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
Site Profile Characteristics

Site Address

- 2810 West Entry Road, Baldwinsville, NY 13027

Property Description

- The 496-acre Site is located just north of the Village of Baldwinsville in the Town of Lysander and just north and west of the Seneca River as it meanders around the Town.
- The NYS Urban Development Corporation owns the 496-acre Site on two parcels.
- The Site is part of the larger Radisson Corporate Park which is also home to a Ball Plastics facility and an Anheuser-Busch brewery.

Land Use

- On-site land use consists of undeveloped land, a utility line easement, and the construction of a fruit processing facility.
- Agrana Fruit US Inc. is in the process of building a 104,050-square-foot facility on 28.62 acres.
- Adjacent land uses include a large-scale food and beverage distribution facility, logistics, hauling, and a residential subdivision.
- The Three Rivers Game Management Area abuts the Site to the north.
- The neighboring Radisson community to the east is sprawling but is largely bound by Willet Parkway.

Zoning

- The Site is zoned in the Planned Unit Development (PUD) District in the Town of Lysander.
- All varieties and types of residential uses and all nonresidential uses in suitable spatial relationships and with adequate connectors are permitted.
- In the PUD District, the approved site plan by the Town of Lysander Planning Board becomes the basis for continuing land use controls.

496 acres of undeveloped land adjacent to a thriving residential community, a medical center, several manufacturing companies, and the largest brewery in the Northeast

PUD zoning district allows for flexible zoning and design restrictions
The Site is made up of two parcels owned by the NYS Urban Development Corporation.
- The assessed value for the larger parcel (357.04 acres) is $2,236,000.
- The smaller parcel (138.8 acres), divided by Loop Road, has an assessed value of $325,000.

**Property Tax Assessment**

**Topography**
- The Site is generally flat with slopes between 0% and 8%.
- Site elevation ranges from 420 feet along Sixty Road to 490 feet along Willet Parkway.

**Hydrologic Characteristics**
- The Site is approximately 1.8 miles north of the Seneca River at Baldwinsville and approximately 1.5 miles west of the Seneca at Belgium.
- A minor tributary to the Oswego River crosses the southwestern portion of the Site and drains the majority of the Site toward the Three Rivers Game Management Area to the north.
- Groundwater first drains west across the Site and then moves north-eastward toward the Oswego River.
- The water table depth ranges from 0.8 feet to over 6.6 feet.
- The depth to bedrock on the Site is greater than 6.6 feet.
- The majority of on-site soils are categorized as hydrological group D.
- Permeability on the Site is low while bearing strength for structures is low overall.

**Environmental Site Assessment Summary**
- Approximately 109.33 acres of NWI wetlands (federal and/or state) are mapped on the Site. These wetlands have not been field verified.
- The Site is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area.
- The Site is not located within a 100-year floodplain area.
- The Site is not located within a designated 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 northern portion of the Site is located within an Archeologically Sensitive Area.
- The Site is not located within a State certified agricultural district.
Utilities

Municipal Water Supply
- Public water supply is provided to the Site via a 16” water main.
- Onondaga County Water Authority (OCWA) currently has the ability to provide the Site with 7.6 million gallons per day with a maximum pressure of 80 psi.

Municipal Sewer
- Public sewer is provided to the Site via an 18” gravity line. Sewage is treated at the Onondaga County Department of Water Environmental Protection’s Baldwinsville-Seneca Knolls Wastewater Treatment Plant.
- The WWTP is functioning well and consistently meets SPDES permit parameters. The plant has limited capacity due to BOD constraints.
- The available capacity of the sewer main at the Site is not available. Few wet-weather issues have been reported in this sewer system.
- Storm sewers are available at the Site.

Electric Service
- National Grid provides electric services directly to the Site via underground lines along Sixty Road & Entry Road.
- There are two 115kV lines at the Site.

Natural Gas
- The Site is directly served by 4”, 6”, 8”, and 12” National Grid distribution lines.

Telecommunications
- Verizon and Time Warner provide telephone and internet services directly to the Site.
Undeveloped lands total 495.84 acres

- Within Radisson Community; prime planned unit development (PUD) consisting of residential, office, manufacturing, industrial, distribution, and recreational open space system
- Requires review and approval of proposed land uses to allow adjacent suitable uses
- Potential development scenario can include service and retail center for Radisson residents and community needs
- Access points throughout community; primary main artery of Radisson is Willett Parkway
- Proximity to State Route 31, and Interstates 81 and 690, near populations of local communities of Lysander, Baldwinsville, Cicero, Clay and Van Buren
- Parking and setback requirements at discretion of Planning Board
- Several wetland areas will require delineation and compliance with appropriate NYSDEC and USACE regulations

<table>
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ON-12 Radisson West Entry Road
Area Location Map

Site Location -
Town of Lysander, Onondaga County

Oswego
Onondaga
Cayuga
Wayne
Madison
Seneca
Oneida

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.

Data Sources: Topographic Basemap - USGS

Path: K:\Projects\1500\1581001\Projects\Onondaga\ON12 Radisson West Entry Road\Map 1 - Area Location Map.mxd
ON-12 Radisson West Entry Road
Site Topography

Data Sources: Topographic Basemap - USGS

Legend

[Symbol] Site Boundary

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File Number 1581.001
Figure Number 5
Scale 1:2400
Date August 2013

Gravel Pit
Lysander New Community
Water Tank

0 500 1,000 Feet

ONONDAGA COUNTY NEW YORK

Barton and Loguidice P.C.

[Geographical Coordinates and other relevant details]
Legend

Site Boundary

Soil Classifications

AA, Alton gravelly fine sandy loam; 0 to 3 percent slopes
AB, Alton gravelly fine sandy loam; 3 to 8 percent slopes
AoA, Appleton loam; 0 to 3 percent slopes
BoB, Bombay gravelly loam; 2 to 8 percent slopes
CFL, Cut and fill land
Cd, Canandaigua mucky silt loam
CIB, Colonie loamy fine sand; 0 to 6 percent slopes
CrB, Croghan loamy fine sand; 0 to 6 percent slopes
Fr, Fredon loam
HTE, Honeoye Lansing and Ontario soils; steep
HIA, Hilton loam; 0 to 3 percent slopes
Lm, Lamson very fine sandy loam
MdB, Madrid fine sandy loam; 2 to 8 percent slopes
MdC, Madrid fine sandy loam; 8 to 15 percent slopes
MgB, Madrid gravelly loam; 2 to 8 percent slopes
MIA, Minoa fine sandy loam; 0 to 2 percent slopes
MIB, Minoa fine sandy loam; 2 to 6 percent slopes
Na, Naumburg loamy fine sand
NgA, Niagara silt loam; 0 to 4 percent slopes
OdA, Odessa silt loam; 0 to 2 percent slopes
OgB, Ontario loam; 2 to 8 percent slopes
Otb, Otisville gravelly loamy fine sand; 0 to 8 percent slopes
PpA, Phelps gravelly loam; 0 to 3 percent slopes
Wh, Wareham loamy fine sand
WwA, Williamson silt loam; 0 to 2 percent slopes

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File Number
1581.001

Figure Number
6

Scale
August 2013

Legend

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

- Site Boundary
- NWI Wetland
- NYSDEC Wetland
- %Slope
  - 0 - 15
  - >15
- FEMA Flood Zones
  - 100 Year
- Stream
- Tax Parcel Boundary

Development Considerations

ON-12 Radisson West Entry Road

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File Number: 1581.001
Figure Number: 8
Scale: 0 1,000 500
Date: August 2013
As Shown

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;

Path: K:\Projects\1500\1581001\Projects\Onondaga\ON12 Radisson West Entry Road\Map 8 - Development Considerations1.mxd
## ON-12  
### Zoning and Land Use

#### Radisson West Entry Road

<table>
<thead>
<tr>
<th>LAND USE</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Size (acres)</td>
<td>495.84</td>
<td></td>
</tr>
<tr>
<td>Assessed Value</td>
<td></td>
<td>Assessed values range from $325,000 to $2,236,000 on acreages of 60.7 to 357.04.</td>
</tr>
<tr>
<td>Land Use</td>
<td>Undeveloped land, utility line easement</td>
<td>Adjacent Properties</td>
</tr>
<tr>
<td>Road Frontage</td>
<td>3070 feet on Sixty Rd; 3000 feet on Willet Parkway; 1250 feet on North Entry Rd; 4575 on West Entry Rd; 2000 feet on Brundage Rd; 4220 feet on Loop Rd; 275 feet on McLane Rd</td>
<td>Comments</td>
</tr>
<tr>
<td></td>
<td>The neighboring assisted living community to the east, The Terraces at Radisson, is sprawling but is largely bound by Willet Parkway. More adjacent properties relate to food and beverage distribution and the Anheuser-Busch Company Plant to the south on NY-31. The Three Rivers State Game Management Area abuts the site to north.</td>
<td></td>
</tr>
</tbody>
</table>

### ZONING

#### Uses Permitted

The site is zoned in the Planned Unit Development (PUD) District within the Town of Lysander. All varieties and types of residential uses, including residential parks containing factory manufactured, prefabricated or modular homes, with accessory and associated uses and the full range of nonresidential uses in suitable spatial relationships and with adequate connectors shall be permitted. Once lands have been rezoned by the Town Board as a Planned Unit Development District, the set of use and dimensional specifications, the latter of which applies to the placement of structures on the land, shall be replaced in Planned Unit Development Districts by an approval process in which the approved site plan becomes the basis for continuing land use controls.

#### Off Street Parking

Off-street parking requirements in the PUD District are at the discretion of the Planning Board. However, in the rest of the districts, off-street parking requirements are dictated by land use. Office use requires one space per 200 sq. ft. of gross floor area. Industrial or manufacturing uses require one space per 500 sq. ft. of gross floor area while warehousing requires one space per 2,000 sq. ft.

#### Set-backs

Setback regulations in the PUD District are at the discretion of the Planning Board. However, if the site were located in the General Commercial District, 100-ft. front, 20-ft. side (45-ft. total of both sides), and 50-ft. rear yard minimum setbacks would be required. If the site were located in the Industrial District, 100-ft. front, 25-ft. side (50-ft. total of both sides), and 50-ft. rear yard minimum setbacks would be required.

| Percent of Site that may be utilized | 50.00% |   |

---

Radisson West Entry Road  
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Page 1 of 2
Radisson West Entry Road

Control of Nuisances

The operation of any sound device, sound apparatus or any other source of sound in such a manner as to create a sound level which exceeds 70 dBA between 7:00 am and 10:00 pm or 60 dBA between 10:00 pm and 7:00 am when measured at any adjoining property line nearest the sound source is prohibited in the Town of Lysander as well as the general creation of sound which tends to injure, alarm, annoy, harass or disturb the peace or enjoyment of property occupied by another person of normal sensibilities.

Height Restrictions

Height restrictions in the PUD District are at the discretion of the Planning Board. However, maximum structure height in the General Commercial District is 50 feet. In the Industrial District, no structure shall be higher than any point on imaginary lines drawn from the lot lines inclining upward at a slope of one-foot vertically for each one-foot horizontally.

DEVELOPMENT IMPLICATIONS SUMMARY

The site is in a Planned Unit Development (PUD) District in the Town of Lysander. As such, non-residential uses that are spatially suitable and fit well into the infrastructure of the community may be permitted through the site plan approval process.
### TOPOGRAPHIC INFORMATION

| Topography | The majority of the site lies between 420 - 490 feet above mean sea level. |
| Potential Aesthetic Problems | No potential aesthetic problems were identified for the site. |
| Restrictions | No topographic restrictions were identified for the site. |

### SOILS

| Mapping Units | Mapped soil units on the site consists of: MtA-Minoa fine sandy loam, 0 to 2% slopes (29.3% of site); Lm-Lamson very fine sandy loam (14.7% of site); OtB-Otisville gravelly loamy fine sand, 0 to 8% slopes (10.6% of site); CrB-Croghan loamy fine sand, 0 to 6% slopes (6.3% of site); Na-Naumburg loamy fine sand (5.6% of site); CFL-Cut and fill land (4.4% of site). |
| Drainage Class | Greater than 49.6% of the site is poorly drained. |
| Hydrologic Soil Groups | Greater than 55.9% of the site fits hydrologic soil group D. |
| Depth to Groundwater | The depth to groundwater on the site ranges from 0.8 feet to greater than 6.6 feet. |
| Permeability | Upwards of 21.3% of the site has fair permeability. |
| Depth to Bedrock | The depth to bedrock on the site is 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 (psf) (>52.2% of site) to 2000psf (>19.9% of site). |
| Hydric Soils Present? | The following mapped soil units were determined to be hydric: Lm-Lamson very fine sandy loam; MtA - Minoa fine sandy loam; Na - Naumburg loamy fine sand. |
| Hydric Inclusions in Soils? | No non-hydric soils were identified to contain hydric inclusions. |
| Groundwater Variation | Groundwater varies according to seasonal wetness. |

### WETLANDS

| NYSDEC Wetlands Present? | Multiple NYSDEC mapped wetlands are located on site and encompass approximately 49-acres. The boundaries of NYSDEC mapped wetlands have not been field verified. |
Twelve (12) wetlands are mapped on-site by the National Wetlands Inventory (Federal and/or State). Approximately 114-acres of wetlands are identified by the National Wetland Inventory mapping. The boundaries of NWI mapped wetlands have not been field verified.

No information regarding historic wetland delineations on the site was available for review.

Multiple sub-tributaries to the Oswego River are mapped on the site.

All unnamed, mapped sub-tributaries to the Oswego River are characterized as being Class C waters with C Standards.

The Seneca River is located approximately 1.5 miles to the east of the site. The Oswego River is formed at the confluence of the Oneida and Seneca Rivers, approximately 2.0 miles to the northeast.

The site is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area. The Town of Lysander is not recognized as having a Local Waterfront Revitalization Program (LWRP). The site is not located within the NYS Landward Coastal Boundary.

FEMA floodplain mapping was reviewed for the site. The site is not located within a 100-year floodplain area, a designated floodway, or a coastal erosion hazard zone. The site is not located within a NYS Landward Coastal Boundary.

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; Cranefly 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
Radisson West Entry Road

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; Straight-leaf pondweed; Swamp louse wort; Swamp smartweed; Sweet coltsfoot; Sweet-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 U.S. 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 massasauga rattlesnake.

CRITICAL ENVIRONMENTAL AREA

Site within or near Critical Environmental Area The site is not located within a designated Critical Environmental Area.

CULTURAL AND HISTORIC RESOURCES

Archaeologically Sensitive Area? Approximately 50% of the site is located within an Archaeological Sensitive Area according to mapping issued by the State Historic Preservation Office.

Nationally Registered or Eligible Historic Site? No National Register Eligible sites (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 sites are mapped on adjoining parcels to the site.

AGRICULTURAL

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

POTENTIAL PERMIT REQUIREMENTS

Section 404 Clean Water Act Nationwide or Individual Permit through US Army Corps of Engineers (USACE)
Section 401 Water Quality Certification by the New York State Department of Environmental Conservation (NYSDEC)
Article 15 Protection of Waters Permit through the 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. The site also contained areas mapped as hydric soil that may contain wetland areas. Any disturbance to wetlands on the site could result in the need to obtain wetland associated permits from the USACE or the NYSDEC. 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.
### ROADWAY

#### Adjacent Roadway Network

The Radisson West Entry Road (NYS Route 631) is located in the Town of Lysander in northern Onondaga County. The project area is bounded by Potter Road to the north, NYS Route 31 to the south, Sixty Road/Phillips Street on the west and Willett Parkway on the East. West Entry Road (NYS Route 631) is classified as a Major Collector Road and falls under the jurisdiction of the Town of Lysander. NYS Route 31 falls under NYS Department of Transportation jurisdiction and is classified as a Principal Arterial - Other and is on the National Highway System.

#### 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 Hencle Blvd. between Sixty Road and the end of NYS Route 631 at Rt. 690 & 48 the AADT was 3,672 vpd (September 2010).
- On NYS Route 631 between Sixty Road and Willett Parkway the AADT was 3,753 vpd (September 2010).
- On NYS Route 31 between the Baldwinsville Bypass and Willett Parkway the AADT was 15,612 vpd (May 2008).
- On Sixty Road between Three Rivers and Lawson Road the AADT was 2,422 vpd (June 2008).

#### Distance to Interstate Highway Network

I-481 runs north and south between the south side of the City of Syracuse (Exit 1 Rockcut Road-Brighton Avenue) and the I-81 Exit 29 (N. Syracuse/Oswego). From there, 481 turns into a State Route to the City of Fulton. For northbound and southbound interstate travel, I-81 can be accessed via Rt. 31 to I-481 south (Exit 12 Baldwinsville-Cicero) to I-81 (Exit 9 Watertown-Syracuse), approximately 17 miles southeast of the site. Interstate eastbound and westbound travel is provided on I-90 which is accessible approximately 10 miles south of the site via NYS Route 690.

#### Truck Routes

The primary truck access to the site will be via I-690, NYS Route 31 and Sixty Road.

#### Public Transit Stop Near Site

There is no public transit currently serving the project area.

### RAIL

#### Freight Rail Service Summary

CSX Transportation (CSXT) operates a Class 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...
## Transportation

### ON-12

#### Radisson West Entry Road

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 rail siding is currently provided to the Site from a north/south rail mainline which links Fulton, NY to the Syracuse Rail Yard. The Syracuse Rail Yard and Intermodal Terminal is located 21 miles southeast from the Site in Syracuse, NY. East/West & 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 16 miles southeast 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 25 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 Baldwinsville, NY, approximately 2 miles southwest of the site.

### PERMITTING

#### Permits

NYSDOT, Onondaga County and Town of Lysander highway work permits will be required for any roadway/utility improvements proposed within the respective ROW’s of NYS Route 31, 631 and Sixty Road. In addition, any additional access proposed to either NYS or Town of Lysander roadways will require a commercial driveway permit approved by the NYSDOT and the Town.

### DEVELOPMENT IMPLICATIONS SUMMARY

The Radisson West site is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located in close proximity to the site.
<table>
<thead>
<tr>
<th><strong>WATER SUPPLY</strong></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** | Onondaga County Water Authority |
| **Source of Supply** | Lake Ontario |
| **Method of Treatment** | Chlorination, Filtration, Fluoridation |

**Treatment General Comments**

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

**Storage**

OCWA 20,000,000 western reservoir in Van Buren.

**System Capacity**

| **System Capacity (gpd)** | 70,000,000 |
| **System Average Daily Demand (gpd)** | 38,220,000 |
| **System Peak Daily Demand (gpd)** | 50,460,000 |
| **Available System Capacity (gpd)** | 19,540,000 |

**Capacity “Bottlenecks”**

None reported

**Site Specific Details**

| **Is Site in Existing Water District** | Yes | Radisson Water Supply District |
| **Size of water main at site (in)** | 16 |
| **Available Capacity at site (gpd)** | 7,600,000 | At 50 psi the system has a capacity of 2.5 MGD and at 20 psi the |
### Radisson West Entry Road

The site has a capacity of 7.6 MGD. The parcels near 2825 W. Entry Road are supplied via a 16" and 12" water main. There is a 24" MWB connection in close proximity. The system is strong and has a good capacity.

<table>
<thead>
<tr>
<th>Pressure at site (psi)</th>
<th>Ranges from 60 to 80</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any flow tests been performed near site recently?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Other Details

| User charges and water rates | For commercial/light industrial - base rate of $2.76 per 1,000 gallons. Quarterly meter fees range from $23 (5/8" meter) to $2,875 (10" meter). Refer to [http://www.ocwa.org/pay-your-bill/rate-calculator/](http://www.ocwa.org/pay-your-bill/rate-calculator/) for additional information. |
| Future upgrades planned | None reported |
| Future demands known at this time | None reported |

### General Comments

OCWA purchases water wholesale from the Metropolitan Water Board. Through a 54-inch transmission main from Lake Ontario, the MWB system has the capacity to sustain production of up to 60 million gallons/day and store in excess of 110 million gallons of water for emergencies, including fire protection and periods of drought.

### Summary

7,600,000 gallons per day of public water from OCWA is available at the site through a 16-inch water main.

### Contact Notes

Patrick Sherlock - OCWA (315-455-7061 ext. 3111), OCWA 2012 Annual Water Quality and Water Supply Statement

### SEWER COLLECTION SYSTEM

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

### System Information

**Owner**

Onondaga County Department of Water Environment Protection

### System Capacity

<table>
<thead>
<tr>
<th>Collection System Description and Capacities</th>
<th>From the West Entry Pump Station (limited capacity), wastewater is conveyed through a 12-inch force main to:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. Stanford Drive Pump Station (2.5 MGD, limited capacity, owned by</td>
</tr>
<tr>
<td><strong>Radisson West Entry Road</strong></td>
<td><strong>Utilities</strong></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td></td>
<td>Town of Lysander)</td>
</tr>
<tr>
<td>2. Belgium Pump Station (capacity unknown)</td>
<td></td>
</tr>
<tr>
<td>3. Patrick Road Trunk Sewer (36-inch main, capacity unknown)</td>
<td></td>
</tr>
<tr>
<td>4. Baldwinsville-Seneca Knolls Wastewater Treatment Plant</td>
<td></td>
</tr>
<tr>
<td><strong>Collection System “Bottlenecks”</strong></td>
<td>The West Entry Pump Station would need to be reconfigured to accept additional flow.</td>
</tr>
<tr>
<td><strong>Collection System Wet-Weather Issues</strong></td>
<td>There are not many wet-weather issues currently in this area.</td>
</tr>
<tr>
<td><strong>Moratorium on New Users</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Site Specific Details</strong></td>
<td></td>
</tr>
<tr>
<td>Site in existing sewer district</td>
<td>Yes Onondaga County Consolidated Sanitary District</td>
</tr>
<tr>
<td>Size of sewer main at site (in)</td>
<td>18</td>
</tr>
<tr>
<td>Available capacity of sewer main at site (gpd)</td>
<td>Not available</td>
</tr>
<tr>
<td><strong>Other Details</strong></td>
<td></td>
</tr>
<tr>
<td>Sewer User Charges</td>
<td>Currently Unknown</td>
</tr>
<tr>
<td>Future Upgrades Planned</td>
<td>None reported</td>
</tr>
<tr>
<td>Future Demands Known at this Time</td>
<td>AGRANA is reported to have plans to connect to the West Entry Pump Station in 2014. Project sewer flows are currently unknown.</td>
</tr>
<tr>
<td><strong>Storm Sewers</strong></td>
<td></td>
</tr>
<tr>
<td>Storm sewers available at site</td>
<td>Yes There are separate storm sewers on site.</td>
</tr>
<tr>
<td>Site within MS4 Area</td>
<td>No</td>
</tr>
<tr>
<td><strong>Summary</strong></td>
<td></td>
</tr>
<tr>
<td>Collection System Comments</td>
<td>The West Entry Pump Station is located on the site. Currently no capacity issues.</td>
</tr>
<tr>
<td></td>
<td>A &quot;southern bypass&quot; could be installed to bypass the Stanford Drive and Belgium Pump Stations.</td>
</tr>
<tr>
<td>Sewer Summary</td>
<td>Public sewer is available at the site via an 18-inch gravity main. It has</td>
</tr>
</tbody>
</table>
been reported that the West Entry Pump Station has limited available capacity, exact amount unknown.

### RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

**Owner / WWTP Name**

Onondaga County Department of Water Environment Protection / Baldwinsville-Seneca Knolls Wastewater Treatment Plant

**Description of Treatment Processes**

The Baldwinsville-Seneca Knolls Wastewater Treatment Plant is designed for operation as either a single- or a two-stage pure oxygen activated sludge process with aerobic sludge digestion. It also has processes for the removal of phosphorus and for the degradation or removal of nitrogen compounds.

### Treatment Plant Capacity Details

<table>
<thead>
<tr>
<th>WWTP Average Daily Design Flow (mgd)</th>
<th>9</th>
</tr>
</thead>
<tbody>
<tr>
<td>WWTP Current Avg Daily Flow, Annual (mgd)</td>
<td>3.95</td>
</tr>
<tr>
<td>WWTP Current Avg Monthly Flow 'Wet' (March-May)</td>
<td>5.1</td>
</tr>
<tr>
<td>WWTP Current Avg Monthly Flow 'Dry' (June-August)</td>
<td>2.9</td>
</tr>
<tr>
<td>WWTP Max Average Monthly Flow (past three years) (mgd)</td>
<td>8.3</td>
</tr>
</tbody>
</table>

| WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months) | 4.39 |

### SPDES Permit Constraints

<table>
<thead>
<tr>
<th>Flow (mgd)</th>
<th>9</th>
<th>3.95</th>
<th>5.05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nitrogen</td>
<td>None</td>
<td>TKN - 5.3 mg/l; NH3 - 4.7 mg/l</td>
<td>N/A</td>
</tr>
<tr>
<td>Phosphorous</td>
<td>1 mg/l</td>
<td>.69 mg/l</td>
<td>.31 mg/l</td>
</tr>
<tr>
<td>BOD Monthly Avg</td>
<td>25 mg/l &amp; 1876 lb/day</td>
<td>3.3 mg/l &amp; 108.3 lb/day</td>
<td>21.7 mg/l &amp; 1876 lb/day</td>
</tr>
<tr>
<td>BOD 7 Day Avg</td>
<td>40 mg/l &amp; 3002 lb/day</td>
<td>5 mg/l &amp; 186.1 lb/day</td>
<td>35 mg/l &amp; 2815.9 lb/day</td>
</tr>
<tr>
<td>TSS Monthly Avg</td>
<td>30 mg/l &amp; 2252 lb/day</td>
<td>6.5 mg/l &amp; 218.6 lb/day</td>
<td>23.5 mg/l &amp; 2033.4 lb/day</td>
</tr>
</tbody>
</table>
### Utilities

#### Radisson West Entry Road

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Radisson West Entry Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSS 7 Day Avg</td>
<td>45 mg/l &amp; 3378 lb/day</td>
</tr>
<tr>
<td>Settleable Solids Daily Max</td>
<td>0.3 ml/l</td>
</tr>
<tr>
<td>pH</td>
<td>6.0 - 9.0 Range</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### SPDES Limit Excursions (past three years)
- Chlorine excursion in Jul '11

#### Other Details

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

#### Treatment Plant Summary

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSS 7 Day Avg</td>
<td>45 mg/l &amp; 3378 lb/day</td>
</tr>
<tr>
<td>Settleable Solids Daily Max</td>
<td>0.3 ml/l</td>
</tr>
<tr>
<td>pH</td>
<td>6.0 - 9.0 Range</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**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 is BOD constrained (based on 3-yr peak) and has limited BOD capacity.

**Contact Notes**


### ELECTRIC

- **Provider**: National Grid
- **3 Phase Voltage (V)**: 13.2kV (Underground) / 115kV (Overhead)
- **3 Phase Proximity to Site**: Adjacent
- **Singe Phase Voltage (V)**: N/A
- **Singe Phase Proximity to Site**: N/A
- **Comments**: National Grid provides underground electric lines throughout the Site. There are two 115kV lines at the Site.

### GAS
## Utilities

### Radisson West Entry Road

<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>4, 6, 8, 12</td>
</tr>
<tr>
<td>Pressure (psi)</td>
<td>high pressure (4&quot; &amp; 12&quot;), medium pressure (4&quot;, 6&quot;, 8&quot;, &amp; 12&quot;)</td>
</tr>
</tbody>
</table>

**Comments**

A high pressure 12" gas main enters the site from the west on Hencle Boulevard where it meets Sixty Road and continues south. The 4" gas line extends north approx. 1/2 mile on Sixty Road from Hencle Blvd; a 6" gas line extends north approx. 1/2 mile on McLane Road from W. Entry Road; a 6" gas line extends south on Loop Road from W. Entry Road; an 8" gas line extends east along W. Entry Road and connects to Willet Parkway; a 12" gas line extends east approx. 1/2 mile along W. Entry Road from Sixty Road.

## 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>

## 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>

## Development Implications Summary

Sewer - It has been reported that the West Entry Pump Station has limited available capacity, exact amount unknown. The Baldwinsville-Seneca Knolls Wastewater Treatment Plant is BOD constrained (based on 3-yr peak) and has limited remaining BOD capacity.