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
- 7001 Performance Drive, Cicero, NY 13212

Property Description
- The 244-acre Park is located to the immediate northeast of the Syracuse Hancock International Airport, just south of East Taft Road and west of Northern Boulevard.
- Overall, the Park has some vacant and some occupied parcels and a vacant former housing complex exists on the largest parcel (82 acres).
- The City of Syracuse owns 112 acres of available land in the Park while Onondaga County owns 110 acres.
- Major tenants currently in the Park include Braun, Inc. and Cleanroom Systems.

Land Use
- Land use in the Park varies from air transport, barracks, and vacant land to manufacturing, offices, and a fire station.
- Adjacent land uses consist of many of the same types including manufacturing, offices, and air transport in addition to multifamily residence, single family residence, food service, restaurant, auto dealership, retail, hauling, and materials transport.

Zoning
- The Park, located in the Town of Cicero, contains portions General Commercial (GC), General Commercial Plus (GC+), and Industrial (I) zones.
- Most light industrial, warehousing, and office uses are permitted in each district and all uses in commercial and industrial districts require site plan approval.
- Such site plan approvals must be obtained from the Town of Cicero Planning Board.

Federal funding in place for barracks structure clearance

Large shovel-ready parcel of land available for industrial use

14 companies already call Hancock Airpark home, employing 750 workers
### Property Tax Assessments
- The fifteen (15) subject parcels in the Park range in size from 0.71 to 82.26 acres and in assessed values from $17,800 to $5.3 million.

### Topography
- The Park is generally flat with slopes ranging from 0% to 6%.
- Site elevations undulate from 390 feet to 430 feet near the south central portion of the Park but generally maintain an elevation level between 400 feet and 420 feet.

### Hydrologic Characteristics
- The Park is equidistant from both Oneida Lake and Onondaga Lake.
- Tributaries to the Ley Creek drain water from the Park into Onondaga Lake.
- Water table within the Park ranges from depths of 1 foot to greater than 6.6 feet.
- A majority of soils in the Park fall within hydrologic group D.
- The depth to bedrock is greater than 6.6 feet.
- Most of the site has low permeability and bearing strength for structures is also low.

### Environmental Site Assessment Summary
- Approximately 85.74 acres of NWI wetlands (federal and/or state) are mapped in the Park. These wetlands have not been field verified.
- The Park is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFW H) area.
- The southeast portion of the Park is located within a 100-year and 500-year food zone.
- The Park is not located within a Critical Environmental Area.
- Federally protected species with potential to be located within the Site include: American Hart's-tongue Fern; Indiana Bat; Bog Turtle; and Eastern Massasauga Rattlesnake.
- The eastern portion (approximately 25%) of the Park is mapped within an Archeologically Sensitive Area.
- The Park is not located within a State certified agricultural district.
Municipal Water Supply

- Public water supply is provided along Taft Road.
- Onondaga County Water Authority (OCWA) currently has the ability to provide 1.2 million gallons per day with a pressure of up to 80 psi to the Park.

Municipal Sewer

- Public sewer is provided to the Park via a 12” gravity line along Taft Road. Sewage is treated at Onondaga County Department of Water Environmental Protection’s Oak Orchard Wastewater Treatment Plant (WWTP).
- The WWTP is functioning well and consistently meets SPDES permit parameters. The plant has limited capacity due to BOD constraints.
- Moratorium on new users requires that any added sewer flows must be offset by equivalent inflow/infiltration reductions.
- Storm sewers are available at the Park.

Electric Service

- National Grid provides electric services directly to the Park via overhead and underground lines along E. Taft Road.
- There are five 115kV lines within 2 miles of the Park to the east.

Natural Gas

- The Park is directly served by 2”, 4”, and 6” National Grid distribution lines supplied by 8” and 12” gas mains along E. Taft Road.

Telecommunications

- Verizon and Time Warner provide telephone and internet services directly to the Park. Location data not available without further study.

Utilities

Transportation and Site Access

- The Park is bounded by E. Taft Road to the north, Syracuse Hancock Intl. Airport to the south, W. Dover Ave. to the west and Northern Blvd. to the east.
- Exit 28 on I-81 lies 1.5 miles west of the Park while Exit 8 on I-481 is 1.5 miles to the northeast. Exit 35 on I-90 is 5 miles to the south.
- CSX operates an east/west rail mainline 4 miles south of the Site.
- North/south mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.
- The Syracuse Rail Yard and Intermodal Terminal is located 6 miles southeast from the Park in Syracuse, N.Y.
- Port of Oswego, located in Oswego, N.Y., is approximately 36 miles northwest of the Park.
- While the Park abuts the Syracuse Hancock International Airport, airport access is located approximately 3 miles southwest of the Park.
Established Business Park near the Hancock International Airport

Approximately 244.47 acres available for development opportunities

Development scenario for future business park additions focused on former military barracks in eastern portion of Park

Currently within General Commercial and Industrial Zoning districts in Town of Cicero

Several access points to business park off of Taft Road

Easy access to Interstates 81 and 481, NYS Thruway system and International Airport

Existing barrack buildings will require demolition and regulatory compliance if proposed as re-use

Internal roadway system, stormwater management areas, and utility infrastructure available

Site development will require compliance with stormwater regulations and wetland permitting through NYSDEC and USACE
Site Location - Town of Cicero, Onondaga County

Legend
- Park Boundary
- Study Area

As Shown

Data Sources: Topographic Basemap - USGS

Path: K:\Projects\1500\1581001\Projects\Onondaga\ON14 Hancock Park\Map 1 - Area Location Map.mxd

Onondaga County New York

File Number 1581.001
Figure Number 1
Scale
Date August 2013

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.
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
- Park Boundary
- Study Area
- Town of Cicero Zoning
  - Agricultural
  - R-15 - Residential 15,000
  - NC - Neighborhood Commercial
  - RC - Regional Commercial
  - GC - General Commercial
  - GC+ - General Commercial Plus
  - I - Industrial
  - Tax Parcel Boundary

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 4
Scale 1:2,000
Date August 2013
Data Sources: Parcels - Onondaga County; Zoning - Town of Cicero

0 1,000 500 Feet
Path: K:\Projects\1500\1581001\Projects\Onondaga\ON14 Hancock Park\Map 4 - Zoning.mxd
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: 2009 Aerial Photo - NYS GIS Clearinghouse; Wetlands - NYSDEC, NWI; Hydric Soils - NRCS; Slope Data Derived From 10m DEM; Streams - NHD; Parcels - Onondaga County.

Scale: 1:000

Date: August 2013

File Number: 1581.001

Figure Number: 8
## Zoning and Land Use

### Hancock Airpark

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>Assessed Value</th>
<th>Assessed values range from $17,800 to $5.3 million over acreages of 0.71 to 82.26 acres.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Size (acres)</td>
<td>244.47</td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>Air transport, manufacturing, office building, fire station, barracks, vacant land</td>
<td></td>
</tr>
<tr>
<td>Adjacent Properties</td>
<td>Manufacturing; offices; air transport; park land; multifamily residence; catering; single-family homes; auto dealership; pizzeria; pool and spa retail; salons; hauling; materials transport.</td>
<td></td>
</tr>
<tr>
<td>Road Frontage</td>
<td>Primary road frontage for the Airpark is along Taft Road.</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td>Land use in the area is composed of light manufacturing, hauling, transport, offices, and air transport. The site has excellent access to thoroughfares such as East Taft Rd and Northern Blvd in addition to proximity to the airport, making the site palatable to a myriad of future land uses.</td>
<td></td>
</tr>
</tbody>
</table>

### ZONING

**Uses Permitted**
The site, located in the Town of Cicero, contains portions that are zoned General Commercial (GC), General Commercial Plus (GC+), and Industrial (I). Zoning regulations in the Town of Cicero group all commercial use districts together with regard toward permitted uses. All uses allowed in commercial districts are subject to site plan approval. Permitted uses in commercial districts include retail sales and services with or without attached dwelling; offices; community centers; religious institutions; public utility substations; uses accessory to the above, including parking; and other commercial uses if the Planning Board finds that the proposed use meets the statement of intent and is of the same general character, size, scale and intensity as those allowed. Additional permitted uses in the GC District include shopping centers; hotels and motels; gas/service stations and car-wash facilities; restaurants and drive-in activities; health-related facilities; light assembly; automobile sales and service, including recreational vehicles and boats; and veterinary clinic, provided that animal boarding is not allowed within 200 feet of the nearest residentially zoned parcel. Additional permitted uses in the GC+ District include parking garages; parking lots; warehousing and distribution facilities; automotive repair and/or garage facilities; manufacturing/assembly; other uses if the Planning Board finds that such proposed use meets the Statement of Intent and is of the same general character and intensity as those used allowed. The Planning Board is authorized to construe this regulation liberally and broadly so as to allow for a co-existence between commercial uses and light industrial uses in a GC+ District. All uses allowed in the I-District also require site plan approval. Allowable uses in the I-District include manufacturing; warehousing and distribution facilities; trucking terminals; sales, service and/or repair of heavy equipment or machinery; contractor’s storage yard; automotive repair and/or garage facilities; public utility facilities; public storage; and other industrial uses if the Planning Board finds that such proposed use meets the statement of intent and is of the same general character and
## Off Street Parking

Off-street parking requirements in the Town of Cicero are determined by use. The Planning Board, as part of the site plan approval process, shall specify the number of parking and loading spaces required considering the nature and intensity of the use, the site conditions and other pertinent considerations. The Planning Board shall be guided by the standards set forth in professional design manuals such as the American Planning Association Off-Street Parking Standards.

## Set-backs

Setback requirements in the Town of Cicero are dictated by zoning district. The GC and GC+ Districts require 50-ft. front, 15-ft. side, and 25-ft. yard minimum setbacks. The I-District requires 75-ft. front, 30-ft. side, and 25-ft. rear yard minimum setbacks.

<table>
<thead>
<tr>
<th>Percent of Site that may be utilized</th>
<th>40.00%</th>
</tr>
</thead>
</table>

## Control of Nuisances

Noise associated with any construction activity before 7:00 a.m. or after 8:00 p.m. on weekdays, before 8:00 a.m. or after 8:00 p.m. on Saturday, or during any time on Sunday, unless otherwise exempted.

## Height Restrictions

The maximum building height allowed in the GC, GC+, and the I Districts is 60 feet.

## Development Implications Summary

The site, located in the Town of Cicero, contains portions that are zoned General Commercial (GC), General Commercial Plus (GC+), and Industrial (I). Most light industrial, warehousing, and office uses are permitted in each district and all uses in commercial and industrial districts require site plan approval.
### TOPOGRAPHIC INFORMATION

| Topography | Topography on the site lies between 390 and 430 feet above mean sea level. |
| Potential Aesthetic Problems | No potential aesthetic problem were found for the site. |
| Restrictions | No topographic restrictions were identified for the site. |

### SOILS

| Mapping Units | The following soil units were mapped on the site: NgA-Niagara silt loam, 0 to 4% slopes (30.8% of site); GaB-Galen very fine sandy loam, 2 to 6% slopes (12.7% of site); Pb-Palms muck (9.1% of site); CiB-Colonie loamy fine sand, 0 to 6% slopes (6.9% of site); MtA-Minoa fine sandy loam, 0 to 2% slopes (6.3% of site); Lm-Lamson very fine sandy loam (5% of site). |
| Drainage Class | Greater than 51.2% of the site is poorly drained. |
| Hydrologic Soil Groups | Greater than 63.9% of the site fits hydrologic soil group D. |
| Depth to Groundwater | The depth to groundwater ranges from 1 foot to greater than 6.6 feet. |
| Permeability | Upwards of 19.6% of the site has fair permeability. |
| Depth to Bedrock | The depth to bedrock is greater than 6.6 feet. |
| Bearing Strength | Based on the class of materials present on the site the New York Building Codes identify the bearing strength as low, ranging from 1,500 (48.5%) to 2,000 (13.2%) pounds per square foot. |
| Hydric Soils Present? | Numerous hydric soils were identified as being present on the site and include the following: NgA - Niagara silt loam; Pb - Palms muck; MtA - Minoa fine sandy loam; and Lm - Lamson very fine sandy loam. |
| Hydric Inclusions in Soils? | There are no soil units mapped with the potential for hydric inclusions. |
| Groundwater Variation | Groundwater depth varies according to seasonal wetness. |

### WETLANDS

| NYSDEC Wetlands Present? | NYSDEC mapped wetlands are located on the site. Approximately 28-acres of wetlands are mapped on the site. The boundaries of NYSDEC mapped wetlands have not been field verified. |
Six (6) wetlands are mapped by the National Wetland Inventory (Federal and/or State) on the site. These five wetlands encompass approximately 22-acres. National Wetland inventory mapped wetlands were not field verified.

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

No NYSDEC mapped streams are found on the site.

If there are any unmapped streams located on the site would be classified as Class D waters with D Standards.

Both streams appear to contain perennial flow regimes.

The North Branch of Ley Creek is located to the southeast of the site. A tributary to Chittenango Creek is located to the north of the site. The site is located within the Oswego River Drainage Basin.

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

The southeast portion of the site is located within a 100-year and 500-year flood zone.

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 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
If there are any unmapped streams located on the site would be classified as Class D waters with
Hancock Airpark

### Critical Environmental Area

The site is not located within a Critical Environmental Area.

### US Fish and Wildlife Service (Federal Species)

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

### Cultural and Historic Resources

- **Archaeologically Sensitive Area?**
  - Approximately 25% of the site is mapped within an Archaeological Sensitive Area by the State Historic Preservation Office.

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

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

### Agricultural

- **State Agricultural District**
  - The site is not located within an Onondaga County mapped 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 24 Freshwater Wetlands Permit through NYSDEC**
- **State Pollutant Discharge Elimination System permit through the NYSDEC**
Prior to the site being developed a wetland delineation of all portions of the site should be performed. The NWI and NYSDEC 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 Hancock Airpark is located in the Town of Cicero in northern Onondaga County, approximately 5 miles north of the City of Syracuse. The project area is bounded by E. Taft Road to the north, Brunswick Place to the south, W. Dover Ave. to the west and Northern Blvd. on the East. Northern Blvd. is classified as a Minor Arterial and E. Taft Road is classified as Principal Arterial - Other and both roads fall under Onondaga County jurisdiction.

### 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 Northern Blvd. between E. Molloy Road and E. Taft Road the AADT was 16,398 vpd (April 2010).
- On E. Taft Road between Thompson Road and Northern Blvd. the AADT was 14,326 vpd (May 2008).
- On E. Taft Road between the I-81 Junction and Thompson Road the AADT was 19,190 vpd (May 2008).

### Distance to Interstate Highway Network

For northbound and southbound travel, access to I-81 via Exit 28 (Taft Road-North Syracuse) is located approximately 4 miles to the west of the site. Approximately 4 miles south on I-81 the NYS Thruway (I-90) can be accessed for eastbound and westbound travel at Exit 25 (Albany-Buffalo).

### Truck Routes

The primary truck access to the site will be via I-81, Northern Blvd., E. Taft Rd. and Thompson Rd.

### 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 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.
## Hancock Airpark

### Distance to Rail Siding
CSXT operates an east/west rail mainline 4 miles south of the Site. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 6 miles southeast 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 3 miles from the Airpark. 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 36 miles northwest of the site.

### NYS Canal System
The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located in Syracuse, NY, approximately 5 miles southwest of the Airpark.

## PERMITTING

### Permits
Onondaga County and the Town of Cicero highway work permits will be required for any roadway/utility improvements proposed within the respective ROW’s of E. Taft Road, Northern Boulevard, or any interior roadways of The Park (i.e. Brunswick Place). In addition, any additional access proposed to either E. Taft Road, Northern Boulevard, or the interior roadways will require a commercial driveway permit approved by Onondaga County & the Town of Cicero.

## DEVELOPMENT IMPLICATIONS SUMMARY
The Hancock Airpark is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located in close proximity to the site.
### Hancock Airpark

#### WATER SUPPLY

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

#### System Information

| Owner | Onondaga County Water Authority |
| Source of Supply | Otisco Lake and 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

- Metropolitan Water Board's 15 million gallon terminal reservoir. OCWA 1,000,000 gallon tank in North Syracuse.

#### 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"

Undersized 6" cast iron pipes in the area could restrict flows.

#### Site Specific Details

<p>| Is Site in Existing Water District | Yes | Hancock Airport Water District, Taft Road Water District, Taft Road Water District No. 3 |
| Size of water main at site (in) | 10 |</p>
<table>
<thead>
<tr>
<th><strong>Hancock Airpark</strong></th>
<th><strong>Utilities</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Available Capacity at site (gpd)</strong></td>
<td>1,200,000</td>
</tr>
<tr>
<td><strong>Pressure at site (psi)</strong></td>
<td>80</td>
</tr>
<tr>
<td><strong>Have any flow tests been performed near site recently?</strong></td>
<td>No</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. Possible debt charges are currently unknown.

- **Future upgrades planned**: None reported

- **Future demands known at this time**: None reported

- **General Comments**: There are 6", 8", and 10" water mains available at the site.

  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**: 1.2 million gallons per day of public water is available from OCWA at the site.

**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**

- **Collection System Description and Capacities**: Gravity sewers run through the Davis Road pump station which connects to the Oak Orchard Wastewater Treatment Plant.

- **Collection System “Bottlenecks”**: Davis Road Pump Station
<table>
<thead>
<tr>
<th>Hancock Airpark</th>
<th>Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Collection System Wet-Weather Issues</strong></td>
<td>There are wet-weather issues for this collection system at the Davis Road Pump Station.</td>
</tr>
<tr>
<td><strong>Moratorium on New Users</strong></td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Site Specific Details

| Site in existing sewer district | Yes | Onondaga County Consolidated Sanitary District |
| Size of sewer main at site (in) | 12 |
| Available capacity of sewer main at site (gpd) | 0 - Any added capacity must be offset by equivalent inflow/infiltration reductions. |

### Other Details

| Sewer User Charges | Currently Unknown |
| Future Upgrades Planned | None reported |
| Future Demands Known at This Time | None reported |

### Storm Sewers

| Storm sewers available at site | Yes |
| Site within MS4 Area | Yes |

### Summary

| Collection System Comments | None |

**Sewer Summary**

Public sewers are available at the site via a 12-inch gravity sewer main. There is a one/one offset moratorium that would require any added capacity to be offset by equivalent inflow/infiltration reductions. In addition, it has been reported that there is limited BOD capacity at the Oak Orchard Wastewater Treatment Plant.

---

**RECEIVING WASTEWATER TREATMENT PLANT (WWTP)**

| Owner / WWTP Name | Onondaga County Department of Water Environment Protection / Oak Orchard Wastewater Treatment Plant |
| Description of Treatment Processes | The Oak Orchard WWTP uses physical, chemical, and biological treatment methods to remove contaminants |
Hancock Airpark

from the wastewater and produce the quality effluent required for discharge into the Oneida River. The pure oxygen activated sludge process removes significant amounts of organic material.

<table>
<thead>
<tr>
<th>Treatment Plant Capacity Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>WWTP Average Daily Design Flow (mgd)</td>
<td>10</td>
</tr>
<tr>
<td>WWTP Current Avg Daily Flow, Annual (mgd)</td>
<td>5.7</td>
</tr>
<tr>
<td>WWTP Current Avg Monthly Flow 'Wet' (March-May)</td>
<td>6.6</td>
</tr>
<tr>
<td>WWTP Current Avg Monthly Flow 'Dry' (June-August)</td>
<td>4.8</td>
</tr>
<tr>
<td>WWTP Max Average Monthly Flow (past three years) (mgd)</td>
<td>8.2</td>
</tr>
<tr>
<td>WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months)</td>
<td>2.5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SPDES Permit Constraints</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WWTP SPDES Limits</strong></td>
<td><strong>Current 3-Year Average</strong></td>
</tr>
<tr>
<td>Flow (mgd)</td>
<td>10</td>
</tr>
<tr>
<td>Nitrogen</td>
<td>NH3 - 400 lb/day</td>
</tr>
<tr>
<td>Phosphorous</td>
<td>1 mg/l</td>
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<tr>
<td>BOD Monthly Avg</td>
<td>25 mg/l &amp; 2085 lb/day</td>
</tr>
<tr>
<td>BOD 7 Day Avg</td>
<td>40 mg/l &amp; 3336 lb/day</td>
</tr>
<tr>
<td>TSS Monthly Avg</td>
<td>30 mg/l &amp; 2500 lb/day</td>
</tr>
<tr>
<td>TSS 7 Day Avg</td>
<td>45 mg/l &amp; 3750 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>
<tr>
<td><strong>SPDES Limit Excursions (past three years)</strong></td>
<td><strong>DO excursion in Aug and Oct 2010</strong></td>
</tr>
</tbody>
</table>

Other Details
### Hancock Airpark

<table>
<thead>
<tr>
<th><strong>Future Upgrades Planned</strong></th>
<th>None reported</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Future Demands Known at This Time</strong></td>
<td>None reported</td>
</tr>
<tr>
<td><strong>Moratorium on New Users</strong></td>
<td>No</td>
</tr>
</tbody>
</table>

#### Treatment Plant 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

<table>
<thead>
<tr>
<th><strong>Provider</strong></th>
<th>National Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3 Phase Voltage (V)</strong></td>
<td>13.2kV (Overhead) / 7.62kV (Overhead) / 120, 207, 240, 480 (Underground) / 115kV (Overhead)</td>
</tr>
<tr>
<td><strong>3 Phase Proximity to Site</strong></td>
<td>Adjacent</td>
</tr>
<tr>
<td><strong>Singe Phase Voltage (V)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Singe Phase Proximity to Site</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Comments</strong></td>
<td>National Grid provides overhead electric lines along E. Taft Road and throughout the Park. In addition, several underground electric lines are supplied to the Park from E. Taft Road. There are five 115kV lines within 2 miles of the Park to the east.</td>
</tr>
</tbody>
</table>

#### GAS

<table>
<thead>
<tr>
<th><strong>Provider</strong></th>
<th>National Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type</strong></td>
<td>Natural Gas</td>
</tr>
<tr>
<td><strong>Proximity to Site</strong></td>
<td>Adjacent</td>
</tr>
<tr>
<td><strong>Pipe Size (in)</strong></td>
<td>2, 4, 6, 8, 12</td>
</tr>
</tbody>
</table>
### Hancock Airpark

#### Utilities

<table>
<thead>
<tr>
<th>Pressure (psi)</th>
<th>24 (2&quot;, 4&quot;, 6&quot;, 8&quot;, &amp; 12&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments</td>
<td>2&quot; ,4&quot;, &amp; 6&quot; lines located within the site are supplied by the 8&quot; &amp; 12&quot; main located along E. Taft Road. On E. Taft Road the 12&quot; line extends from the east to a point approx. 500 feet east of Thompson Road; an 8&quot; line continues west along E. Taft Road and north on Thompson Road.</td>
</tr>
</tbody>
</table>

#### TELECOMMUNICATIONS

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

#### DEVELOPMENT IMPLICATIONS SUMMARY

Sewer - There is a one/one offset moratorium that would require any added capacity to be offset by equivalent inflow/infiltration reductions. In addition, it has been reported that there is limited BOD capacity at the Oak Orchard Wastewater Treatment Plant.