OSWEGO COUNTY

OS 20: Airport Industrial Park
OS 21: Independence Industrial Park
OS 22: Lake Ontario Industrial Park
OS 23: Oswego County Industrial Park
OS 24: Riverview Business Park
OS 25: Columbia Mills
# Lake Ontario Industrial Park

## Mitchell Street and Smith Beach Road

CITY OF OSWEGO, OSWEGO COUNTY

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## Site Profile Characteristics

### Site Address

- 249A Mitchell Street, Oswego, NY 13126

### Property Description

- The 55-acre Industrial Park (the Park) is located along the southeastern shores of Lake Ontario within the City of Oswego, NY just 3 miles east of the Port of Oswego.
- The Park is located on one parcel owned by the Oswego County IDA.
- Northland Filter is currently the first tenant at the front of the Park.
- Other nearby businesses include Great Lakes Veneer Corp., Wiltsie Construction, and Industrial Precision.
- A Wetland Preserve separates the Industrial Park from the shoreline.

### Land Use

- The Park consists of manufacturing land use and undeveloped land with intermittent shrub overgrowth.
- The adjacent land use consists of industrial manufacturing facilities and undeveloped land.
- A CSX rail line bounds the site to the north.
- Lake Ontario lies immediately north of the Park.

### Zoning

- The Park is located in the industrial district (IN) in the City of Oswego.
- Permitted uses include enclosed manufacturing industries, enclosed warehouse/wholesale use, public utility facilities, enclosed service and repair, enclosed industrial processes and services, service and repair of machinery and transportation equipment, freight or trucking terminals, gasoline stations and car washes, animal hospitals, garages, parking, accessory uses, certain nonconforming residential uses, and permitted adult businesses.
- Light industrial and warehousing uses are permitted-by-right in this district while office uses require a special use permit.

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Lake Ontario Industrial Park is Oswego County’s newest full service industrial park fully-equipped with municipal water, sewer, and storm sewer.

Tax exemptions & incentive packages provided by Oswego County Industrial Development Agency.

Lots from 1.5 acres in the Industrial Park have been designated by the State of New York as “shovel ready” development sites.
# Lake Ontario Industrial Park

**Mitchell Street and Smith Beach Road**  
**CITY OF OSWEGO, OSWEGO COUNTY**

## Property Tax Assessments

- The assessed value for this 55.49-acre parcel is $1,221,000, including the manufacturing tenant at the front of the Park.

## Topography

- Generally, the Park is primarily flat with slopes between 3% and 8%.
- Site elevation ranges from 270 feet in the northern portion of the Park to its highest elevation of 310 feet near the eastern portion of the Park.

## Hydrologic Characteristics

- The Park is located within the Lake Ontario Drainage Basin with a tributary stream to the lake mapped just northeast of the Park.
- Water table within the Park ranges from 0.6 feet to 1.5 feet.
- On-site soils fall within hydrologic group D.
- Depth to bedrock ranges from 1.2 feet to 1.7 feet.
- Approximately 86.1% of the Park is classified as having moderately well drained soils, while the remaining 13.9% of the Park has limited permeability.

## Environmental Site Assessment Summary

- No NWI wetlands (federal and/or state) are mapped in the Park. However, two NYSDEC regulated wetlands are located nearby, one to the north of the Park and one to the west. The regulated 100-foot adjacent area of these two NYSDEC wetlands may overlap the site boundaries.
- The Park is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area, though the Teal Marsh SCFWH is located just north of the Park, across the CSX railroad tracks.
- The Park is located within the NYS landward coastal boundary.
- The Park is not located within a 100-year floodplain area.
- The Park is not located within a designated Critical Environmental Area.
- Federally protected species with potential to be located within the Park include the Indiana Bat and Bog Turtle.
- 100% of the site is mapped within an Archeological Sensitive Area.
- The Park is not located within a State certified agricultural district.
Lake Ontario Industrial Park

Mitchell Street and Smith Beach Road
CITY OF OSWEGO, OSWEGO COUNTY

Transportation and Site Access

- Access to the industrial park from Mitchell Street and County Route 1A.
- Interstate access to I-81 is available through Exit 34 (Mexico) located approximately 19 miles east of the Park along NY-104. I-81 southbound from Exit 34 can also provide access to I-90.
- Interstate access to I-481 is located approximately 15 miles south of the Park along NY-481S.
- Interstate access to I-90 is also available through Exit 40 (Weedsport) located approximately 33 miles south of the Park along NY-34.
- CSX operates a north-south rail line at the northern boundary of the Park.
- The Syracuse Rail Yard and Intermodal Terminal is located 44 miles southeast of the Park in Syracuse, NY.
- Oswego County Airport is located 12 miles to the south of the Park.
- Syracuse Hancock International Airport is approximately 35 southeast of the Park, centrally located in Onondaga County.
- Port of Oswego is approximately 3 miles west of the Park along the southern shore of Lake Ontario in the City of Oswego.

Utilities

**Municipal Water Supply**
- Public water supply is provided directly to the Park via an 8” water main along Mitchell Street.
- The City of Oswego currently has the ability to provide 6 million gallons per day and a pressure of up to 60 psi to the site.

**Municipal Sewer**
- Public sewer is provided directly to the Park via a 12” gravity line that runs along Mitchell Street. Sewage is treated at the City of Oswego East Side Waste Water Treatment Plant (WWTP).
- The WWTP is functioning well meeting SPDES permit parameters with the exception of maximum daily settleable solids. This could potentially restrict the WWTP’s ability to accept high solid waste content from the Park. The WWTP available capacity is 3.35 million gallons per day.
- Storm sewers are available at the Park via 18” mains.

**Electric Service**
- National Grid provides electric services directly to the Park via overhead and underground lines along Mitchell St. & Smith Beach Rd.
- There are two 115kV lines within 2 miles of the Park to the west.

**Natural Gas**
- The Park is directly served by a 4” National Grid distribution line which is supplied by an 8” gas main along Mitchell Street.

**Telecommunications**
- Verizon provides telephone services while Verizon and Time Warner Cable provide internet services directly to the Park.
Site OS 22: Lake Ontario Industrial Park Site Layout Plan

- Total available lands of 55.49 acres
- Currently within Industrial Zoning district in City of Oswego
- One manufacturing processing tenant currently within business park
- Development scenarios ideal for industrial target sectors
- Bordered by nature preserve, Lake Ontario, and CSX rail line
- Access to site from Mitchell Street, via County Route 1
- Up to 35% of site may be utilized
- Wetlands currently not mapped but could be present; wetland determination required prior to development of site
- 3 miles from Port of Oswego
- Close proximity to NYS 481
- CSX Rail line adjacent to site; potential to utilize rail for development needs
Site Location -
City of Oswego
Oswego County

Data Sources: Topographic Basemap - USGS

Site Location -
City of Oswego
Oswego County

This map is to be used for
reference purposes only.
Barton and Loguidice P.C.
is not responsible or liable
for any inaccuracies
herein contained.
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Data Sources: Topographic Basemap - USGS
Legend

Site Boundary

Soil Classifications

IrB, Ira gravelly fine sandy loam; 3 to 8 percent slopes
ScB, Scriba gravelly fine sandy loam; 0 to 8 percent slopes
SgC, Sodus gravelly fine sandy loam; 8 to 15 percent slopes

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: 6
Scale: 1:2,400
Date: August 2013

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

Path: K:\Projects\1500\1581001\Projects\Oswego\OS22 Lake Ontario Industrial Park\Map 6 - Soil Classifications.mxd
OS-22 Lake Ontario Industrial Park

Development Considerations

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

Data Sources: 2009 Aerial Photo - NYS GIS Clearinghouse; Wetlands - NYSDEC, NWI; Hydric Soils - NRCS; Slope Data Derived From 10m DEM; Streams - NHD; Parcels - Oswego County

File Number: 1581.001
Figure Number: 8
Scale: 1:2,000
Date: August 2013

As Shown

Path: K:\Projects\1500\1581001\Projects\Oswego\OS22 Lake Ontario Industrial Park\Map 8 - Development Considerations1.mxd
Lake Ontario Industrial Park

**LAND USE**

<table>
<thead>
<tr>
<th>Total Size (acres)</th>
<th>55.49</th>
<th>Assessed Value</th>
<th>The assessed value for this 55.49-acre site is $1,221,000, including the manufacturing tenant at the front of the park.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>manufacturing, undeveloped</td>
<td>Adjacent Properties</td>
<td>CSX rail line; manufacturing; and undeveloped land.</td>
</tr>
<tr>
<td>Road Frontage</td>
<td>650 feet on Mitchell St; 2800 feet on an internal access road</td>
<td>Comments</td>
<td>The site is well buffered from other land uses by wetlands and the CSX rail line. Future development in this area will likely remain industrial-centric.</td>
</tr>
</tbody>
</table>

**ZONING**

| Uses Permitted | The site is located in the Industrial (IN) District in the City of Oswego. Permitted uses in the IN District include enclosed manufacturing industries; enclosed warehouse or wholesale use; public utility facilities; enclosed service and repair; enclosed industrial processes and services; sales, service and repair of machinery and transportation equipment; freight or trucking terminals; gasoline stations and car washes; animal hospitals; garages; parking; accessory uses; certain nonconforming residential uses; and permitted adult businesses. |
| Off Street Parking | Off-street parking requirements in the City of Oswego are determined by use. Business, professional and medical offices require three parking spaces, plus one space for every 200 square feet of office area. Commercial and business uses, in groups over 20,000 square feet of business floor area, mandate one parking space for every 100 square feet of business area. Commercial and business uses as individual establishments on separate lots require one parking space for every 300 square feet of business area, plus one parking space for every motor vehicle used directly in the business. Meanwhile, industrial, wholesale, warehouse, storage, freight and trucking uses necessitate one parking space for every motor vehicle used directly in the business, plus additional parking as required by the Board. Additionally, the Planning Board, under its powers of site plan review and approval, may modify requirements for parking should requirements be too lax or too stringent. |
| Set-backs | Setback regulations in the IN District require 25-ft. front, 12-ft. side, and 12-ft. rear yard minimum setbacks. Side and rear yard minimum setbacks of 50 ft. are required when abutting residential districts. |
| Percent of Site that may be utilized | 35.00% | |
| Control of Nuisances | It is unlawful for any person to make, continue, or cause to be made or continued any loud or unreasonable noise, as defined herein, or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of the City. The maximum permissible noise level originating from property of business or industrial use is 65 decibels during the |
Lake Ontario Industrial Park

daytime and is 50 decibels during the nighttime. If the nighttime noise receiving is nonresidential, the maximum permissible noise level is 65 decibels.

Height Restrictions

There is no maximum building height restriction in the IN District.

DEVELOPMENT IMPLICATIONS SUMMARY

The site is located in the City of Oswego and is zoned Industrial. Most light industrial and warehousing uses are permitted-by-right in this district while office uses require a special use permit.
## TOPOGRAPHIC INFORMATION

<table>
<thead>
<tr>
<th>Topography</th>
<th>The site topography ranges from 270 feet above mean sea level (msl) in the northern portion of the site to 310 feet above msl in the eastern portion.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Aesthetic Problems</td>
<td>The site is close to the shore of Lake Ontario; however no potential aesthetic concerns 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 dominant soil types mapped for the site include: IrB-Ira gravelly fine sandy loam, 3 to 8% slopes (86.1% of site); ScB-Scriba gravelly fine sandy loam, 0 to 8% slopes (13.6% of site)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Class</td>
<td>Greater than 86.1% of the site is moderately well drained.</td>
</tr>
<tr>
<td>Hydrologic Soil Groups</td>
<td>The majority of the on-site mapped soils are classified as hydrologic soil group D.</td>
</tr>
<tr>
<td>Depth to Groundwater</td>
<td>The depth to groundwater at the site ranges from 0.6 feet to 1.5 feet.</td>
</tr>
<tr>
<td>Permeability</td>
<td>Upwards of 13.6% of the site has limited permeability.</td>
</tr>
<tr>
<td>Depth to Bedrock</td>
<td>The depth to bedrock at the site ranges from 1.2 feet to 1.7 feet.</td>
</tr>
<tr>
<td>Bearing Strength</td>
<td>The bearing strength of the on-site soils is low, 2000 pounds per square foot (psf) per NYS Building Code based on class of materials.</td>
</tr>
<tr>
<td>Hydric Soils Present?</td>
<td>ScB - Scriba gravelly fine sandy loam is the only hydric soil unit mapped on the site.</td>
</tr>
<tr>
<td>Hydric Inclusions in Soils?</td>
<td>The Scriba soil series is recognized as a soil unit with the potential to include hydric inclusions.</td>
</tr>
</tbody>
</table>

## WETLANDS

<table>
<thead>
<tr>
<th>NYSDEC Wetlands Present?</th>
<th>No NYSDEC regulated wetlands are mapped within the site boundaries; however two are located nearby, one to the north and one to the west. The regulated 100-foot adjacent area of these two NYSDEC wetlands may overlap the site boundaries.</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Wetlands Inventory</td>
<td>No National Wetland Inventory wetlands are mapped within the site boundaries.</td>
</tr>
<tr>
<td>Wetlands Delineation Available</td>
<td>No wetland delineation material for the site was available for review.</td>
</tr>
</tbody>
</table>
## WATERS / STREAMS

<table>
<thead>
<tr>
<th>Onsite NYSDEC Mapped Streams</th>
<th>No NYSDEC mapped streams are noted within the site boundaries.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stream Classification</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Flow Regime</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Other Water Resources</td>
<td>A tributary to Lake Ontario is mapped just northeast of the site. The site is located in the Lake Ontario Drainage Basin.</td>
</tr>
<tr>
<td>Coastal Resources</td>
<td>The site is not located within a Significant Coastal Fish and Wildlife Habitat (SCFWH), though the Teal Marsh SCFWH is mapped just north of the site, across the CSX railroad tracks. The site is located within the NYS landward coastal boundary. The City of Oswego does have an approved Local Waterfront Revitalization Program (LWRP) in place.</td>
</tr>
</tbody>
</table>

## FLOOD PLAINS

| Flood Plain Information       | FEMA floodplain mapping was reviewed. There are no 100-year floodplain areas mapped on the site. No designated floodways or coastal erosion hazard areas are identified on-site. |

## FISH AND WILDLIFE

| Nature Explorer Results (State Species) | The NYSDEC’s Nature Explorer identified the following threatened or endangered species as possible residents of Oswego County: Indiana bat; Bald eagle; Black tern; Common tern; Henslow’s sparrow; King rail; Least bittern; Loggerhead shrike; Northern harrier; Peregrine falcon; Pied-billed grebe; piping plover; Sedge wren; Upland sandpiper; Bog turtle; Lake chubsucker, Lake sturgeon; Longear sunfish; Mooneye, Round whitefish, Spoonhead sculpin; Bogbean buckmoth, Angled spikerush, Bird’s-eye primrose; Calypso; Carey’s smartweed; Champlain beachgrass, Creeping sedge, Culver’s root; Dragon’s mouth orchid, dwarf bulrush; Eastern prairie fringed orchid, Georgia bulrush; Giant pine-drops; Great Plains flatsedge, Hooker’s orchid; Houghton’s sedge; Lake-cress; Large twayblade; Little-leaf Tick-trefoil; Livid sedge; Low sand-cherry; minute duckweed; Northern bog aster; Northern bog sedge; Northern pondweed; Ogden’s pondweed; Orange fringed orchid; Ovate spikerush; Pawpaw; Prairie-smoke; Purple rock-cress; Puttyroot; Ram’s-head ladieslipper; Rough panic grass; Salt-marsh spikerush; Sand dune willow; Schweinitz’s sedge; Sheathed pondweed; Shrubby St. John’s Wort; Sky-blue aster, Slender bulrush; Small bur-reed; Southern Twayblade; Sparse-flowered sedge; Spotted pondweed; Stiff tick-trefoil, Straight-leaf pondweed; Straw sedge; Swamp smartweed; Wright’s spikerush; Yellow mountain-saxifrage; and Marsh horsetail. |

| 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: Indiana bat and bog turtle. |

## CRITICAL ENVIRONMENTAL AREA
Lake Ontario Industrial Park

The site is not located within a designated critical environmental area.

CULTURAL AND HISTORIC RESOURCES

Archaeologically Sensitive Area?
The entire site (100%) is located within an Archaeological Sensitive Area.

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

Adjoining a Nationally Registered or Eligible Historic Site?
No National Register or National Register Eligible locations are located on adjoining parcels. The closest National Register Eligible site is St. Paul's Cemetery, located approximately 1500 feet to the east of the site, along Mitchell Street.

AGRICULTURAL

State Agricultural District
The site is not located within a State certified agricultural district.

POTENTIAL PERMIT REQUIREMENTS

- Article 24 Freshwater Wetlands Permit (NYSDEC)
- Coastal Consistency Review (NYSDOS)
- Local Waterfront Revitalization Program approval (City of Oswego)
- State Pollution Discharge Elimination System Permit (NYSDEC)

ENVIRONMENTAL IMPLICATIONS SUMMARY

Given that no wetlands or streams are mapped within the site limits, the potential to impact such resources is low. Portions of the site may fall within the regulated 100-foot adjacent area of the nearby NYSDEC mapped wetlands. If so, approval from the NYSDEC would be required prior to disturbance. No other environmental restrictions were identified for the site; however, additional approvals are required for this site due to its adjacency to the state coastline. 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.
The Lake Ontario Industrial Park is located along the shores of Lake Ontario near the City of Oswego’s central business district. In specific, the industrial park is located off Mitchell Street, an east-west oriented arterial which leads to the Port of Oswego. Access to the site from Mitchell Street is provided by Oswego County Industrial Park, a north-south oriented arterial. In addition, Smith Beach Road intersects Owego County Industrial Park and provides access to a county park just north of the site. Mitchell Street has been classified by the NYSDOT as a Major Urban Collector.

The Average Annual Daily Traffic (AADT) counts as measured in vehicles per day (vpd) from the NYS Department of Transportation are as follows: On Mitchell Street between St. Paul Street and the City Line the AADT was 774 vpd (July 2009).

Interstate access to I-81 is available through Exit 34 (Mexico) located approximately 19 miles east of the site along NY-104. Likewise, interstate access to I-481 is located approximately 15 miles south of the site along NY-481S. Last, access to I-90 is available through exit 40 (Weedsport) located approximately 33 miles south of the site along NY-34.

NY-104A/NY-104/NY-104B (east-west) and NY-481S (north-south) serve as the primary trucking routes to access the Lake Ontario Industrial Park.

Centro bus services operate within the City of Oswego providing public transportation throughout western Oswego County as well as connections to Syracuse, NY. The departure point for Centro Buses connecting Oswego to Syracuse is located approximately 3 miles west along Mitchell Street from the industrial park (Mexico Route).

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.
CSXT operates north/south rail mainline adjacent to the northern boundary of the Park linking Oswego, NY to the Syracuse Rail Yard. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 44 miles southeast from the Park 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 38 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 3 miles west 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 Oswego, NY, approximately 3 miles west of the Industrial NYS Canal System.

**PERMITTING**

Permits

City of Oswego work permits will be required for any roadway/utility improvements proposed within the ROW of Mitchell Street and Oswego County Industrial Park. In addition, any additional access proposed to either Mitchell Street or Oswego County Industrial Park will require a commercial driveway permit approved by the City of Oswego.

**DEVELOPMENT IMPLICATIONS SUMMARY**

The Lake Ontario Industrial Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within 45 miles of the area.
## OS-22 Utilities

### Lake Ontario Industrial Park

#### WATER SUPPLY

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

#### System Information

<table>
<thead>
<tr>
<th>Owner</th>
<th>City of Oswego</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source of Supply</td>
<td>Lake Ontario</td>
</tr>
<tr>
<td>Method of Treatment</td>
<td>Filtration, Chlorination, Coagulation, Sedimentation, Fluoridation</td>
</tr>
<tr>
<td>Treatment General Comments</td>
<td>None</td>
</tr>
<tr>
<td>Storage</td>
<td>The City of Oswego's East Side Reservoir Tank has capacity of up to 10 million gallons.</td>
</tr>
</tbody>
</table>

#### System Capacity

<table>
<thead>
<tr>
<th>System Capacity (gpd)</th>
<th>16,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>System Average Daily Demand (gpd)</td>
<td>10,000,000</td>
</tr>
<tr>
<td>System Peak Daily Demand (gpd)</td>
<td>16,000,000</td>
</tr>
<tr>
<td>Available System Capacity (gpd)</td>
<td>6,000,000</td>
</tr>
</tbody>
</table>

| Capacity “Bottlenecks” | There is a filtering bottleneck at the treatment plant, which limits capacity to 16 MGD |

#### Site Specific Details

<table>
<thead>
<tr>
<th>Is Site in Existing Water District</th>
<th>Yes</th>
<th>City of Oswego</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of water main at site (in)</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Available Capacity at site (gpd)</th>
<th>6,000,000</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Pressure at site (psi)</th>
<th>60</th>
</tr>
</thead>
</table>

| Have any flow tests been performed near site recently? | No |

#### Other Details

The water system also serves the Town of Scriba via a 36" transmission main and 16 MGD pump station. Peak demands allows very little excess capacity.
Lake Ontario Industrial Park

User charges and water rates

Billed quarterly, the first 900 c.f at $1.10/100 c.f, next 3,000 c.f at $0.80/100 c.f, next 41,100 c.f at $0.60/100 c.f, next 105,000 c.f at $0.45/100 c.f, next 150,000 c.f at $0.35/100 c.f, next 600,000 c.f at $0.25/100 c.f, over 900,000 $0.15/100 c.f

Future upgrades planned

None reported

Future demands known at this time

Novelus will be connecting to the 36” transmission line in three months - with a demand approximately 2 MGD

General Comments

In addition to the 8” water mains at the site, there is a 36” water transmission main that runs along Mitchell Street adjacent to the site. Due to capacity bottlenecks at the treatment plant up to 6 MGD can be drawn from it at this time.

Summary

Public water is available at the site via an 8” water main. A 36-inch transmission main is also available on Mitchell Street, adjacent to the site.

Contact Notes

Brian Folgherait - City of Oswego Plant Manager (315-343-0111); Tony Leotta - City of Oswego Engineer (315-342-8154); October 2012 Barton & Loguidice, P.C. Site Profile

### SEWER COLLECTION SYSTEM

Public Sewer Available at Site?

Yes

Distance from site (mi.)

N/A

System Information

Owner

City of Oswego

System Capacity

Collection System Description and Capacities

Combination of gravity sewers, pump stations, and force mains.

12-inch gravity sewer main at the site discharging to one lift station prior to WWTP with 1.5 million gallons per day of available capacity.

Collection System “Bottlenecks”

None reported

Collection System Wet-Weather Issues

None reported

Moratorium on New Users

No

Site Specific Details

Site in existing sewer district

Yes  City of Oswego
## Lake Ontario Industrial Park

<table>
<thead>
<tr>
<th><strong>Size of sewer main at site (in)</strong></th>
<th>12</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Available capacity of sewer main at site (gpd)</strong></td>
<td>Not available</td>
</tr>
</tbody>
</table>

### Utilities

#### Other Details

<table>
<thead>
<tr>
<th><strong>Sewer User Charges</strong></th>
<th>Determined by agreement w/ City of Oswego</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Future Upgrades Planned</strong></td>
<td>None reported</td>
</tr>
<tr>
<td><strong>Future Demands Known at this Time</strong></td>
<td>None reported</td>
</tr>
</tbody>
</table>

#### Storm Sewers

<table>
<thead>
<tr>
<th><strong>Storm sewers available at site</strong></th>
<th>Yes</th>
<th>18-inch PVC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site within MS4 Area</strong></td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

#### Summary

<table>
<thead>
<tr>
<th><strong>Collection System Comments</strong></th>
<th>The City of Oswego has a pre-treatment program.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sewer Summary</strong></td>
<td>There is a 12-inch gravity sewer available at site. Collection system capacity most likely limited to the 1.5 million gallon per day capacity at the lift station.</td>
</tr>
</tbody>
</table>

---

## RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

<table>
<thead>
<tr>
<th><strong>Owner / WWTP Name</strong></th>
<th>City of Oswego / East Side Waste Water Treatment Plant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Treatment Processes</strong></td>
<td>Activated sludge treatment process, automated with a SCADA system.</td>
</tr>
</tbody>
</table>

#### Treatment Plant Capacity Details

<table>
<thead>
<tr>
<th><strong>WWTP Average Daily Design Flow (mgd)</strong></th>
<th>5.35</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WWTP Current Avg Daily Flow, Annual (mgd)</strong></td>
<td>2</td>
</tr>
<tr>
<td><strong>WWTP Current Avg Monthly Flow 'Wet' (March-May)</strong></td>
<td>2.0</td>
</tr>
<tr>
<td><strong>WWTP Current Avg Monthly Flow 'Dry' (June-August)</strong></td>
<td>1.6</td>
</tr>
<tr>
<td><strong>WWTP Max Average Monthly Flow (past three years) (mgd)</strong></td>
<td>3.19</td>
</tr>
<tr>
<td><strong>WWTP Average Available Flow Capacity (mgd)</strong></td>
<td>3.35</td>
</tr>
<tr>
<td><strong>(Average Daily Design - Average 'Wet' Months)</strong></td>
<td></td>
</tr>
</tbody>
</table>

---

Lake Ontario Industrial Park 11/18/2013 1:18:26 PM Page 3 of 5
## Utilities

### Lake Ontario Industrial Park

#### 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><strong>Flow (mgd)</strong></td>
<td>5.35</td>
<td>1.9</td>
<td>3.45</td>
</tr>
<tr>
<td><strong>Nitrogen</strong></td>
<td>NH3 - 15 mg/l (May to Oct), 22 mg/l (Nov to Apr)</td>
<td>.71</td>
<td></td>
</tr>
<tr>
<td><strong>Phosphorous</strong></td>
<td>1 mg/l</td>
<td>.5 mg/l</td>
<td>.5 mg/l</td>
</tr>
<tr>
<td><strong>BOD Monthly Avg</strong></td>
<td>30 mg/l &amp; 1339 lb/ day</td>
<td>4.4 mg/l &amp; 70.2 lb/ day</td>
<td>25.6 mg/l &amp; 1268.8 lb/ day</td>
</tr>
<tr>
<td><strong>BOD 7 Day Avg</strong></td>
<td>45 mg/l &amp; 2008 lb/ day</td>
<td>6.1 mg/l &amp; 109.2 lb/ day</td>
<td>38.9 mg/l &amp; 1898.8 lb/ day</td>
</tr>
<tr>
<td><strong>TSS Monthly Avg</strong></td>
<td>30 mg/l &amp; 1339 lb/ day</td>
<td>6.6 mg/l &amp; 85.94 lb/ day</td>
<td>23.4 mg/l &amp; 1253.1 lb/ day</td>
</tr>
<tr>
<td><strong>TSS 7 Day Avg</strong></td>
<td>45 mg/l &amp; 2008 lb/ day</td>
<td>6.9 mg/l &amp; 123.3 lb/ day</td>
<td>38.1 mg/l &amp; 1884.7 lb/ day</td>
</tr>
<tr>
<td><strong>Settleable Solids Daily Max</strong></td>
<td>.3 ml/l</td>
<td>.36 ml/l</td>
<td>-.6 ml/l</td>
</tr>
<tr>
<td><strong>pH</strong></td>
<td>6.0 - 9.0 Range</td>
<td>7.2</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### SPDES Limit Excursions (past three years)
- Settleable solids Jan '10, Mar '10, and Jun '10

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

#### Treatment Plant Summary

**WWTP Summary**

The WWTP appears to be performing well with regards to its SPDES limits with the exception of Settleable Solids Daily Max. This may restrict the WWTP’s ability to accept sewage with high solids content. Further studies may be required.

**Contact Notes**

Tony Leotta - City of Oswego Engineer (315-342-8154); October 2012 B&L Site Profile

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**ELECTRIC**
### Utilities

#### Lake Ontario Industrial Park

<table>
<thead>
<tr>
<th>Provider</th>
<th>National Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Phase Voltage (V)</td>
<td>13.2kV (Overhead) / 480 (Underground) / 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>
<tr>
<td>Comments</td>
<td>National Grid provides overhead electric lines along Mitchell Road &amp; Smith Beach Road. In addition, underground electrical lines are supplied to the Park along Oswego County Industrial Park. Lastly, there are two 115kV lines within 2 miles of the Park to the west.</td>
</tr>
</tbody>
</table>

#### GAS

<table>
<thead>
<tr>
<th>Provider</th>
<th>National Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Natural Gas</td>
</tr>
<tr>
<td>Proximity to Site</td>
<td>Adjacent</td>
</tr>
<tr>
<td>Pipe Size (in)</td>
<td>4, 8</td>
</tr>
<tr>
<td>Pressure (psi)</td>
<td>22 (4” &amp; 8&quot;)</td>
</tr>
<tr>
<td>Comments</td>
<td>An 8” gas line is located along Mitchell Street; a 4” gas line extends north into the site along the industrial park driveway approx. 500 feet.</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 - The WWTP appears to be performing well with regards to its SPDES limits with the exception of Settleable Solids
Daily Max. This may restrict the WWTP's ability to accept sewage with high solids content. Further studies may be required.