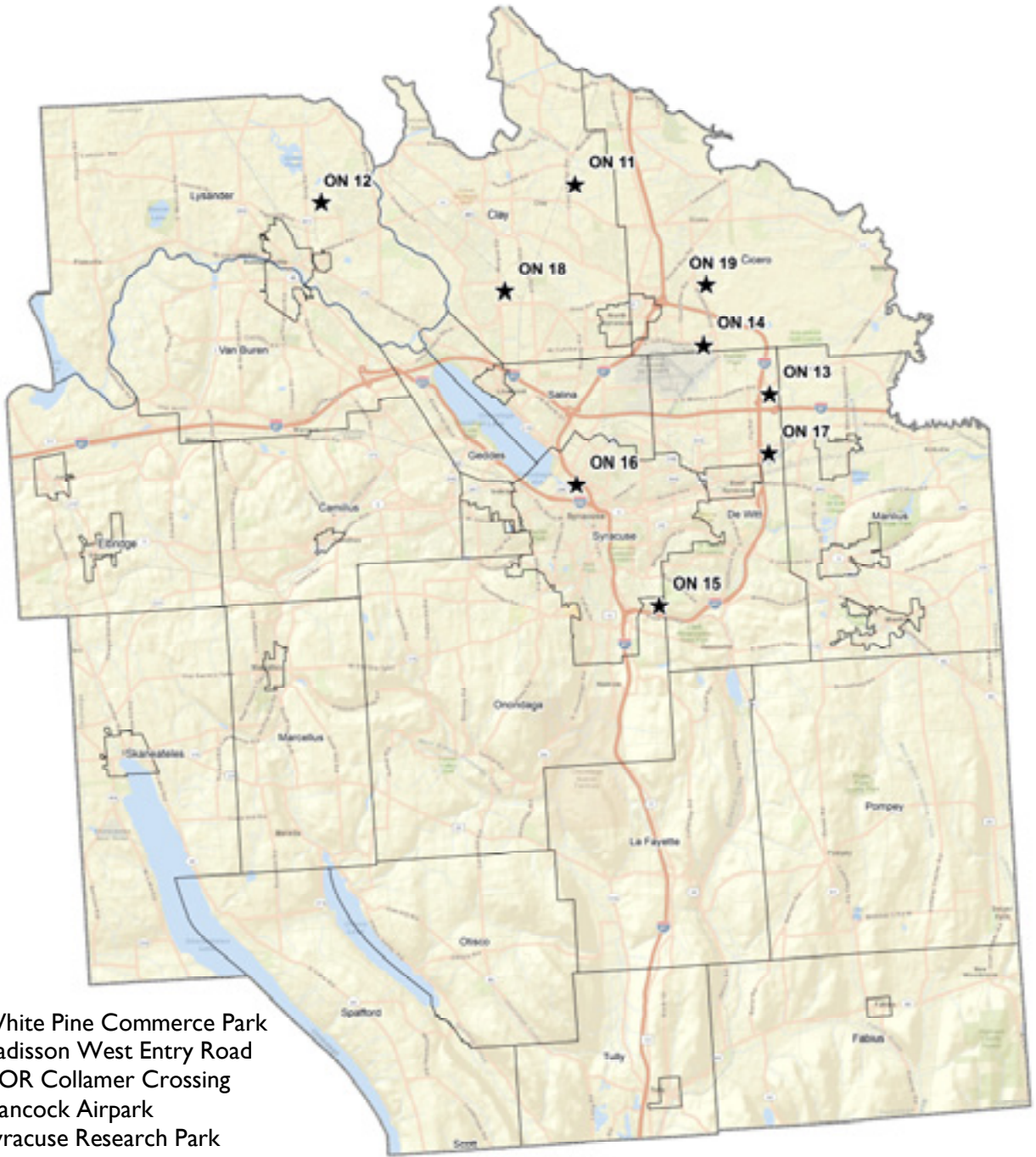


# ONONDAGA COUNTY



- 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

**nationalgrid**



Central New York Regional Planning and Development Board

# Radisson West Entry Road

West Entry Road and Loop Road

TOWN OF LYSANDER, ONONDAGA COUNTY



## Site Profile Characteristics

### Site Address

- 2810 West Entry Road, Baldwinsville, NY 13027

### Property Description

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

### Land Use

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

### Zoning

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

### Onondaga Co. IDA Contact

Julie Cerio  
 Director  
 333 W. Washington Street  
 Suite 130  
 Syracuse, New York 13202  
 1-315-435-3770

### Local Contact

Radisson Community  
 Association Office  
 3128 Amesbury Drive  
 Baldwinsville, New York 13027  
 1-315-635-7182

The Radisson Corporate Park is already home to 30 diverse businesses

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

PUD zoning district allows for flexible zoning and design restrictions

# Radisson West Entry Road

West Entry Road and Loop Road

TOWN OF LYSANDER, ONONDAGA COUNTY



## Property Tax Assessment

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

## Topography

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

## Hydrologic Characteristics

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

## Environmental Site Assessment Summary

- Approximately 109.33 acres of NWI wetlands (federal and/or state) are mapped on the Site. These wetlands have not been field verified.
- The Site is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area.
- The Site is not located within a 100-year floodplain area.
- The Site is not located within a designated Critical Environmental Area.
- Federally protected species with potential to be located within the Site include: American Hart's-tongue Fern; Indiana Bat; Bog Turtle; and Eastern Massasauga Rattlesnake.
- The northern portion of the Site is located within an Archeologically Sensitive Area.
- The Site is not located within a State certified agricultural district.

# Radisson West Entry Road

West Entry Road and Loop Road

TOWN OF LYSANDER, ONONDAGA COUNTY



## Transportation and Site Access

- Existing access to the Site exists via Potter Road to the north, NYS Route 31 to the south, Sixty Road/Phillips Street on the west and Willett Parkway on the East.
- West Entry Road, Loop Road, McLane Road, and Brundage Road provide internal access on the Site.
- NYS Route 690 is located approximately 3.5 miles to the west. Exit 39 on I-90 can be reached via this route.
- NYS Route 481 is located 5 miles to the east. Access to I-81 is provided by Exits 29 & 30.
- Rail siding is currently provided to the Site from a north/south rail mainline which links Fulton, NY to the Syracuse Rail Yard.
- East/West & north/south mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.
- The Syracuse Rail Yard and Intermodal Terminal is located 21 miles southeast from the Site in Syracuse, NY.
- The Port of Oswego is approximately 25 miles northwest of the Site along the southern shore of Lake Ontario in the City of Oswego.
- Syracuse Hancock International Airport is approximately 16 miles southeast of the Site centrally located in Onondaga County.

## Utilities

### Municipal Water Supply

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

### Municipal Sewer

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

### Electric Service

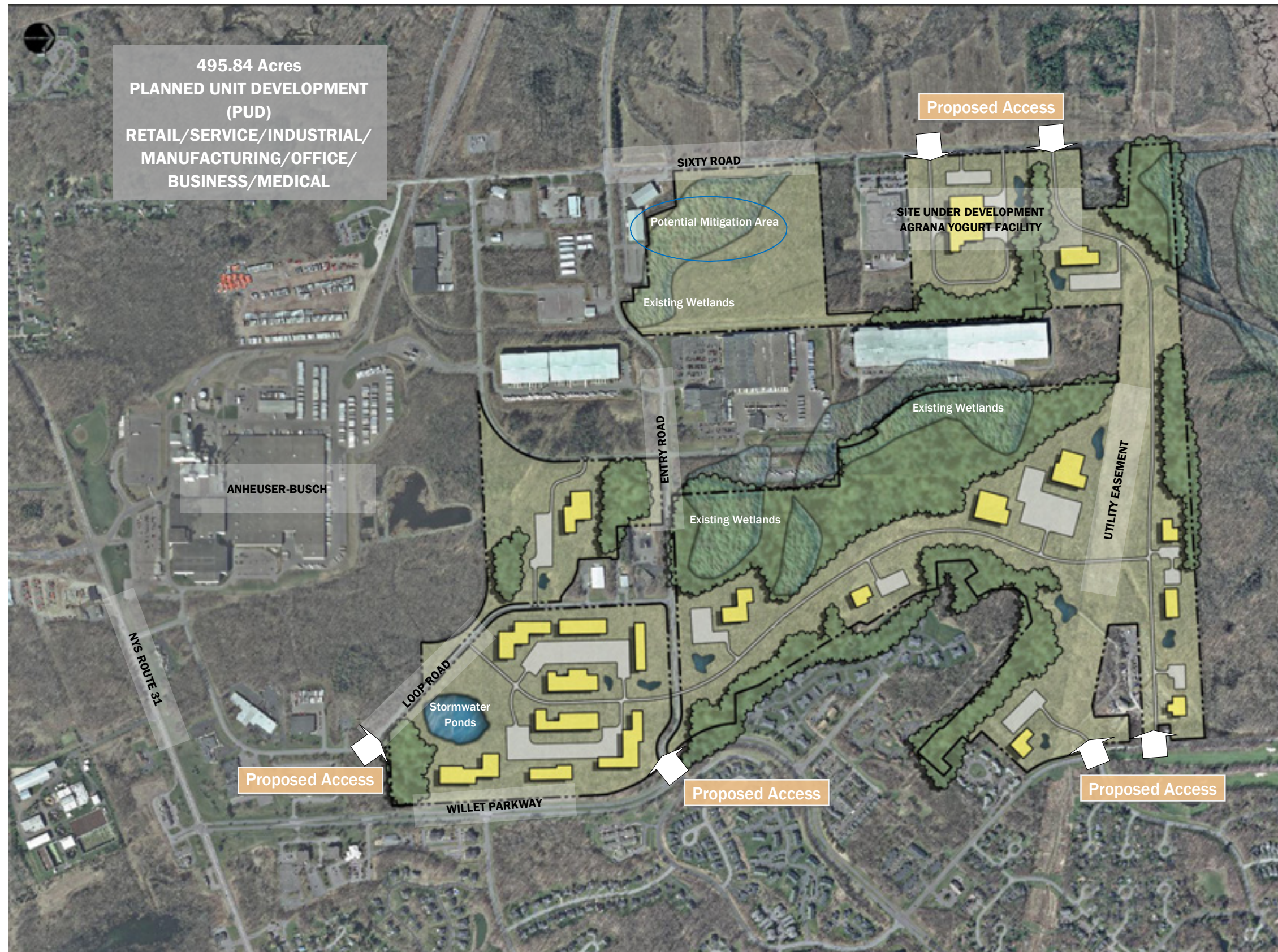
- National Grid provides electric services directly to the Site via underground lines along Sixty Road & Entry Road.
- There are two 115kV lines at the Site.

### Natural Gas

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

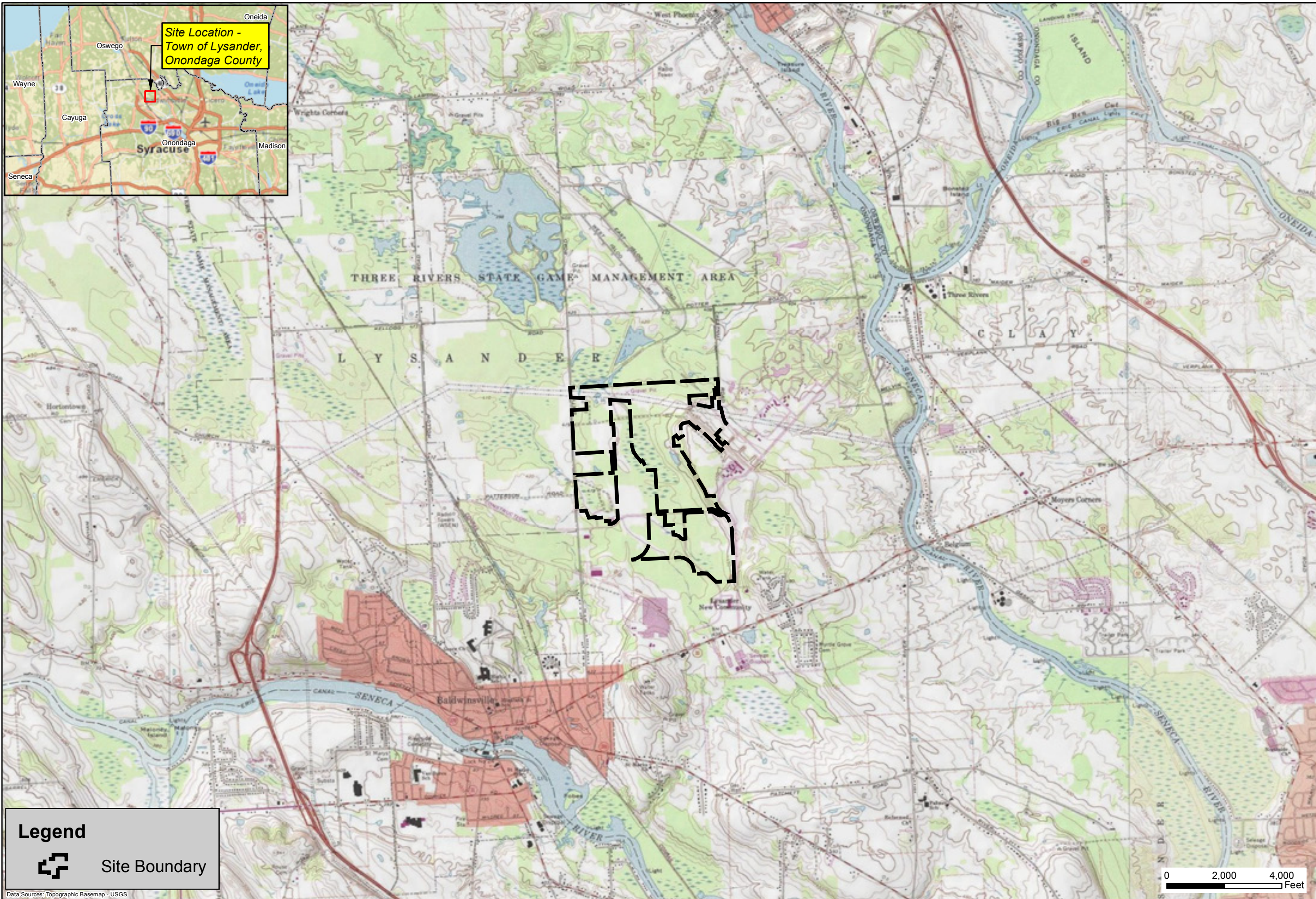
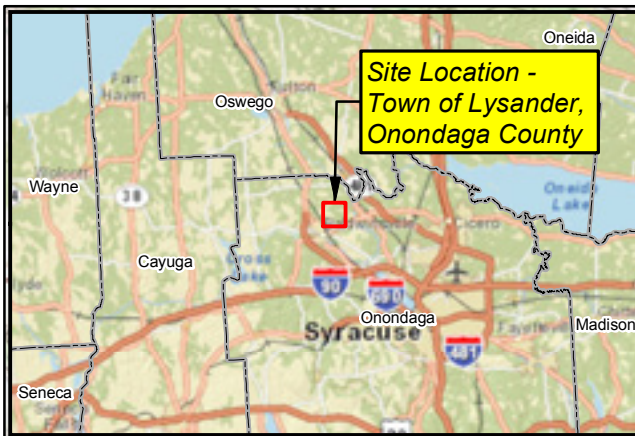
### Telecommunications

- Verizon and Time Warner provide telephone and internet services directly to the Site.




## Site Layout Features

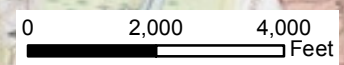
- ◆ Undeveloped lands total 495.84 acres
- ◆ Within Radisson Community; prime planned unit development (PUD) consisting of residential, office, manufacturing, industrial, distribution, and recreational open space system
- ◆ Requires review and approval of proposed land uses to allow adjacent suitable uses
- ◆ Potential development scenario can include service and retail center for Radisson residents and community needs
- ◆ Access points throughout community; primary main artery of Radisson is Willett Parkway
- ◆ Proximity to State Route 31, and Interstates 81 and 690, near populations of local communities of Lysander, Baldwinsville, Cicero, Clay and Van Buren
- ◆ Parking and setback requirements at discretion of Planning Board
- ◆ Several wetland areas will require delineation and compliance with appropriate NYSDEC and USACE regulations



**Legend**


 Site Boundary

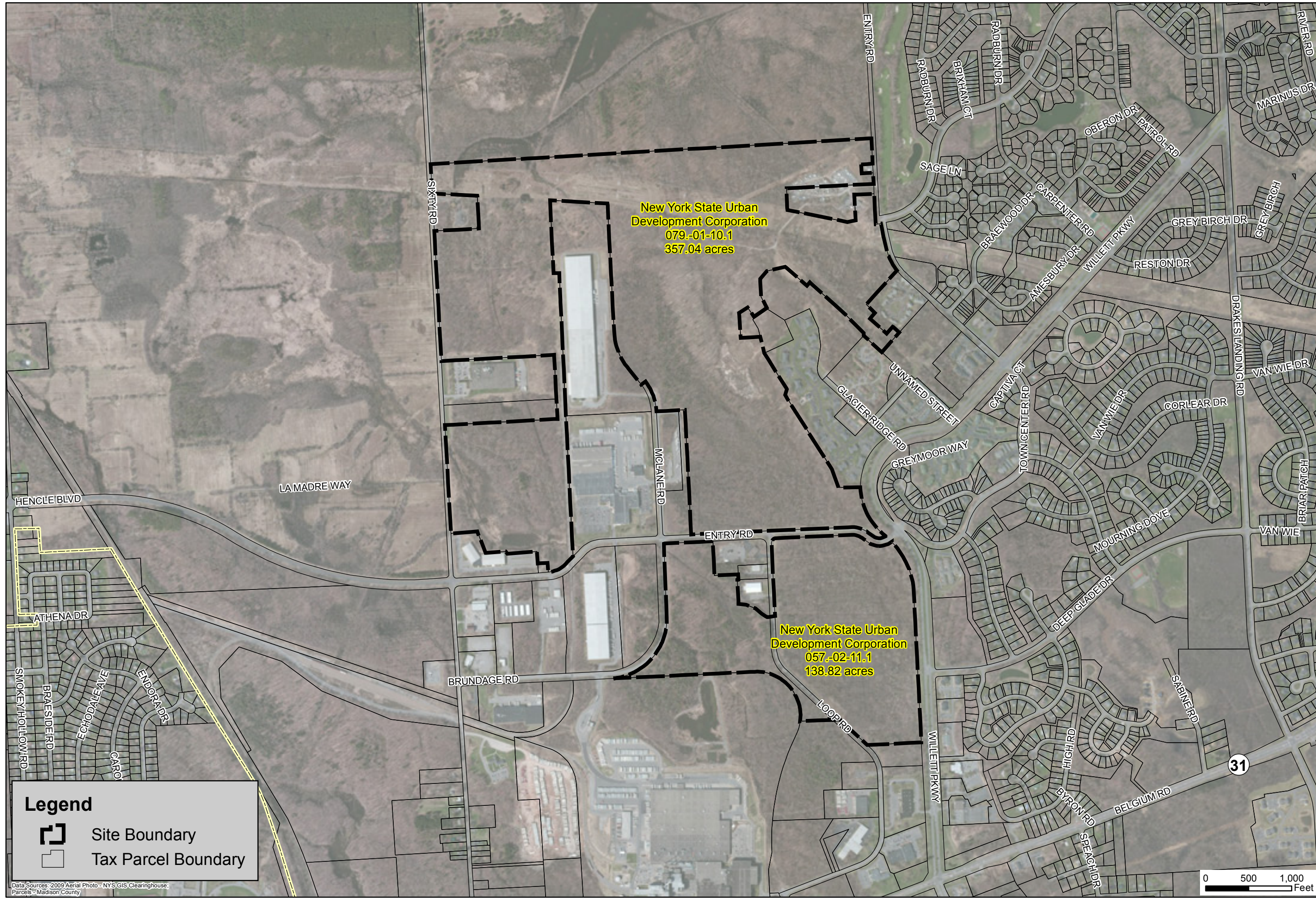
Data Sources: Topographic Basemap - USGS



**nationalgrid**

ON-12 Radisson West Entry Road  
**Area Location Map**  
 Onondaga County 2810 West Entry Road, Baldwinsville, NY 13027 New York



	
Date	August 2013
Scale	As Shown
Figure Number	1
File Number	1581.001
<p>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.</p>	



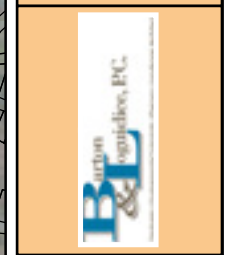
New York State Urban  
Development Corporation  
079.-01-10.1  
357.04 acres

New York State Urban  
Development Corporation  
057.-02-11.1  
138.82 acres

**Legend**

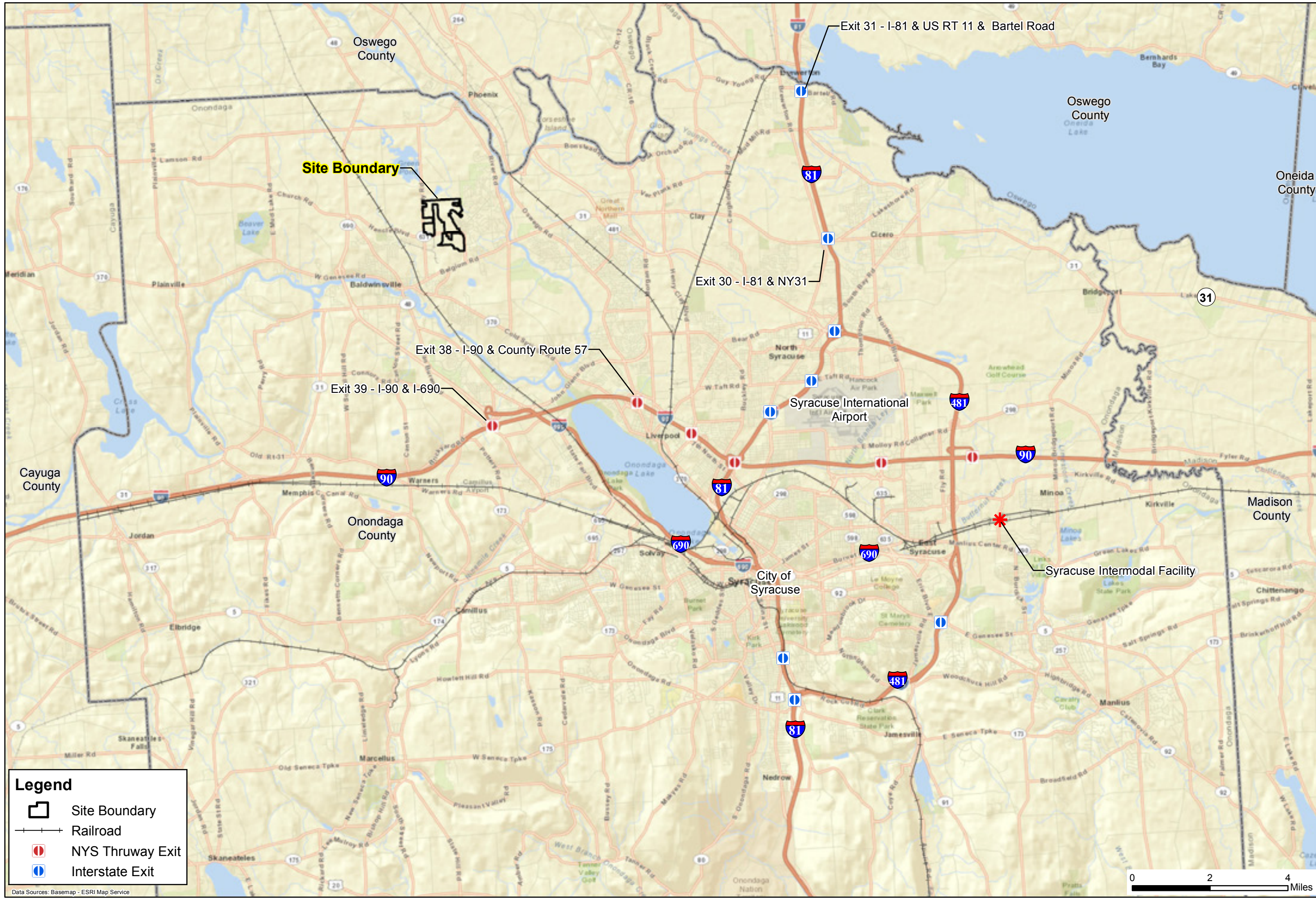
-  Site Boundary
-  Tax Parcel Boundary

Data Sources: 2009 Aerial Photo - NYS GIS Clearinghouse;  
Parcels - Madison County







ON-12 Radisson West Entry Road  
**Site Location Map**  
Onondaga County  
New York

Date	August 2013
Scale	As Shown
Figure Number	2
File Number	1581.001
<small>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.</small>	



**Legend**

-  Site Boundary
-  Railroad
-  NYS Thruway Exit
-  Interstate Exit

Data Sources: Basemap - ESRI Map Service

**nationalgrid**

Central New York Regional Planning & Development Board

**BL**  
Barton & Loguidice, P.C.

New York

ON-12 Radisson West Entry Road

**Transportation**

Onondaga County



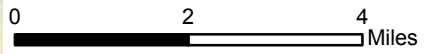
Date  
August 2013

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As Shown

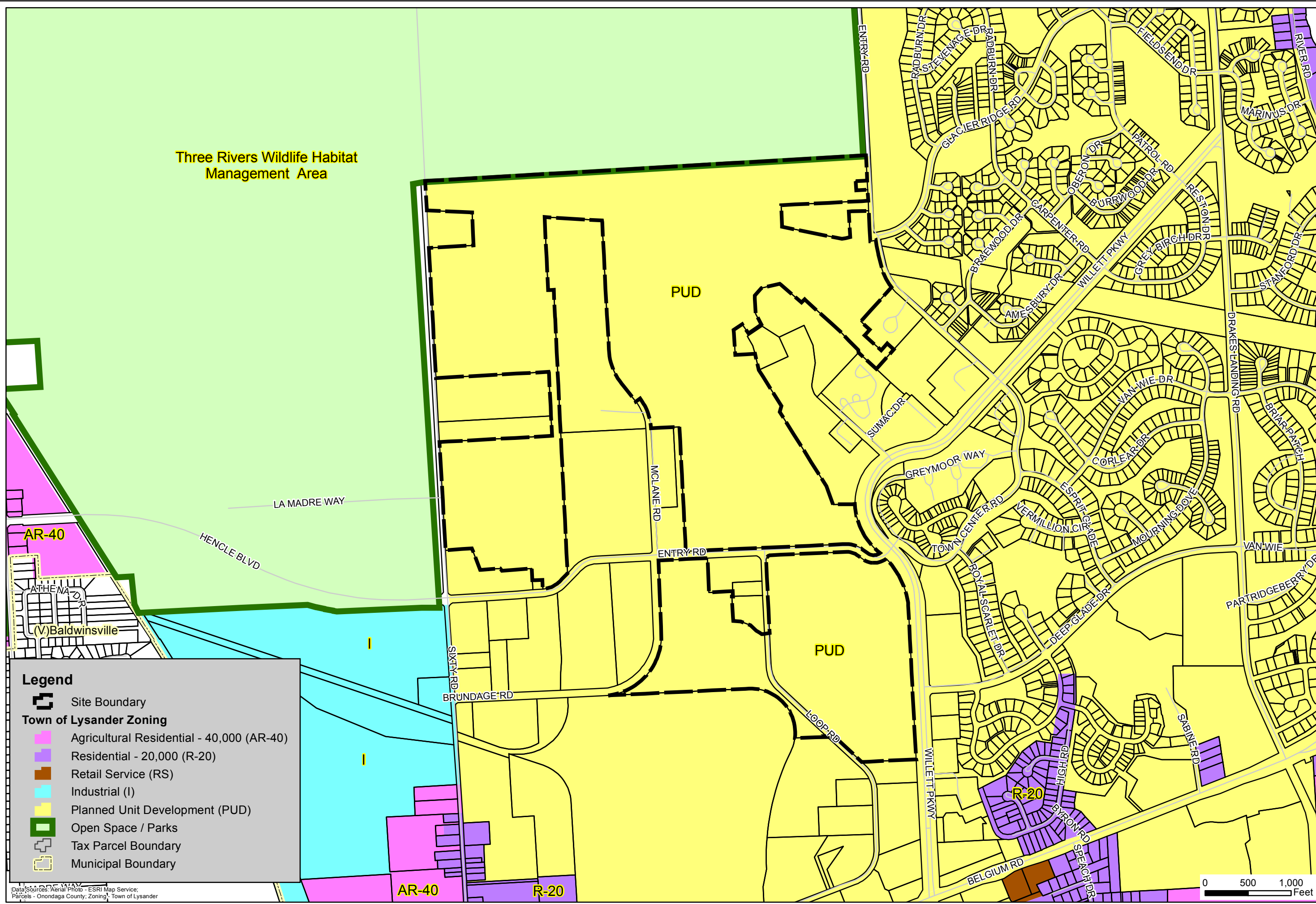
Figure Number  
3

File Number  
1581.001

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.



Three Rivers Wildlife Habitat Management Area



**Legend**

- Site Boundary
- Town of Lysander Zoning
  - Agricultural Residential - 40,000 (AR-40)
  - Residential - 20,000 (R-20)
  - Retail Service (RS)
  - Industrial (I)
  - Planned Unit Development (PUD)
  - Open Space / Parks
  - Tax Parcel Boundary
  - Municipal Boundary

Data Sources: Aerial Photo - ESRI Map Service; Parcels - Onondaga County; Zoning - Town of Lysander



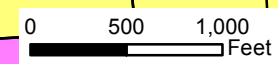
New York

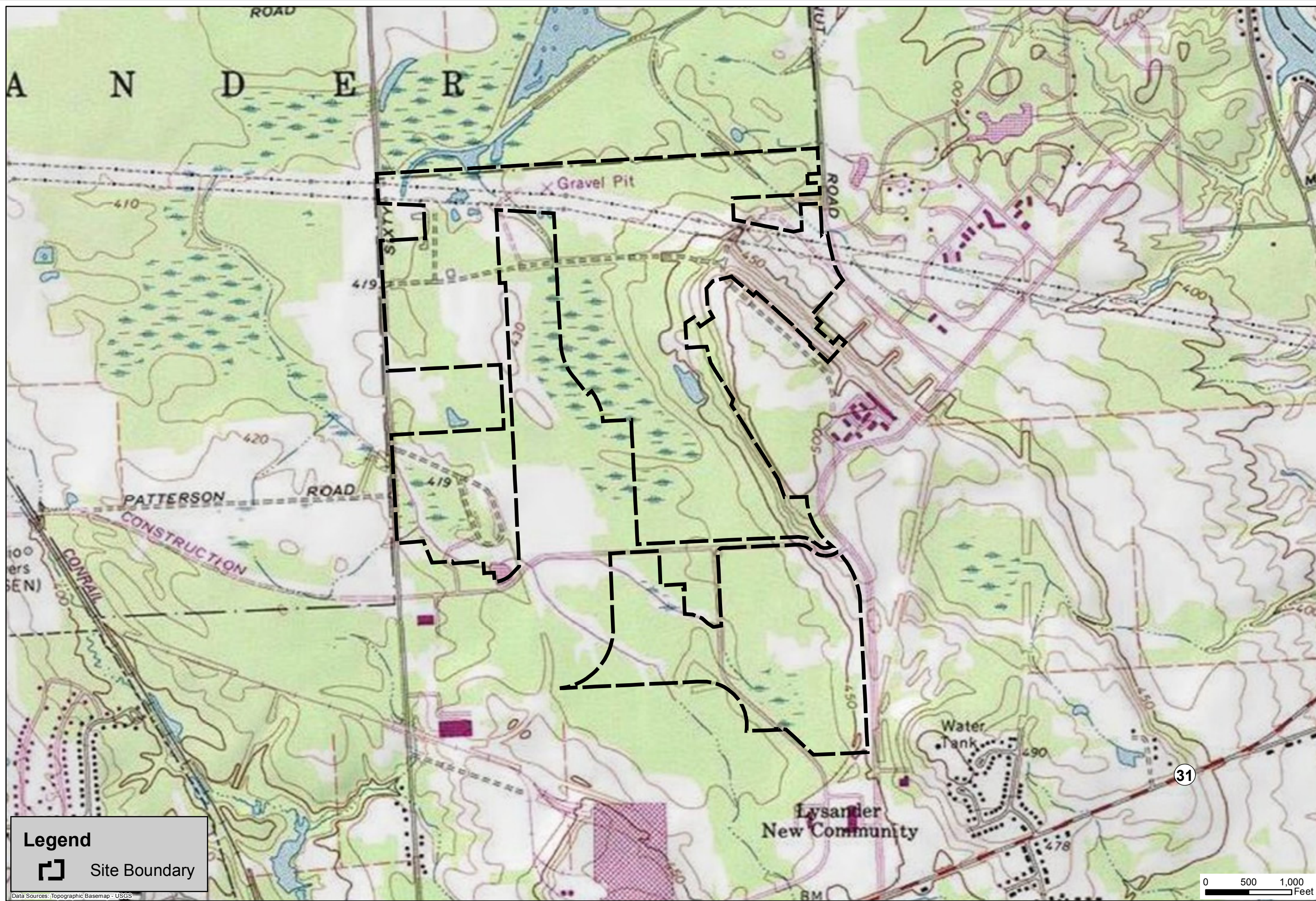
ON-12 Radisson West Entry Road  
Zoning  
Onondaga County



Date	August 2013
Scale	As Shown
Figure Number	4
File Number	1581.001


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.



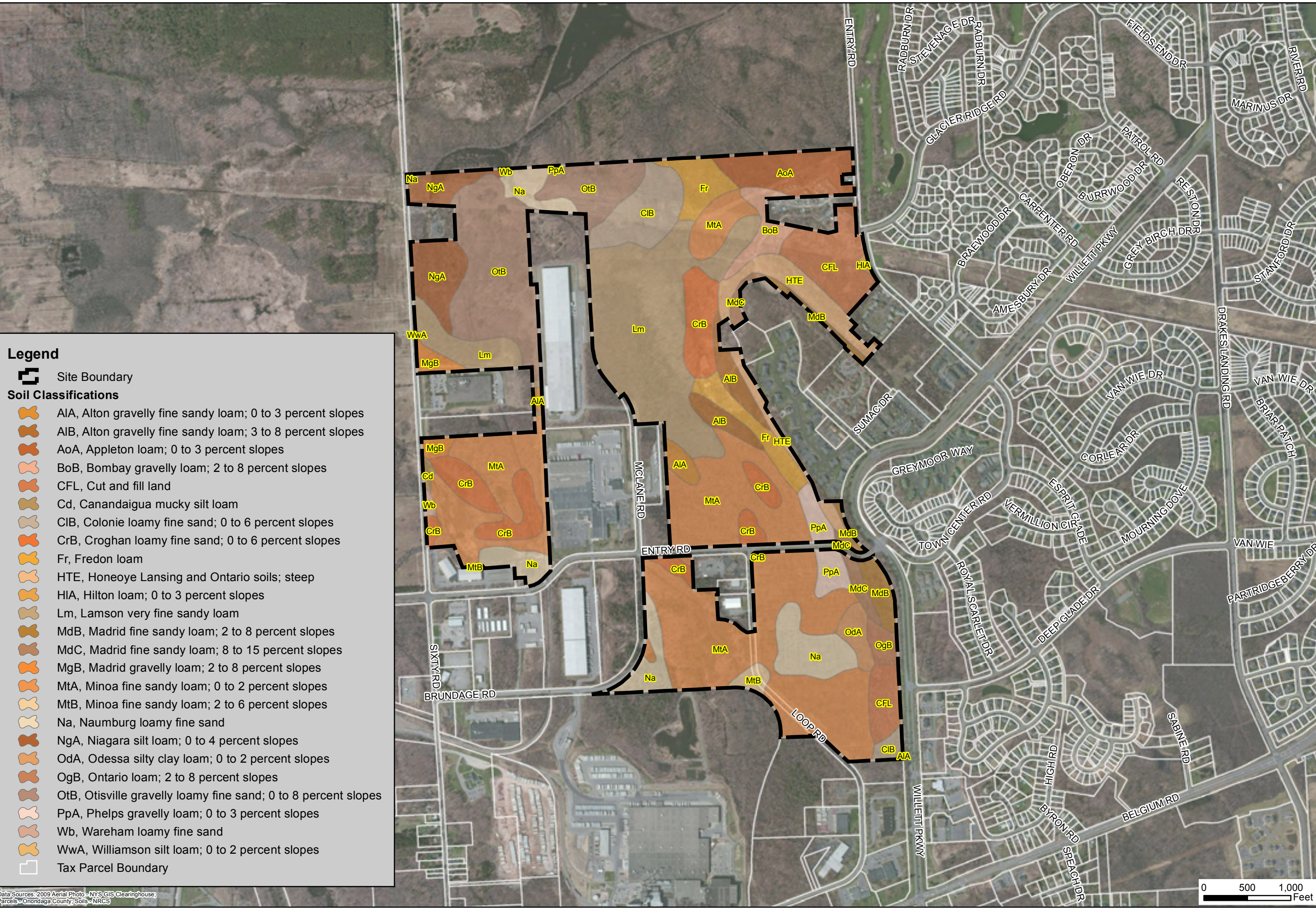


**Legend**  
 Site Boundary

Data Sources: Topographic Basemap - USGS

 	
	
ON-12 Radisson West Entry Road	New York
<b>Site Topography</b>	Onondaga County
	
Date	August 2013
Scale	As Shown
Figure Number	5
File Number	1581.001
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.	

0 500 1,000 Feet



**Legend**

- Site Boundary
- Soil Classifications**
- AIA, Alton gravelly fine sandy loam; 0 to 3 percent slopes
- AIB, Alton gravelly fine sandy loam; 3 to 8 percent slopes
- AoA, Appleton loam; 0 to 3 percent slopes
- BoB, Bombay gravelly loam; 2 to 8 percent slopes
- CFL, Cut and fill land
- Cd, Canandaigua mucky silt loam
- CIB, Colonie loamy fine sand; 0 to 6 percent slopes
- CrB, Croghan loamy fine sand; 0 to 6 percent slopes
- Fr, Fredon loam
- HTE, Honeoye Lansing and Ontario soils; steep
- HIA, Hilton loam; 0 to 3 percent slopes
- Lm, Lamson very fine sandy loam
- MdB, Madrid fine sandy loam; 2 to 8 percent slopes
- MdC, Madrid fine sandy loam; 8 to 15 percent slopes
- MgB, Madrid gravelly loam; 2 to 8 percent slopes
- MtA, Minoa fine sandy loam; 0 to 2 percent slopes
- MtB, Minoa fine sandy loam; 2 to 6 percent slopes
- Na, Naumburg loamy fine sand
- NgA, Niagara silt loam; 0 to 4 percent slopes
- OdA, Odessa silty clay loam; 0 to 2 percent slopes
- OgB, Ontario loam; 2 to 8 percent slopes
- OtB, Otisville gravelly loamy fine sand; 0 to 8 percent slopes
- PpA, Phelps gravelly loam; 0 to 3 percent slopes
- Wb, Wareham loamy fine sand
- WwA, Williamson silt loam; 0 to 2 percent slopes
- Tax Parcel Boundary

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



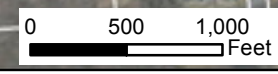
Date  
August 2013

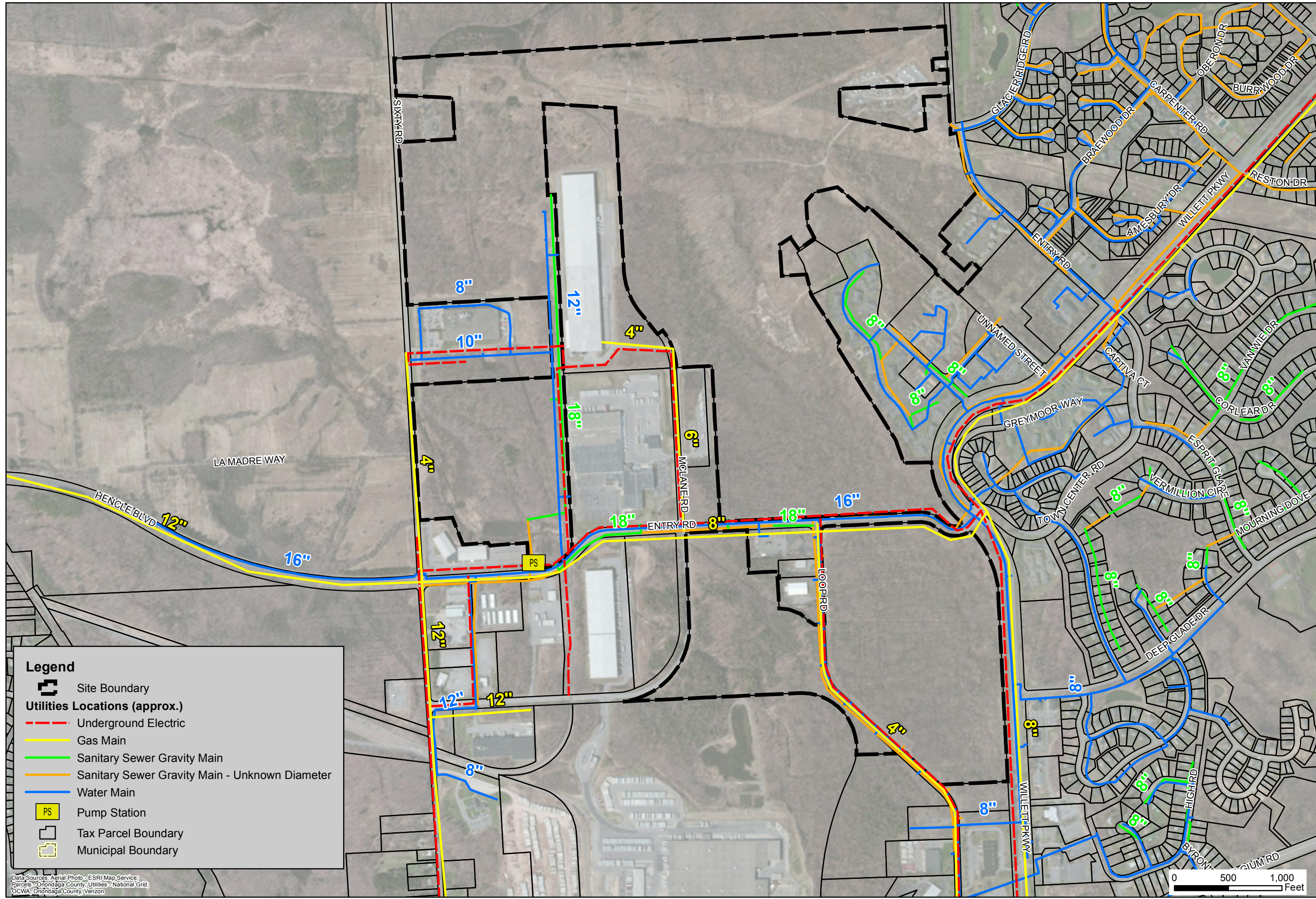
Scale  
As Shown

Figure Number  
**6**

File Number  
1581.001

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.

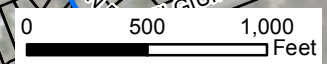


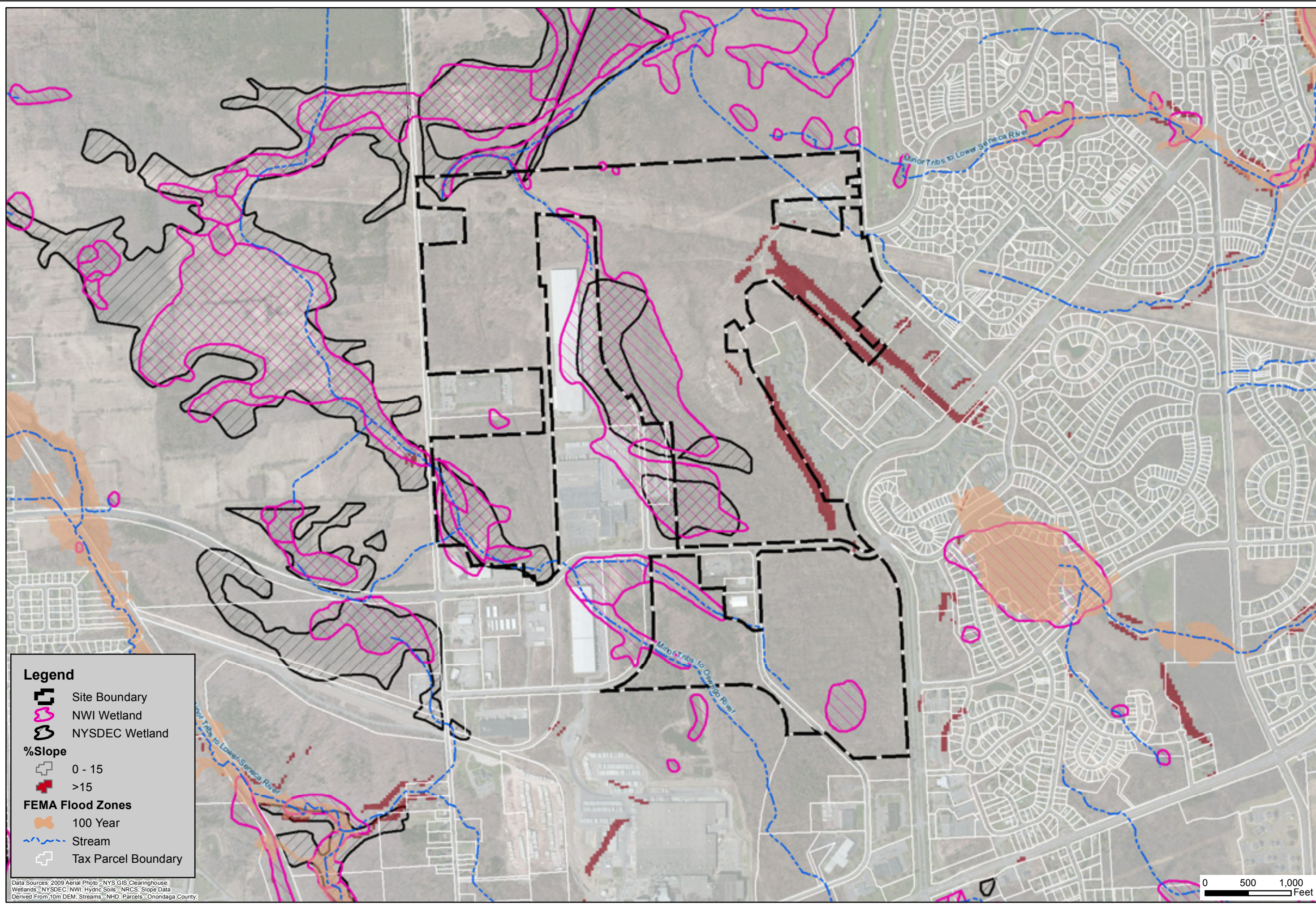


**Legend**

- Site Boundary
- Utilities Locations (approx.)**
- Underground Electric
- Gas Main
- Sanitary Sewer Gravity Main
- Sanitary Sewer Gravity Main - Unknown Diameter
- Water Main
- Pump Station
- Tax Parcel Boundary
- Municipal Boundary

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





**Legend**

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

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;

ON-12 Radisson West Entry Road

**Development Considerations**

Onondaga County      New York

Date	August 2013
Scale	As Shown
Figure Number	8
File Number	1581.001

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.

**Radisson West Entry Road**

**LAND USE**

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

**ZONING**

<b>Uses Permitted</b>	The site is zoned in the Planned Unit Development (PUD) District within the Town of Lysander. All varieties and types of residential uses, including residential parks containing factory manufactured, prefabricated or modular homes, with accessory and associated uses and the full range of nonresidential uses in suitable spatial relationships and with adequate connectors shall be permitted. Once lands have been rezoned by the Town Board as a Planned Unit Development District, the set of use and dimensional specifications, the latter of which applies to the placement of structures on the land, shall be replaced in Planned Unit Development Districts by an approval process in which the approved site plan becomes the basis for continuing land use controls.
<b>Off Street Parking</b>	Off-street parking requirements in the PUD District are at the discretion of the Planning Board. However, in the rest of the districts, off-street parking requirements are dictated by land use. Office use requires one space per 200 sq. ft. of gross floor area. Industrial or manufacturing uses require one space per 500 sq. ft. of gross floor area while warehousing requires one space per 2,000 sq. ft.
<b>Set-backs</b>	Setback regulations in the PUD District are at the discretion of the Planning Board. However, if the site were located in the General Commercial District, 100-ft. front, 20-ft. side (45-ft. total of both sides), and 50-ft. rear yard minimum setbacks would be required. If the site were located in the Industrial District, 100-ft. front, 25-ft. side (50-ft. total of both sides), and 50-ft. rear yard minimum setbacks would be required.
<b>Percent of Site that may be utilized</b>	50.00%

**Radisson West Entry Road****Control of Nuisances**

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

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**Height Restrictions**

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

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**DEVELOPMENT IMPLICATIONS SUMMARY**

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

---

**Radisson West Entry Road**

**TOPOGRAPHIC INFORMATION**

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

**SOILS**

Mapping Units	Mapped soil units on the site consists of: MtA-Minoa fine sandy loam, 0 to 2% slopes (29.3% of site); Lm-Lamson very fine sandy loam (14.7% of site); OtB-Otisville gravelly loamy fine sand, 0 to 8% slopes (10.6% of site); CrB-Croghan loamy fine sand, 0 to 6% slopes (6.3% of site); Na-Naumburg loamy fine sand (5.6% of site); CFL-Cut and fill land (4.4% of site).
Drainage Class	Greater than 49.6% of the site is poorly drained.
Hydrologic Soil Groups	Greater than 55.9% of the site fits hydrologic soil group D.
Depth to Groundwater	The depth to groundwater on the site ranges from 0.8 feet to greater than 6.6 feet.
Permeability	Upwards of 21.3% of the site has fair permeability.
Depth to Bedrock	The depth to bedrock on the site is greater than 6.6 feet.
Bearing Strength	Based on the class of materials located at the site, the New York State Building Code identifies the bearing strength as low, 1500 pounds per square foot (psf) (>52.2% of site) to 2000psf (>19.9% of site).

Hydic Soils Present?	The following mapped soil units were determined to be hydric: Lm-Lamson very fine sandy loam; MtA - Minoa fine sandy loam; Na - Naumburg loamy fine sand.	Groundwater Variation	Groundwater varies according to seasonal wetness.
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Hydic Inclusions in Soils?	No non-hydric soils were identified to contain hydric inclusions.
----------------------------	---

**WETLANDS**

NYSDEC Wetlands Present?	Multiple NYSDEC mapped wetlands are located on site and encompass approximately 49-acres. The boundaries of NYSDEC mapped wetlands have not been field verified.
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**Radisson West Entry Road****National Wetlands Inventory**

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

**Wetlands Delineation Available**

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

**WATERS / STREAMS****Onsite NYSDEC Mapped Streams**

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

**Stream Classification**

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

**Flow Regime****Other Water Resources**

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

**Coastal Resources**

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

**FLOOD PLAINS****Flood Plain Information**

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

**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 puccoon; Golden-seal; Goosefoot Corn-salad; Great Plains flatsedge, hair-like sedge; Heart sorrel; Hooker's orchid; Kentucky coffee tree; Knotted spikerush; Lake-cress; Large twayblade; Lindley's aster; Little-leaf Tick-trefoil; Marsh arrow-grass; Marsh valerian; Michigan lily; Midland sedge; Mountain death camas; Nodding pogonia; Northern



**Radisson West Entry Road**

bog aster; Northern bog violet; Northern wild comfrey; Nuttall's tick-trefoil; Ohio goldenrod; Orange fringed orchid; Pink wintergreen; Possum-haw; Purple cress; Puttyroot; Ram's-head ladyslipper; Red pigweed; Reflexed sedge; Rock-cress; Rough avens; Salt-meadow grass; Sartwell's sedge; Scarlet-Indian Paintbrush; Schweinitz's sedge; Scirpus-like rush; Scotch lovage; Sea Purslane; Seabeach amaranth; Seaside bulrush; Seaside crowfoot; Seaside gerardia; Seaside plantain; Sheathed pondweed; Shining bedstraw; Short's sedge; Showy aster; Slender blue flag; Slender marsh-pink; Small bur-reed; Small floating bladderwort; Small white ladyslipper; Small whorled pogonia; Small yellow ladyslipper; Small's knotweed; smooth bur-marigold; Southern twayblade; Spiny water-nymph; Spreading chervil; Stargrass; Sticky false asphodel; Stiff Tick-trefoil; 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.

US Fish and Wildlife Service (Federal Species)

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

**CRITICAL ENVIRONMENTAL AREA**

Site within or near Critical Environmental Area

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

**CULTURAL AND HISTORIC RESOURCES**

Archaeologically Sensitive Area?

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

Nationally Registered or Eligible Historic Site?

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

Adjoining a Nationally Registered or Eligible Historic Site?

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

**AGRICULTURAL**

State Agricultural District

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

**POTENTIAL PERMIT REQUIREMENTS**

Section 404 Clean Water Act Nationwide or Individual Permit through US Army Corps of Engineers (USACE)  
 Section 401 Water Quality Certification by the New York State Department of Environmental Conservation (NYSDEC)  
 Article 15 Protection of Waters Permit through the NYSDEC



**Radisson West Entry Road**

Article 24 Freshwater Wetlands Permit through the NYSDEC

State Pollutant Discharge Elimination System permit through the NYSDEC

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**ENVIRONMENTAL IMPLICATIONS SUMMARY**

Prior to the site being developed a wetland delineation of all portions of the site should be performed. The NWI mapped wetlands on the site could be larger than currently mapped. The site also contained areas mapped as hydric soil that may contain wetland areas. Any disturbance to wetlands on the site could result in the need to obtain wetland associated permits from the USACE or the NYSDEC. Depending on the acreage of impacts caused by development of the site, wetland or stream mitigation could be required. Mitigation requirements generally are applicable when greater than 0.10-acre of wetland are permanently disturbed. A cultural/historic resource review should be completed on-site prior to any development. A threatened and endangered species habitat assessment should also be completed on site prior to development.

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## Radisson West Entry Road

## ROADWAY

## Adjacent Roadway Network

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

## Traffic Count Data

The Average Annual Daily Traffic (AADT) counts as measured in vehicles per day (vpd) from the NYS Department of Transportation are as follows:

On Hencle Blvd. between Sixty Road and the end of NYS Route 631 at Rt. 690 & 48 the AADT 3,672 vpd (September 2010).

On NYS Route 631 between Sixty Road and Willett Parkway the AADT was 3,753 vpd (September 2010).

On NYS Route 31 between the Baldwinsville Bypass and Willett Parkway the AADT was 15,612 vpd (May 2008).

On Sixty Road between Three Rivers and Lawson Road the AADT was 2,422 vpd (June 2008).

## Distance to Interstate Highway Network

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

## Truck Routes

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

## Public Transit Stop Near Site

There is no public transit currently serving the project area.

## RAIL

## Freight Rail Service Summary

CSX Transportation (CSXT) operates a Class I 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

Radisson West Entry Road



well as the Finger Lakes Railway Corporation, a short line rail network that provides freight rail service from the Syracuse area to Western New York and Pennsylvania.

Distance to Rail Siding



CSXT rail siding is currently provided to the Site from a north/south rail mainline which links Fulton, NY to the Syracuse Rail Yard. The Syracuse Rail Yard and Intermodal Terminal is located 21 miles southeast from the Site in Syracuse, NY. East/West & north/south mainline rail is available through the Intermodal Terminal at the Syracuse Rail Yard.

AVIATION

Nearest Commercial Airport



Syracuse Hancock International Airport is located approximately 16 miles southeast of the site. Syracuse Hancock International Airport is recognized as a primary commercial service airport and is part of the New York State Airport System.

MARINE

Nearest Deepwater Port



The closest Deepwater Port is located is the Port of Oswego, located in Oswego, NY, which is approximately 25 miles northwest of the site.

NYS Canal System



The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located in Baldwinsville, NY, approximately 2 miles southwest of the site.

PERMITTING

Permits



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

DEVELOPMENT IMPLICATIONS SUMMARY

The Radisson West site is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located in close proximity to the site.

## Radisson West Entry Road

## 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 Lake Ontario

Method of Treatment Chlorination, Filtration, Fluoridation

Treatment General Comments Carbon dioxide treatment to suppress pH thereby increasing the effectiveness of chemical coagulation.

Potassium permanganate is applied seasonally to raw water for taste and odor control and to discourage the growth of zebra mussels.

Sodium hypochlorite (disinfectant) and polyaluminum chloride (coagulant)

Granular activated carbon and sand filtration

Fluoride to reduce tooth decay, sodium hypochlorite to disinfect and sodium hydroxide for corrosion control

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

## System Capacity

System Capacity (gpd) 70,000,000

System Average Daily Demand (gpd) 38,220,000

System Peak Daily Demand (gpd) 50,460,000

Available System Capacity (gpd) 19,540,000

Capacity "Bottlenecks" None reported

## Site Specific Details

Is Site in Existing Water District Yes Radisson Water Supply District

Size of water main at site (in) 16

Available Capacity at site (gpd) 7,600,000 At 50 psi the system has a capacity of 2.5 MGD and at 20 psi the

## Radisson West Entry Road

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

Pressure at site (psi) Ranges from 60 to 80

Have any flow tests been performed near site recently? Yes

## 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/> for additional information.

Future upgrades planned None reported

Future demands known at this time None reported

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

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

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

## SEWER COLLECTION SYSTEM

Public Sewer Available at Site? Yes

Distance from site (mi.) N/A

## System Information

Owner Onondaga County Department of Water Environment Protection

## System Capacity

Collection System Description and Capacities From the West Entry Pump Station (limited capacity), wastewater is conveyed through a 12-inch force main to:

I. Stanford Drive Pump Station (2.5 MGD, limited capacity, owned by

## Radisson West Entry Road

Town of Lysander)

2. Belgium Pump Station (capacity unknown)

3. Patrick Road Trunk Sewer (36-inch main, capacity unknown)

4. Baldwinsville-Seneca Knolls Wastewater Treatment Plant

## Collection System "Bottlenecks"

The West Entry Pump Station would need to be reconfigured to accept additional flow.

## Collection System Wet-Weather Issues

There are not many wet-weather issues currently in this area.

## Moratorium on New Users

No

## Site Specific Details

## Site in existing sewer district

Yes

Onondaga County Consolidated Sanitary District

## Size of sewer main at site (in)

18

## Available capacity of sewer main at site (gpd)

Not available

## Other Details

## Sewer User Charges

Currently Unknown

## Future Upgrades Planned

None reported

## Future Demands Known at this Time

AGRANA is reported to have plans to connect to the West Entry Pump Station in 2014. Project sewer flows are currently unknown.

## Storm Sewers

## Storm sewers available at site

Yes

There are separate storm sewers on site.

## Site within MS4 Area

No

## Summary

## Collection System Comments

The West Entry Pump Station is located on the site. Currently no capacity issues.

A "southern bypass" could be installed to bypass the Stanford Drive and Belguim Pump Stations.

## Sewer Summary

Public sewer is available at the site via an 18-inch gravity main. It has

**Radisson West Entry Road**

been reported that the West Entry Pump Station has limited available capacity, exact amount unknown.

**RECEIVING WASTEWATER TREATMENT PLANT (WWTP)**

Owner / WWTP Name	Onondaga County Department of Water Environment Protection / Baldwinsville-Seneca Knolls Wastewater Treatment Plant
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Description of Treatment Processes	The Baldwinsville-Seneca Knolls Wastewater Treatment Plant is designed for operation as either a single- or a two-stage pure oxygen activated sludge process with aerobic sludge digestion. It also has processes for the removal of phosphorus and for the degradation or removal of nitrogen compounds.
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**Treatment Plant Capacity Details**

WWTP Average Daily Design Flow (mgd)	9
WWTP Current Avg Daily Flow, Annual (mgd)	3.95
WWTP Current Avg Monthly Flow 'Wet' (March-May)	5.1
WWTP Current Avg Monthly Flow 'Dry' (June-August)	2.9
WWTP Max Average Monthly Flow (past three years) (mgd)	8.3
WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months)	4.39

**SPDES Permit Constraints**

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	9	3.95	5.05
Nitrogen	None	TKN - 5.3 mg/l; NH3 - 4.7 mg/l	N/A
Phosphorous	1 mg/l	.69 mg/l	.31 mg/l
BOD Monthly Avg	25 mg/l & 1876 lb/day	3.3 mg/l & 108.3 lb/day	21.7 mg/l & 1876 lb/day
BOD 7 Day Avg	40 mg/l & 3002 lb/day	5 mg/l & 186.1 lb/day	35 mg/l & 2815.9 lb/day
TSS Monthly Avg	30 mg/l & 2252 lb/day	6.5 mg/l & 218.6 lb/day	23.5 mg/l & 2033.4 lb/day

**Radisson West Entry Road**

TSS 7 Day Avg	45 mg/l & 3378 lb/day	8.8 mg/l & 321.1 lb/day	36.2 mg/l & 3056.9 lb/day
Settleable Solids Daily Max	.3 ml/l	.1 ml/l	.2 ml/l
pH	6.0 - 9.0 Range	7.2	N/A
Other	N/A		
SPDES Limit Excursions (past three years)	Chlorine excursion in Jul '11		

**Other Details**

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

**Treatment Plant Summary**

**WWTP Summary**      The WWTP appears to be performing well with regards to its SPDES limits. OCDWEP's Infrastructure Capacity Constraints Report dated June 12, 2013 states that the plant is BOD constrained (based on 3-yr peak) and has limited BOD capacity.

**Contact Notes**      Chris Deitman, Sewer Maintenance Superintendent - Onondaga County Department of Water Environment Protection (315-435-5402), Onondaga County Department of Water Environment Protection - Infrastructure Capacity Constraints Report dated June 12, 2013

**ELECTRIC**

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

**GAS**

**Radisson West Entry Road**

Provider	National Grid
Type	Natural Gas
Proximity to Site	Adjacent
Pipe Size (in)	4, 6, 8, 12
Pressure (psi)	high pressure (4" & 12"), medium pressure (4", 6", 8", & 12")

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

Provider	Verizon
Proximity to Site	Adjacent

Comments	
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**INTERNET**

Provider	Verizon / Time Warner Cable
Proximity to Site	Adjacent

Comments	
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**DEVELOPMENT IMPLICATIONS SUMMARY**

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