Demand (gpd) | 2,200,000 |
| System Peak Daily Demand (gpd) | Data not available |
| Available System Capacity (gpd) | 1,800,000 |
| Capacity “Bottlenecks” | None reported |

**Site Specific Details**

| Is Site in Existing Water District | Yes |
| Size of water main at site (in) | 12 |
| Available Capacity at site (gpd) | 1,800,000 |
| Pressure at site (psi) | 93 |
| Have any flow tests been performed near site recently? | No |

**Other Details**

| User charges and water rates | Minimum charge is $20.00 per quarter. $3.00 per 100 cubic feet (0 to 20,000 cubic feet quarterly); $2.00 per 100 cubic feet (20,000+ quarterly) |

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**Utilities**

**Oneida-Curtin Site Development Area**

**Future upgrades planned**
- Proposed project would connect four dead end water mains, providing a looping water connection at the site. Contract documents for the project have been prepared. Project funding and schedule currently unknown.

**Future demands known at this time**
- It is anticipated that the proposed project would increase water demand by approximately 5,250 gallons per day.

**General Comments**
- None

**Summary**
- Water is currently available at the site via a 12-inch dead end water main from the City of Oneida. The available capacity at the site is estimated at 1.8 million gallons per day. A proposed project will run a 12” main along Elm Street, fronting the site. The project schedule is currently unknown.

**Contact Notes**
- Jonathan Rauscher - City of Oneida (315-363-7222); Arthur Smolinski - City of Oneida Water Superintendent (315-363-1490); Oneida Area 2012 Annual Water Quality Report

### SEWER COLLECTION SYSTEM

**Public Sewer Available at Site?**
- No

**Distance from site (mi.)**
- 1

**System Information**

**Owner**
- City of Oneida

**System Capacity**

**Collection System Description and Capacities**
- The collection system is comprised of gravity sewer, force main, and pump stations. The capacity for the proposed project is not currently available, but the treatment plant has 1-1.75 MGD capacity available.

**Collection System “Bottlenecks”**
- None reported

**Collection System Wet-Weather Issues**
- None reported

**Moratorium on New Users**
- No
- Industrial permit may be required

**Site Specific Details**

**Site in existing sewer district**
- Yes
- City of Oneida Sewer District Extension

**Size of sewer main at site (in)**
- N/A

**Available capacity of sewer main at site (gpd)**
- Not Available
### Utilities

#### Oneida-Curtin Site Development Area

<table>
<thead>
<tr>
<th>Other Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sewer User Charges</strong></td>
<td>$2.50/100 cubic feet + $5.50 flat rate per quarter</td>
</tr>
<tr>
<td><strong>Future Upgrades Planned</strong></td>
<td>Proposed project would bring public sewers to the site. Contract documents for the project have been prepared. Project funding and schedule currently unknown.</td>
</tr>
<tr>
<td><strong>Future Demands Known at this Time</strong></td>
<td>County office buildings, highway garage, jail, and school in Wampsville are potential users under the proposed project.</td>
</tr>
</tbody>
</table>

#### Storm Sewers

<table>
<thead>
<tr>
<th>Storm sewers available at site</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>There are no storm sewers at site. Several creeks are potential outlet locations for storm water management.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site within MS4 Area</th>
<th>No</th>
</tr>
</thead>
</table>

#### Summary

<table>
<thead>
<tr>
<th>Collection System Comments</th>
<th>The proposed project would consist of force main, gravity sewer, and a pump station on Hubbard Place.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sewer Summary</strong></td>
<td>Public sewers are currently not available at the site. A proposed project would bring public sewer to the site but the status is currently unknown.</td>
</tr>
</tbody>
</table>

#### RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

<table>
<thead>
<tr>
<th>Owner / WWTP Name</th>
<th>City of Oneida Wastewater Treatment Plant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Treatment Processes</strong></td>
<td>The WWTP treats wastewater via primary settling, activated sludge processing, and chlorination/dechlorination before discharging to Oneida Creek.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Treatment Plant Capacity Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WWTP Average Daily Design Flow (mgd)</strong></td>
<td>3.75</td>
</tr>
<tr>
<td><strong>WWTP Current Avg Daily Flow, Annual (mgd)</strong></td>
<td>2.5</td>
</tr>
<tr>
<td><strong>WWTP Current Avg Monthly Flow 'Wet' (March-May)</strong></td>
<td>2.7</td>
</tr>
<tr>
<td><strong>WWTP Current Avg Monthly Flow 'Dry' (June-August)</strong></td>
<td>1.3</td>
</tr>
<tr>
<td><strong>WWTP Max Average Monthly Flow (past three years) (mgd)</strong></td>
<td>4.3</td>
</tr>
</tbody>
</table>
### Utilities

#### Oneida-Curtin Site Development Area

**WWTP Average Available Flow Capacity (mgd)**

(Average Daily Design - Average 'Wet' Months)

<table>
<thead>
<tr>
<th>WWTP SPDES Limits</th>
<th>Current 3-Year Average</th>
<th>Available Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flow (mgd)</td>
<td>Not Reported</td>
<td>2.09</td>
</tr>
<tr>
<td>Nitrogen</td>
<td>NH3 - 3.5 mg/l (Jun to Oct)</td>
<td>TKN - 6.59 mg/l; NH3 - 3.49 mg/l; Nitrate - 8.57 mg/l</td>
</tr>
<tr>
<td></td>
<td>7.4 mg/l (Nov to May); Nitrate - 20 mg/l</td>
<td>None</td>
</tr>
<tr>
<td>Phosphorous</td>
<td>None</td>
<td>.33 mg/l</td>
</tr>
<tr>
<td>BOD Monthly Avg</td>
<td>25 mg/l &amp; 782 lb/day</td>
<td>5.0 mg/l &amp; 110.7 lb/day</td>
</tr>
<tr>
<td>BOD 7 Day Avg</td>
<td>40 mg/l &amp; 1251 lb/day</td>
<td>8.06 mg/l &amp; 181.3 lb/day</td>
</tr>
<tr>
<td>TSS Monthly Avg</td>
<td>30 mg/l &amp; 938 lb/day</td>
<td>6.49 mg/l &amp; 111.1 lb/day</td>
</tr>
<tr>
<td>TSS 7 Day Avg</td>
<td>45 mg/l &amp; 1407 lb/day</td>
<td>13.29 mg/l &amp; 242.4 lb/day</td>
</tr>
<tr>
<td>Settleable Solids Daily Max</td>
<td>.1 ml/l</td>
<td>1.25 ml/l</td>
</tr>
<tr>
<td>pH</td>
<td>6.5 to 8.5 Range</td>
<td>7.7</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

#### SPDES Limit Excursions (past three years)

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

#### 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 and has 1.05 million gallons per day of capacity. The plant's SPDES excursions are a result of exceeding concentration limits (mg/l) as opposed to pounds per day limits and are not of particular concern.
### Utilities

#### Oneida-Curtin Site Development Area

**Contact Notes**  
Jonathan Rauscher - City of Oneida (315-363-7222)

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#### 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) / 115kV (Overhead)</td>
</tr>
<tr>
<td>3 Phase Proximity to Site</td>
<td>Adjacent</td>
</tr>
<tr>
<td>Singe Phase Voltage (V)</td>
<td>N/A</td>
</tr>
<tr>
<td>Singe Phase Proximity to Site</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Comments**  
National Grid provides overhead electric lines around the perimeter of the Site along Canal Road, West Elm Street, N. Court Street, Genesee Street, and Hubbard Place. There are two 115kV lines and an electrical substation less than 2 miles from the Site.

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#### GAS

<table>
<thead>
<tr>
<th>Provider</th>
<th>National Grid</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>2, 6, 12</td>
</tr>
<tr>
<td>Pressure (psi)</td>
<td>20 (2&quot;), 20 (6&quot;), 45 (12&quot;)</td>
</tr>
</tbody>
</table>

**Comments**  
The 2" line is located on Elm Street (north of the site); the 6" line is located on N. Court Street (west of the site); the 12" line is located on Genesee Street (south of the site).

---

#### TELECOMMUNICATIONS

<table>
<thead>
<tr>
<th>Provider</th>
<th>Verizon / AT&amp;T</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>

---
Sewer - public sewer is not currently available at the site.