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

- 6834 Kirkville Road, East Syracuse, NY 13057

Property Description

- The 52-acre Widewaters Business Park is located in the southeastern quadrant formed by the I-481/Kirkville Road intersection, just outside the Village of East Syracuse. Exits 5E and 5W on I-481 are adjacent to the Park.
- The Butternut Creek flows around the eastern and southern edges of the Park.
- Ownership of the Site is split between Magnum Properties Co. (40.79 acres) and Matderi Associates (10.99 acres).

Land Use

- Land use on the Park is currently vacant industrial.
- Adjacent land uses include interstate highway, single family residence, and undeveloped land.

Zoning

- The Park is zoned in the High Tech (HT) District in the Town of DeWitt.
- Virtually all light industrial, warehousing, and office uses are permitted in the HT District following site plan review.
- Permits and approvals required include Town Planning Board site plan and subdivision approval, Architectural Review Board approval, Town Board approval, and County Health Dept. approval.

52 acres with immediate access to I-481 in East Syracuse

Zoning conducive to light industry, warehousing, and office

High profile location within 10 miles of I-90, I-690, Syracuse Hancock International Airport, and Downtown Syracuse
Property Tax Assessments

- The four undeveloped parcels within the Park range in size from 3.61 to 22.63 acres and in assessed value from $20,000 to $228,500.
- The two larger parcels (22.63 and 18.16) are owned by Magnum Properties Co.
- The two smaller parcels (7.38 and 3.61) are owned by Matderi Associates.

Topography

- The Park is generally flat with slopes between 0% and 4%.
- Site elevation ranges from 405 feet, closer to the Butternut Creek, to 410 feet near I-481.

Hydrologic Characteristics

- The Park is located 6.5 miles east of Onondaga Lake and 7.5 miles south of Oneida Lake.
- The Butternut Creek runs around the southern and eastern edges of the Park, which carries groundwater with it into the Chittenango Creek and eventually into Oneida Lake.
- Water table depths within the Park range from 1 foot to 1.5 feet.
- The Park is located in hydrologic soil group D.
- Depth to bedrock in the Park ranges from 1.8 to greater than 6.6 feet.
- Permeability is low in the Park as is bearing strength for structures.

Environmental Site Assessment Summary

- Approximately 22 acres of NYSDEC wetlands are mapped in the Park. These wetlands have not been field verified.
- The Butternut Creek 100-yr. floodplain covers approximately 70% of the Park.
- Development in the Park is best suited close to Kirkville Rd as wetlands and the Butternut Creek floodplain impact the rear parcels and direct proximity to the Exit 5 ramps on I-481 increases the accessibility of the Park.
- The Park is not located within a Significant Coastal Wildlife Habitat (SCFWH) area.
- Federally protected species with potential to be located within the Park include: American Hart’s-tongue Fern; Indiana Bat; Bog Turtle; and Eastern Massasauga Rattlesnake.
- The Park is not located within an Archaeologically Sensitive Area.
- The Park is not located within a State certified agricultural district.
Transportation and Site Access

- Primary access to the Park is off of Kirkville Rd.
- Exits 5E and 5W on I-481 are adjacent to the Park. Exit 34A on I-90 is 2.5 miles north of the site and Exit 17 on I-690 is 2.5 miles south.
- North/South & east/west mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.
- The Syracuse Rail Yard and Intermodal Terminal is located 1 mile southeast from the Park in Syracuse, NY.
- Port of Oswego, located in Oswego, NY, is approximately 39 miles northwest of the Park.
- Syracuse Hancock International Airport is located approximately 11 miles northwest of the Park.
- The Widewaters Business Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within close proximity of the Park.

Utilities

Municipal Water Supply
- Public water is available near the Park from the Town of Dewitt. Additional information is currently unknown.

Municipal Sewer
- Public sewer is not available at the Park.
- The Park is currently outside of the Onondaga County Consolidated Sanitary District. Onondaga County will not accept sewage from outside of the District.

Electric Service
- National Grid provides electric services directly to the Park via overhead lines along Roberts Street & Kirkville Road just north of the Park.
- There are two 115kV lines adjacent to the Park.

Natural Gas
- National Grid provides natural gas services to DeWitt, NY. However, gas service data for the Park is currently not available without further study.

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

Currently zoned within Town of DeWitt High Tech District

Access off of Kirville Road

Convenient access to Interstate 481; links to Interstate 81 and NYS Thruway

Potential development scenarios could include professional office, light industrial, manufacturing, technology research, financial center, community service

Up to 25% of entire site may be utilized

Parking requirements based on proposed use

Significant wetland areas will require delineation and compliance with NYSDEC and USACE regulations

Lighting regulations apply
Site Location -
Town of Dewitt,
Onondaga County

6834 Kirkville Road, East Syracuse, NY 13057

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.
Magnum Properties Co.
043.-06-07.0
22.83 acres

Matderi Associates
043.-01-02.2
3.61 acres

Matderi Associates
043.-07-18.1
7.38 acres

Magnum Properties Co.
043.-06-06.3
18.16 acres

Legend

Site Boundary
Tax Parcel Boundary
Legend

Site Boundary
H-T - Hi Tech
IND - Industrial
Tax Parcel Boundary

Town of DeWitt Zoning

Data Sources: 2012 Parcels - Onondaga County; Zoning - Town of DeWitt

As Shown

This map is to be used for reference purposes only. Barton and Loguidice P.C. is not responsible or liable for any inaccuracies herein contained.
Legend

- Site Boundary

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.
Public sewer not available at site; Public water mapping not obtained to date.

Legend
- Site Boundary
- Overhead Electric
- Tax Parcel Boundary
- Municipal Boundary

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

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 7
Scale 0 500 250 Feet
Date August 2013

Public sewer not available at site; Public water mapping not obtained to date.
**LAND USE**

<table>
<thead>
<tr>
<th>Total Size (acres)</th>
<th>51.78</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessed Value</td>
<td>Assessed values for parcels on the site range from $20,000 to $228,500 on acreages ranging from 3.61 to 22.63 acres.</td>
</tr>
<tr>
<td>Land Use</td>
<td>Vacant Industrial</td>
</tr>
<tr>
<td>Adjacent Properties</td>
<td>interstate highway; undeveloped land; single family residence</td>
</tr>
<tr>
<td>Road Frontage</td>
<td>1050 feet on Kirkville Rd</td>
</tr>
<tr>
<td>Comments</td>
<td>Given that the primary land uses adjacent to the site are interstate highway and undeveloped land, there are many land use options for development on the site.</td>
</tr>
</tbody>
</table>

**ZONING**

**Uses Permitted**
The site is zoned in the High Tech (HT) District in the Town of DeWitt. Permitted uses in the High Tech District include a bed-and-breakfast; cemetery, crypt; educational facility; emergency service facility; family adult day-care home; government facilities; packaging of pharmaceutical and/or food products; public utility; religious use; business office; café; day-care center; finance/banks; funeral home/mortuary; horticulture, landscape, garden center; hospitals and clinics; hotel and motel; nursing home; outdoor seating/assembly area; indoor recreational and entertainment facilities; regulation golf course; restaurant, as an incidental use; retail store; administrative and management services; assembly, fabrication or packaging of previously prepared materials; manufacture or assembly of electric, electronic, technical, optical products; publishing; research, testing, experimental development and engineering services; warehouse, service and sales establishments; self-storage warehousing; private club; residential care facility, if part of a mixed-use subdivision; single-family dwelling, if part of a mixed-use subdivision; and off-site parking lots.

**Off Street Parking**
Off-street parking in the Town of DeWitt is dictated by use. Office use requires one space for each 150 sq. ft. of gross floor area, industrial or manufacturing use requires one space for each 500 square feet of gross floor area, warehousing requires two spaces for each employee while other commercial enterprises require one space for each 300 sq. ft. of gross floor area.

**Set-backs**
In the High Tech District, 50-ft. front, 15-ft. side (35-ft. total of both sides), and 40-ft. rear yard minimum setbacks are required. Should the lot be abutting a residential district, a 100-ft. rear yard minimum setback is required.

**Percent of Site that may be utilized**
25.00%

**Control of Nuisances**
Within the Town of DeWitt, no person shall cause, suffer, allow or permit the operation of any source of sound on a particular category of property or any public space or right-of-way in such a manner as to create a sound level that exceeds seventy (70) dBA (A-weighted sound level in decibels) between 7:00 am and 10:00 pm or exceeds fifty (50) dBA between 10:00 pm and 7:00 am.
All outdoor lighting shall be of a design accepted by the Illumination Engineering Society of North America, or IESNA, as a fully enclosed, cutoff-style fixture with an integrally designed, fixed-connector (no swivel) arm for post or wall mounting. Drop lens fixtures are not acceptable. Lighting designs and installations shall avoid glare and light trespass to neighboring properties and shall not adversely affect the character of these areas. The amount of illumination projected onto an adjoining property shall not exceed 0.1 vertical footcandle measured at ground level along the property line. The Town of DeWitt’s Lighting Guidelines Chart, specifies the activity and minimum lighting levels that are appropriate for projects within the Town. Maximum and minimum light levels and color rendition values are shown in the Chart which also presents its guidelines by project types which include commercial enterprises, office buildings, medical facilities, industrial manufacturing facilities, industrial warehouses, and more. This chart and the Outdoor Lighting Code section should be consulted for detailed regulations.

Additionally, there shall be no emission into the atmosphere of fly ash, dust, fumes, vapors, gases and other forms of air pollution which can cause damage to life or property or discharge into any sewage disposal system or stream or into the ground of any materials of such a nature or temperature as can contaminate any watercourse or supply or can cause any dangerous or unhealthy condition, except upon approval of applicable state and/or local agencies having jurisdiction to regulate such air or water pollution.

There is no limit on the height of structures, except that no structure shall be higher than any plane from the lot lines inclining upward at a slope of one foot vertically for each one foot horizontally. That is, the building height must not cross a hypothetical line rising from the lot line at a 45 degree angle.

Located in the Town of DeWitt’s High Tech District, virtually all light industrial, warehousing, and office uses are permitted.
### TOPOGRAPHIC INFORMATION

<table>
<thead>
<tr>
<th>Topography</th>
<th>The majority of the site lies between 405 - 410 feet above mean sea level.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Aesthetic Problems</td>
<td>No potential aesthetic problems were identified for the site.</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 following soil units are mapped on the site: MtA-Minoa fine sandy loam, 0 to 2% slopes (72.2% of site); NgA-Niagara silt loam, 0 to 4% slopes (17% of site); Wn-Wayland silt loam (8.7% of site); WwA-Williamson silt loam, 0 to 2% slopes (2.1% of site)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Class</td>
<td>Greater than 97.9% of the site is somewhat poorly drained.</td>
</tr>
<tr>
<td>Hydrologic Soil Groups</td>
<td>The site is located in hydrologic soil group D.</td>
</tr>
<tr>
<td>Depth to Groundwater</td>
<td>The depth to groundwater ranges from 1 foot to 1.5 feet.</td>
</tr>
<tr>
<td>Permeability</td>
<td>Upwards of 2.1% of the site has fair permeability.</td>
</tr>
<tr>
<td>Depth to Bedrock</td>
<td>The depth to bedrock on the site ranges from 1.8 feet to greater than 6.6 feet.</td>
</tr>
<tr>
<td>Bearing Strength</td>
<td>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) (&gt;27.8% of site) to 2000psf (&gt;72.2% of site).</td>
</tr>
</tbody>
</table>

### WETLANDS

<table>
<thead>
<tr>
<th>NYSDEC Wetlands Present?</th>
<th>NYSDEC regulated wetlands are mapped on the site and encompass approximately 22-acres. The boundaries of NYSDEC mapped wetlands have not been field verified.</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Wetlands Inventory</td>
<td>Approximately 0.86-acre of palustrine, scrub-shrub wetlands are mapped by the National Wetland Inventory (federal and/or state) on the site. The boundaries of National Wetland Inventory mapped wetlands have not been field verified.</td>
</tr>
</tbody>
</table>

### Hydric Soils Present?

The following mapped soil units are identified as being hydric soils: MtA - Minoa fine sandy loam; NgA-Niagara silt loam and Wn-Wayland silt loam.

### Hydric Inclusions in Soils?

None of the mapped, non-hydric soil units on site were determined to contain hydric inclusions.

### Groundwater Variation

Groundwater varies according to seasonal wetness.

### Depth to Groundwater

The depth to groundwater ranges from 1 foot to 1.5 feet.

### Permeability

Upwards of 2.1% of the site has fair permeability.

### 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) (>27.8% of site) to 2000psf (>72.2% of site).

### NYSDEC Wetlands Present?

NYSDEC regulated wetlands are mapped on the site and encompass approximately 22-acres. The boundaries of NYSDEC mapped wetlands have not been field verified.

### National Wetlands Inventory

Approximately 0.86-acre of palustrine, scrub-shrub wetlands are mapped by the National Wetland Inventory (federal and/or state) on the site. The boundaries of National Wetland Inventory mapped wetlands have not been field verified.
Widewaters Business Park

### Wetlands Delineation

No information regarding historic wetland delineation efforts was available for review.

### WATERS / STREAMS

<table>
<thead>
<tr>
<th>Onsite NYSDEC Mapped Streams</th>
<th>A NYSDEC mapped stream is located on the adjacent property to the south.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stream Classification</td>
<td>Butternut Creek is identified as a Class C water with C standards.</td>
</tr>
<tr>
<td>Flow Regime</td>
<td>Butternut Creek is a perennial stream.</td>
</tr>
<tr>
<td>Other Water Resources</td>
<td>Oneida Lake is located approximately 8.5 miles north while Onondaga Lake is 6.5 miles west of the site.</td>
</tr>
<tr>
<td>Coastal Resources</td>
<td>The site is not located within a Significant Coastal Wildlife Habitat (SCFWH) area. The Town of DeWitt is not recognized as having a Local Waterfront Revitalization program (LWRP).</td>
</tr>
</tbody>
</table>

### FLOOD PLAINS

| Flood Plain Information       | Portions of the site are located within the 100-year flood zones, but is not located within the coastal erosion hazard area. |

### FISH AND WILDLIFE

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

Widewaters Business Park 11/18/2013 1:10:08 PM Page 2 of 4
whorled pogonia; Small yellow ladyslipper; Small's knotweed; smooth bur-margold; Southern twayblade; Spiny water-nymph; Spreading chervil; Stargrass; Sticky false asphodel; Stiff Tick-trefoil; Staight-leaf pondweed; Swamp louse wort; Swamp smartweed; Sweet coltsfoot; Sweet-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.

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.

There are no Critical Environmental Areas on or adjacent to the site.

The site is not located within an Archaeological Sensitive Area as mapped by the State Historic Preservation Office.

No National Register or National Register Eligible (that have been submitted for consideration) are identified on the site.

No National Register or National Register Eligible sites are mapped on adjoining parcels to the site.

The site is not located within any Onondaga County mapped Agricultural Districts.

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

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
Article 24 Freshwater Wetlands Permit through the NYSDEC
State Pollutant Discharge Elimination System permit through the NYSDEC
hydric soil that may support additional 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. NYSDEC mapped wetlands are also protected by a regulated 100-foot buffer. 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. Butternut Creek and its associated 100-year floodplain areas should be avoided, if possible.
The Widewaters Business Park is located in the Town of Dewitt in Onondaga County, NY adjacent to I-481 and Kirkville Rd. Primary access to the site is off of Kirkville Rd. which is classified as a Major Collector road and falls under the jurisdiction of Onondaga County.

The Average Annual Daily Traffic (AADT) counts as measured in vehicles per day (vpd) from the NYS Department of Transportation are as follows:
- On Kirkville Rd. between I-481 and Roberts Rd. the AADT was 15,871 vpd (August 2010).
- On Kirkville Rd. between Roberts Rd. and Manlius Town Line the AADT was 14,383 vpd (July 2008).

Access to I-481 (Exit 5 E-W Kirkville Rd.) is adjacent to the site, which also allows access to I-90 (Exit 6 Albany-Buffalo) for eastbound and westbound travel and I-81 (Exit 9 N Watertown) for northbound travel or at its southern terminus for southbound travel.

The primary truck access to the site would be via I-481 to Kirkville Rd.

There is no public transit currently serving the project area.

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.
Widewaters Business Park

Distance to Rail Siding: The Syracuse Rail Yard and Intermodal Terminal is located 1 mile southeast from the Park in Syracuse, NY. The Park currently is not served by or adjacent to rail siding. North/South & east/west mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.

AVIATION

Nearest Commercial Airport: Syracuse Hancock International Airport is located approximately 11 miles northwest 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 39 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 6 miles west of the site.

PERMITTING

Permits: NYSDOT and Onondaga County highway work permits will be required for any roadway/utility improvements proposed within the respective ROW's of I-481 and Kirkville Rd.

DEVELOPMENT IMPLICATIONS SUMMARY

The Widewaters Business Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within close proximity of the site.
## Utilities
### WATER SUPPLY

| Public Water Supply Available at Site? | Yes |
| Distance From Site (mi.) | Town of Dewitt - information related to specific location was unavailable |

#### System Information

| Owner | Town of Dewitt |
| Source of Supply | Skaneateles Lake via City of Syracuse, Otisco Lake and Lake Ontario via OCWA |
| Method of Treatment | Filtration, Chlorination, Flouridation |
| Treatment General Comments | Skaneateles Lake water is chlorinated, as the City of Syracuse has a filtration avoidance permit. Lake Ontario water is treated by via dual media filters and sodium hypochlorite. Otisco Lake water is treated via filtration, chlorination, and a corrosion control system. |

| Storage | Currently Unknown |

#### System Capacity

| System Capacity (gpd) | Currently Unknown |
| System Average Daily Demand (gpd) | 3,755,220 |
| System Peak Daily Demand (gpd) | Currently Unknown |
| Available System Capacity (gpd) | Currently Unknown |
| Capacity “Bottlenecks” | Currently Unknown |

#### Site Specific Details

| Is Site in Existing Water District | No, Currently Unknown |
| Size of water main at site (in) | Currently Unknown |
| Available Capacity at site (gpd) | Currently Unknown |
| Pressure at site (psi) | Currently Unknown |
| Have any flow tests been performed near site recently? | No |

### Other Details

Widewaters Business Park 11/18/2013 1:10:33 PM
### Utilities

#### Widewaters Business Park

| User charges and water rates | Currently Unknown |
| Future upgrades planned      | Currently Unknown |
| Future demands known at this time | Currently Unknown |

**General Comments**

Water is purchased from the City of Syracuse and the Onondaga County Water Authority and is transported via Town of Dewitt water mains.

**Summary**

Research has indicated public water is not available at the site. Public water facilities in the area are owned by the Onondaga County Water Authority and the Town of Dewitt. More research is required.

**Contact Notes**

Matt Reynolds, Water Superintendent - Town of Dewitt (315-446-3734 ext. 4)

### SEWER COLLECTION SYSTEM

| Public Sewer Available at Site? | No |
| Distance from site (mi.)        | 1  |

**System Information**

Owner

Onondaga County Department of Water Protection

**System Capacity**

| Collection System Description and Capacities | N/A |
| Collection System “Bottlenecks”             | Franklin Park Trunk sewer main during wet-weather. |
| Collection System Wet-Weather Issues        | There are wet-weather issues with the Franklin Park Trunk sewer main. |
| Moratorium on New Users                      | Yes | There is a one/one offset moratorium due to capacity issues at the Franklin Park Trunk sewer main. This means that any added capacity must be offset by equivalent inflow/infiltration reductions. |

**Site Specific Details**

Site in existing sewer district

No

Size of sewer main at site (in)

10

Available capacity of sewer main at site (gpd)

Not available

**Other Details**
### Widewaters Business Park

#### Sewer User Charges

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Future Upgrades Planned</td>
<td>None reported</td>
</tr>
<tr>
<td>Future Demands Known at this Time</td>
<td>None reported</td>
</tr>
</tbody>
</table>

#### Storm Sewers

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm sewers available at site</td>
<td>No</td>
</tr>
<tr>
<td>Site within MS4 Area</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collection System Comments</td>
<td>The closest sewers to this site are on Fly Road, and this system has a one/one offset due to the Franklin Park Trunk wet-weather issues.</td>
</tr>
<tr>
<td>Sewer Summary</td>
<td>This site is currently outside of the Onondaga County Consolidated Sanitary District. The County will not accept sewage from outside of the District.</td>
</tr>
</tbody>
</table>

### RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner / WWTP Name</td>
<td>Onondaga County Department of Water Protection / Metro Wastewater Treatment Plant</td>
</tr>
<tr>
<td>Description of Treatment Processes</td>
<td>The Metro WWTP uses primary settling, aeration, secondary clarification, partial ammonia removal on a seasonal basis, phosphorus removal, tertiary treatment and settling, and effluent disinfection for treatment. Metro discharges to Onondaga Lake.</td>
</tr>
</tbody>
</table>

#### Treatment Plant Capacity Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>WWTP Average Daily Design Flow (mgd)</td>
<td>84.2</td>
</tr>
<tr>
<td>WWTP Current Avg Daily Flow, Annual (mgd)</td>
<td>61.34</td>
</tr>
<tr>
<td>WWTP Current Avg Monthly Flow ’Wet’ (March-May)</td>
<td>60.1</td>
</tr>
<tr>
<td>WWTP Current Avg Monthly Flow ’Dry’ (June-August)</td>
<td>55.1</td>
</tr>
<tr>
<td>WWTP Max Average Monthly Flow (past three years) (mgd)</td>
<td>68.2</td>
</tr>
<tr>
<td>WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average ’Wet’ Months)</td>
<td>24.1</td>
</tr>
</tbody>
</table>
### Utilities

### SPDES Permit Constraints

<table>
<thead>
<tr>
<th></th>
<th>WWTP SPDES Limits</th>
<th>Current 3-Year Average</th>
<th>Available Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flow (mgd)</td>
<td>84.2</td>
<td>61.34</td>
<td>22.86</td>
</tr>
<tr>
<td>Nitrogen</td>
<td>NH3 - 1.2 mg/l (Jul to Sep), 2.4 mg/l (Oct to Jun)</td>
<td>TKN - 2.2 mg/l; NH3 - .46 mg/l; Nitrite - .041 mg/l; Nitrate 12.9 mg/l</td>
<td>0.74 mg/l</td>
</tr>
<tr>
<td>Phosphorous</td>
<td>.12 mg/l</td>
<td>.086 mg/l</td>
<td>.034 mg/l</td>
</tr>
<tr>
<td>BOD Monthly Avg</td>
<td>21 mg/l &amp; 14747 lb/day</td>
<td>2.1 mg/l &amp; 1044 lb/day</td>
<td>18.9 mg/l &amp; 13703 lb/day</td>
</tr>
<tr>
<td>BOD 7 Day Avg</td>
<td>31.5 mg/l &amp; 22120 lb/day</td>
<td>2.25 mg/l &amp; 1178 lb/day</td>
<td>29.25 mg/l &amp; 20942 lb/day</td>
</tr>
<tr>
<td>TSS Monthly Avg</td>
<td>30 mg/l &amp; 20016 lb/day</td>
<td>5.1 mg/l &amp; 2583 lb/day</td>
<td>24.9 mg/l &amp; 17433 lb/day</td>
</tr>
<tr>
<td>TSS 7 Day Avg</td>
<td>45 mg/l &amp; 30024 lb/day</td>
<td>6.1 mg/l &amp; 3278 lb/day</td>
<td>38.9 mg/l &amp; 26746 lb/day</td>
</tr>
<tr>
<td>Settleable Solids Daily Max</td>
<td>0.8 ml/l</td>
<td>0.48 ml/l</td>
<td>0.32 ml/l</td>
</tr>
<tr>
<td>pH</td>
<td>6.0 - 9.0 Range</td>
<td>7.2</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Phosphorus Apr '12; Phenol Jun '12, Jul '12, Sep '12, and Nov '12; TCE Oct '12 and Nov '12; Coliform Jul '12 and Aug '12

### Other Details

**Future Upgrades Planned**

None reported

**Future Demands Known at This Time**

Byrne Dairy (Ultra Dairy) near Fly Road and W. Benedict Road. Additional demands currently unknown.

**Moratorium on New Users**

No

### Treatment Plant Summary

**WWTP Summary**

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

**Contact Notes**

Chris Deitman, Sewer Maintenance Superintendent - Onondaga County Department of Water Environment Protection (315-435-5402), Onondaga
## Utilities

### 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 along Roberts Street & Kirkville Road just north of the Site. There are two 115kV lines adjacent to the Park.

### GAS

<table>
<thead>
<tr>
<th>Provider</th>
<th>National Grid (assumed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Natural Gas</td>
</tr>
<tr>
<td>Proximity to Site</td>
<td>Outside of available mapping</td>
</tr>
<tr>
<td>Pipe Size (in)</td>
<td>Not available</td>
</tr>
<tr>
<td>Pressure (psi)</td>
<td>Not available</td>
</tr>
</tbody>
</table>

**Comments**

### TELECOMMUNICATIONS

<table>
<thead>
<tr>
<th>Provider</th>
<th>Verizon</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Adjacent</td>
</tr>
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<td>Comments</td>
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### INTERNET

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## DEVELOPMENT IMPLICATIONS SUMMARY
Widewaters Business Park

Sewer - This site is currently outside of the Onondaga County Consolidated Sanitary District. The County will not accept sewage from outside of the District.