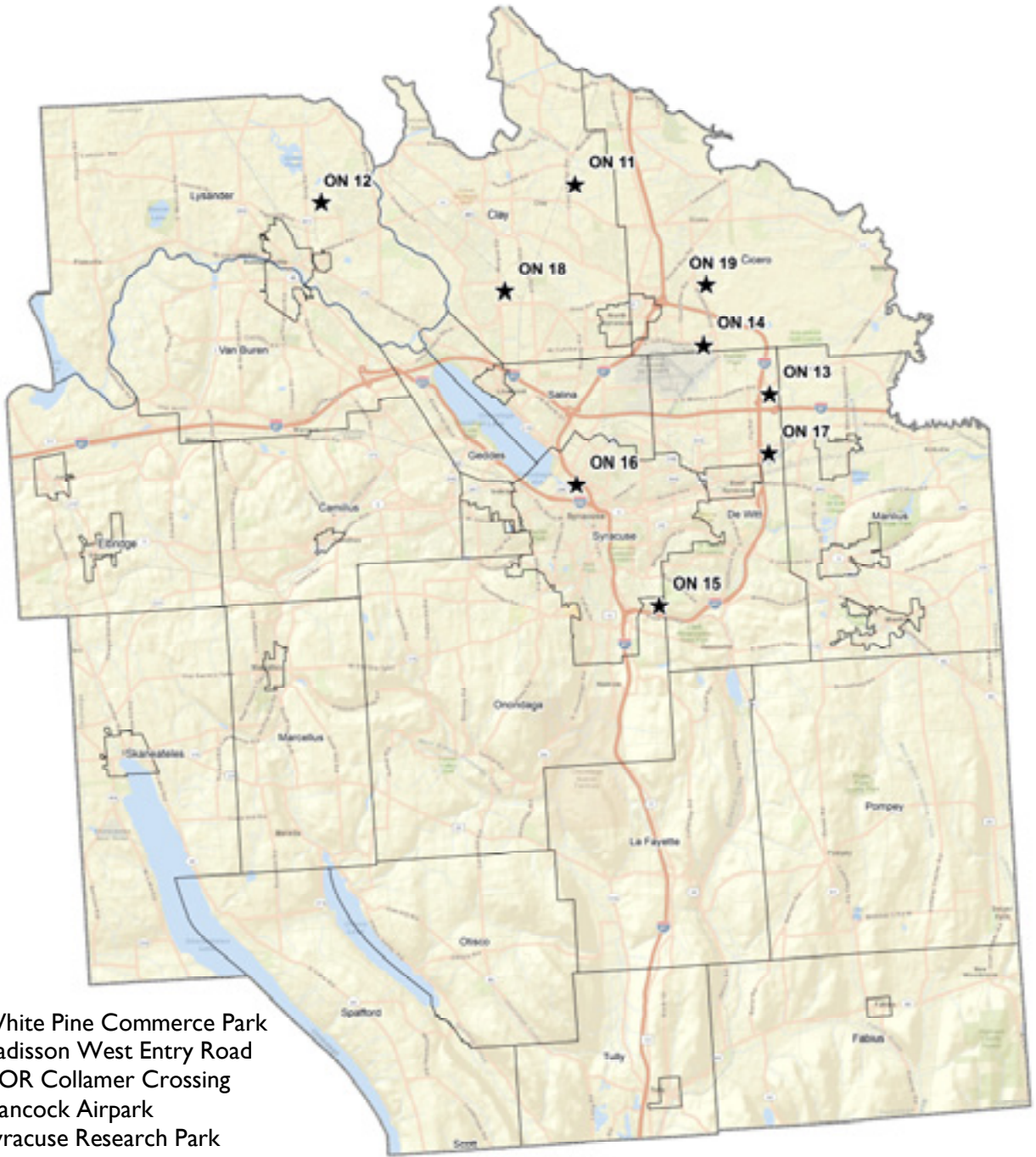


ONONDAGA COUNTY



- 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

Morgan and Wetzel Road—Development Area

TOWN OF CLAY, ONONDAGA COUNTY



Site Profile Characteristics

Site Address

- 7754 Morgan Road, Liverpool, NY 13090

Property Description

- The 133-acre Development area is located in the Town of Clay on the southeast quadrant of the Morgan Road/Wetzel Road intersection, partially divided by a CSX railroad line. The Development area is just to the north of the Village of Liverpool.
- The Development area is mostly divided up amongst private landowners, the largest parcel (65.26 acres) owned by Barrett Paving Materials.
- Onondaga County owns a 20-acre parcel on the Development area.
- A Barrett Paving Materials facility is the only current tenant on the Development area.

Land Use

- Land use on the Development area consists of vacant industrial, materials storage, and undeveloped land.
- Adjacent land uses consist of undeveloped land, materials storage, religious, educational, distribution warehouse, contractor's yard, and single family residence.

Zoning

- The Development area is located in the Town of Clay's I-I Industrial District.
- Most light industrial and warehousing uses are permitted in the I-I District but still require development area plan approval.
- Other uses require a variance from the Zoning Board of Appeals of the Town of Clay or a zoning change from the Town of Clay Planning Board or the Town Board.

Onondaga Co. IDA Contact

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

Local Contact

Damian Ulatowski
 Town Supervisor
 4401 Route 31
 Clay, New York 13041
 1-315-622-7259

Available CSX rail siding

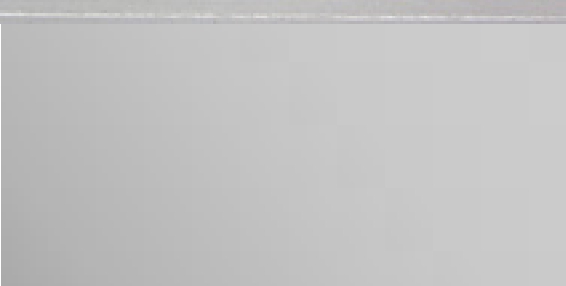
Temporal setting in suburban Liverpool

Ideal location with access to Metro Syracuse in addition to a direct rail line to Port of Oswego

Nearby landowners include Whitacre Engineering, Rite Aid, KRSM, and Liverpool Central Schools

Morgan and Wetzel Road—Development Area

TOWN OF CLAY, ONONDAGA COUNTY



Property Tax Assessments

- The six undeveloped parcels within the Development area range in size from 8.98 to 65.3 acres with assessed values ranging from \$3,000 to \$35,100.

Topography

- Development area elevations range from 400 feet near the Morgan Road/Wetzel Road intersection to 435 feet on the southernmost parcel of the Development area.

Hydrologic Characteristics

- The Development area is approximately 1.5 miles east of the Seneca River/Erie Canal and less than 3 miles north of Onondaga Lake.
- Groundwater migrates from south to north away from the Development area into Mud Creek and eventually into the Oneida River.
- The depth to the water table ranges from 1 foot to 1.8 feet.
- Most on-development area soils fall into hydrologic group D.
- The depth to bedrock is greater than 6.6 feet.
- Overall, permeability on the Development area is low, as is the bearing strength for structures.

Environmental Site Assessment Summary

- There are no regulated NYSDEC or NWI (federal and/or state) wetlands mapped on the Development area.
- The Development area is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area.
- Approximately 25% of the development area is located within the 100-year and 500-year flood zones.
- There are no Critical Environmental Areas on or adjacent to the development area.
- Federally protected species with potential to be located within the Development area include: American Hart's-tongue Fern; Indiana Bat; Bog Turtle; and Eastern Massasauga Rattlesnake.
- The Development area is not located within an Archaeologically Sensitive Area.
- The Development area is not located within a State certified agricultural district.

Morgan and Wetzel Road—Development Area

TOWN OF CLAY, ONONDAGA COUNTY



Transportation and Site Access

- Existing roadway access to the Development area can be found on Morgan Road and Wetzel Road.
- Exit 38 on I-90 lies just 3 miles to the south while Exit 10 on I-481 is 5 miles to the east of the Development area.
- CSXT operates north/south rail mainline which runs through the Development area providing rail service directly to the Syracuse Rail Yard and Port of Oswego.
- 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 15 miles southeast from the Development area in Syracuse, NY.
- Port of Oswego, located in Oswego, NY, is approximately 29 miles northwest of the Development area.
- Syracuse Hancock International Airport is located approximately 7 miles southeast of the Development area, centrally located in Onondaga County.

Utilities

Municipal Water Supply

- Public water supply is provided to the Development area via a 12" water main.
- The Metropolitan Water Board currently has the ability to provide 2.304 million gallons per day with a maximum pressure of 75 psi to the Development area.

Municipal Sewer

- Public sewer is provided to the Development area via an 8" gravity main. Sewage is treated at the Onondaga County Department of Water Environmental Protection's Wetzel Road Treatment Plant (WWTP).
- The WWTP is performing well and consistently meets SPDES permit parameters. The WWTP available capacity is 4.33 million gallons per day.
- The available capacity of the sewer main at the Development area is not available.
- Storm sewers are available at the Development area.

Electric Service

- National Grid provides electric services directly to the Development area via overhead lines along Morgan Road, Wetzel Road, Buckley Road, and the CSX railroad tracks.
- There is a 115kV line within 2 miles of the Development area to the east.

Natural Gas

- The Development area is directly served by 8" National Grid distribution lines along Wetzel Road and Morgan Road.

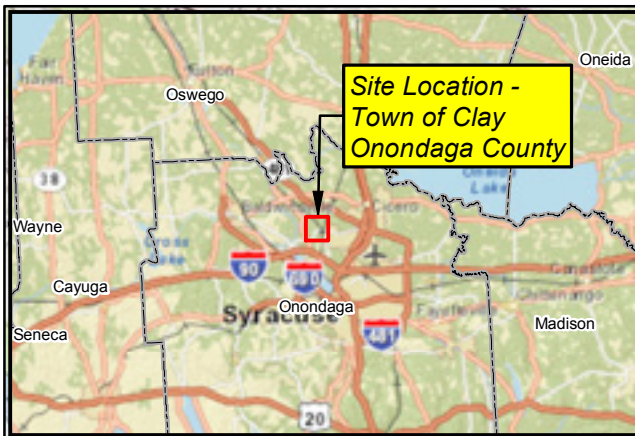
Telecommunications

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

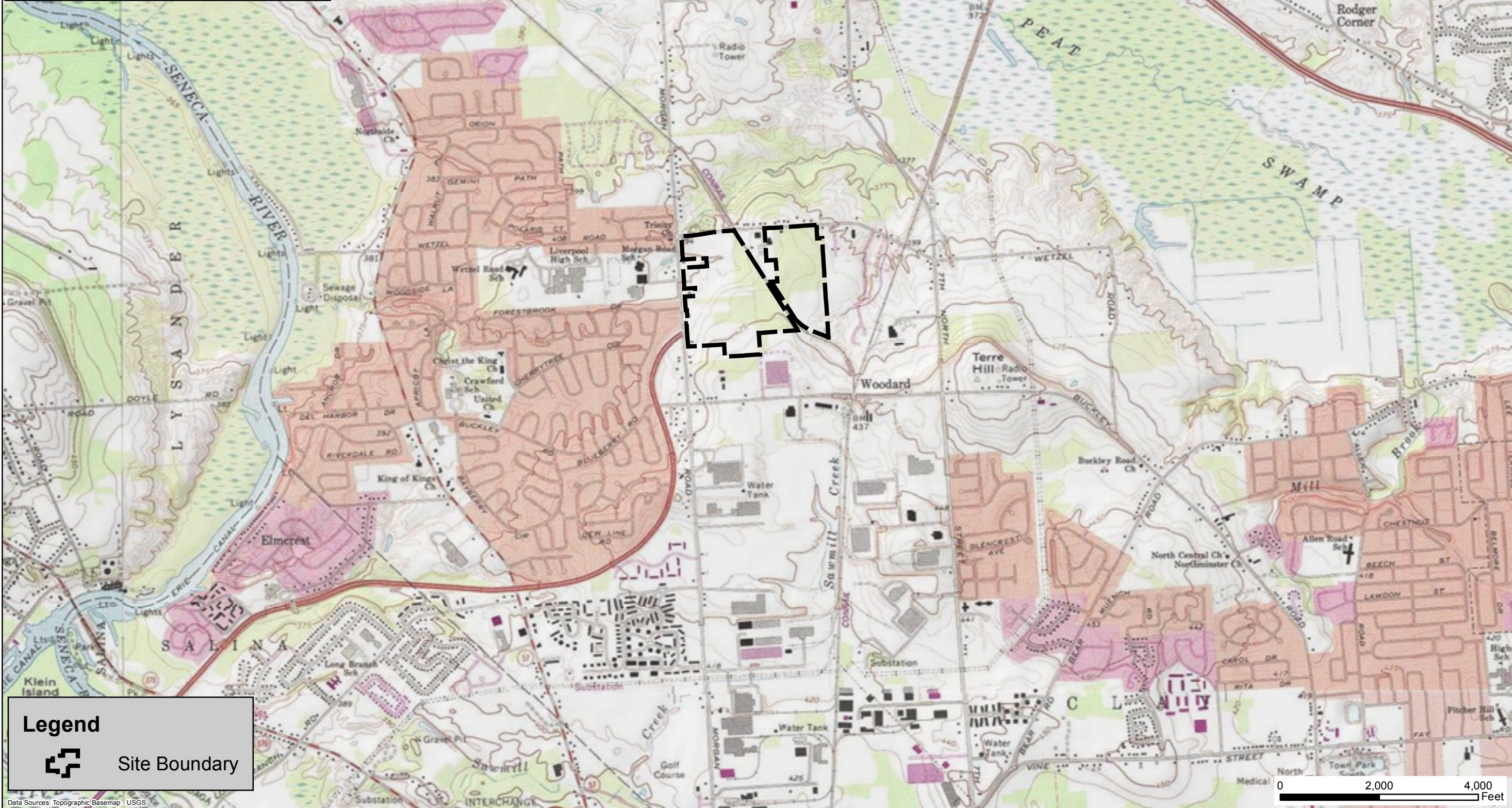


Site Layout Features

- ◆ Total size—133.07 acres
- ◆ Currently zoned within the Town of Clay's Light Industrial District
- ◆ Direct site access from Morgan and Wetzel Roads
- ◆ Within close proximity to Interstates 81 and 690, and NYS Thruway
- ◆ CSX Main line provides opportunity for freight and distribution development
- ◆ Portion of site owned by Barrett Paving and Construction to remain undeveloped
- ◆ Site is appropriate for industrial, manufacturing, business, office, exhibit halls, self-storage, and warehousing
- ◆ Parking requirements are based on review and approval regarding proposed uses
- ◆ Up to 60% of site may be utilized
- ◆ No maximum building height restriction



Site Location -
Town of Clay
Onondaga County

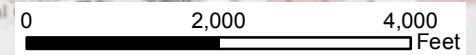


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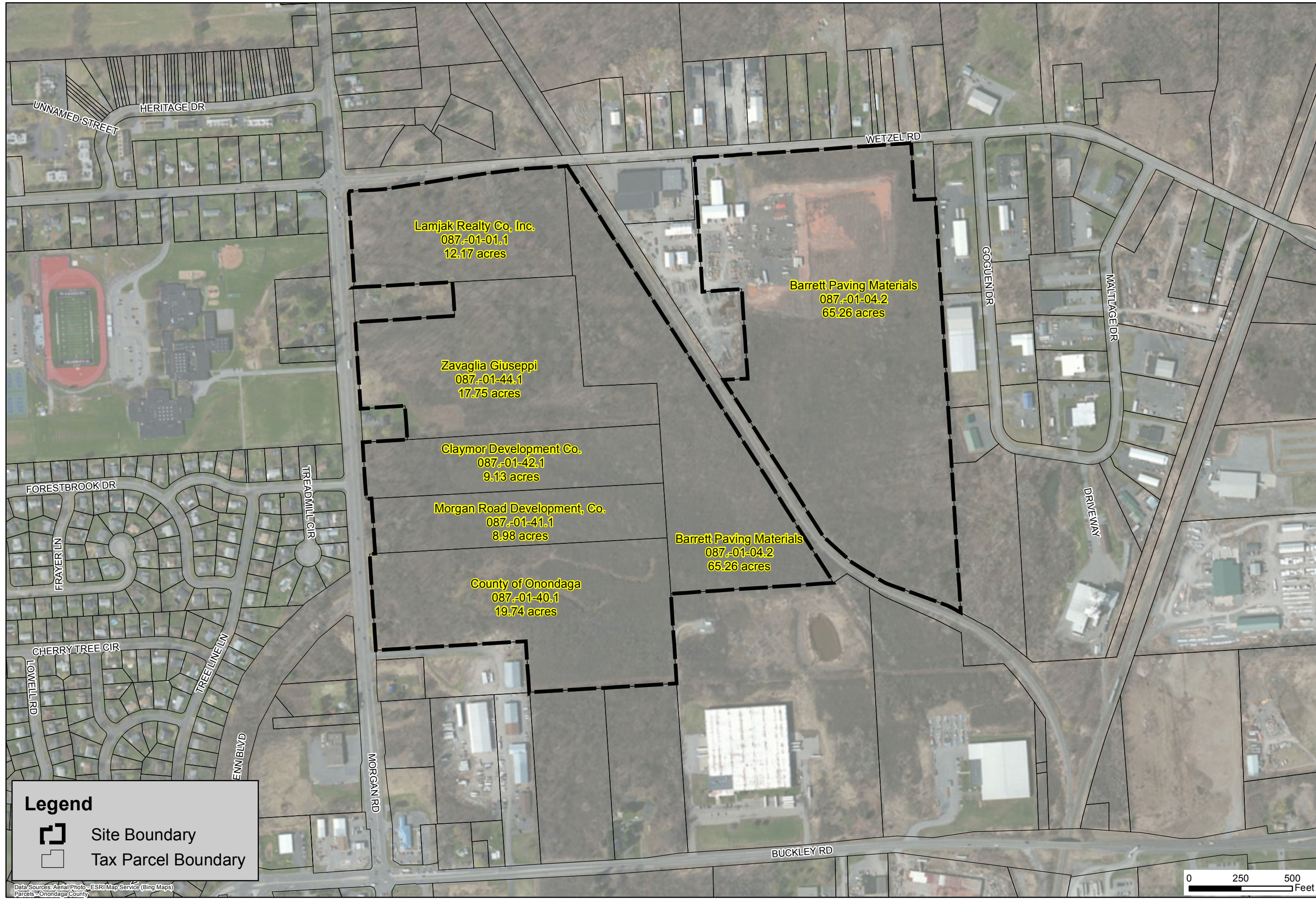
Site Boundary

Data Sources: Topographic Basemap - USGS





ON-18 Morgan and Wetzel Road - Development Area
 Area Location Map
 Onondaga County 7754 Morgan Road, Liverpool, NY 13090 New York

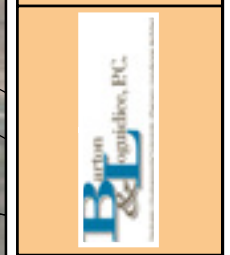
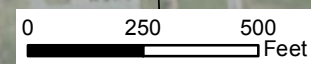
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Scale	As Shown
Figure Number	1
File Number	1581.001
<p>This map is to be used for reference purposes only. Barton and Loguidice P.C. is not responsible or liable for any inaccuracies herein contained.</p>	



Legend

-  Site Boundary
-  Tax Parcel Boundary

Data Sources: Aerial Photo - ESRI Map Service (Bing Maps)
Parcels - Onondaga County



ON-18 Morgan and Wetzel Road - Development Area
 Onondaga County
 New York

Site Location Map

New York

Onondaga County

New York

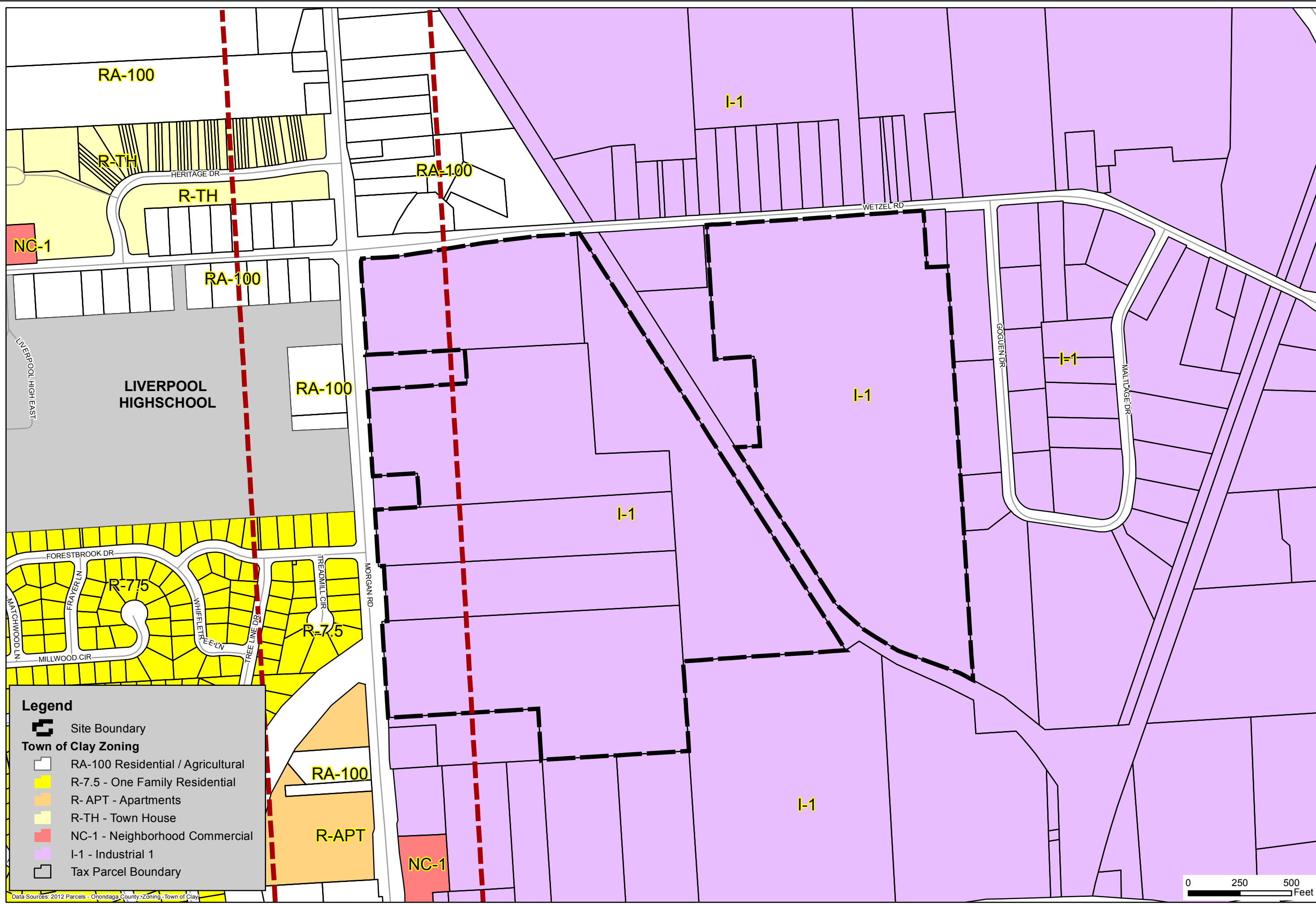
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Figure Number
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File Number
1581.001

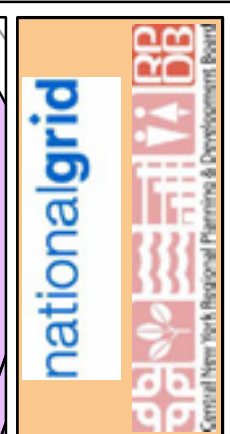
This map is to be used for reference purposes only. Barton and Loguidice P.C. is not responsible or liable for any inaccuracies herein contained.



Legend

- Site Boundary
- Town of Clay Zoning**
- RA-100 Residential / Agricultural
- R-7.5 - One Family Residential
- R-APT - Apartments
- R-TH - Town House
- NC-1 - Neighborhood Commercial
- I-1 - Industrial 1
- Tax Parcel Boundary

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



ON-18 Morgan and Wetzel Road - Development Area
 Zoning
 Onondaga County
 New York



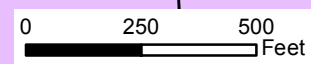
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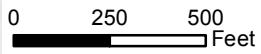




Legend

 Site Boundary

Data Sources: Topographic Basemap - USGS



nationalgrid




Central New York Regional Planning & Development Board

Barton & Loguidice, P.C.




ON-18 Morgan and Wetzel Road - Development Area

Site Topography

Onondaga County

New York



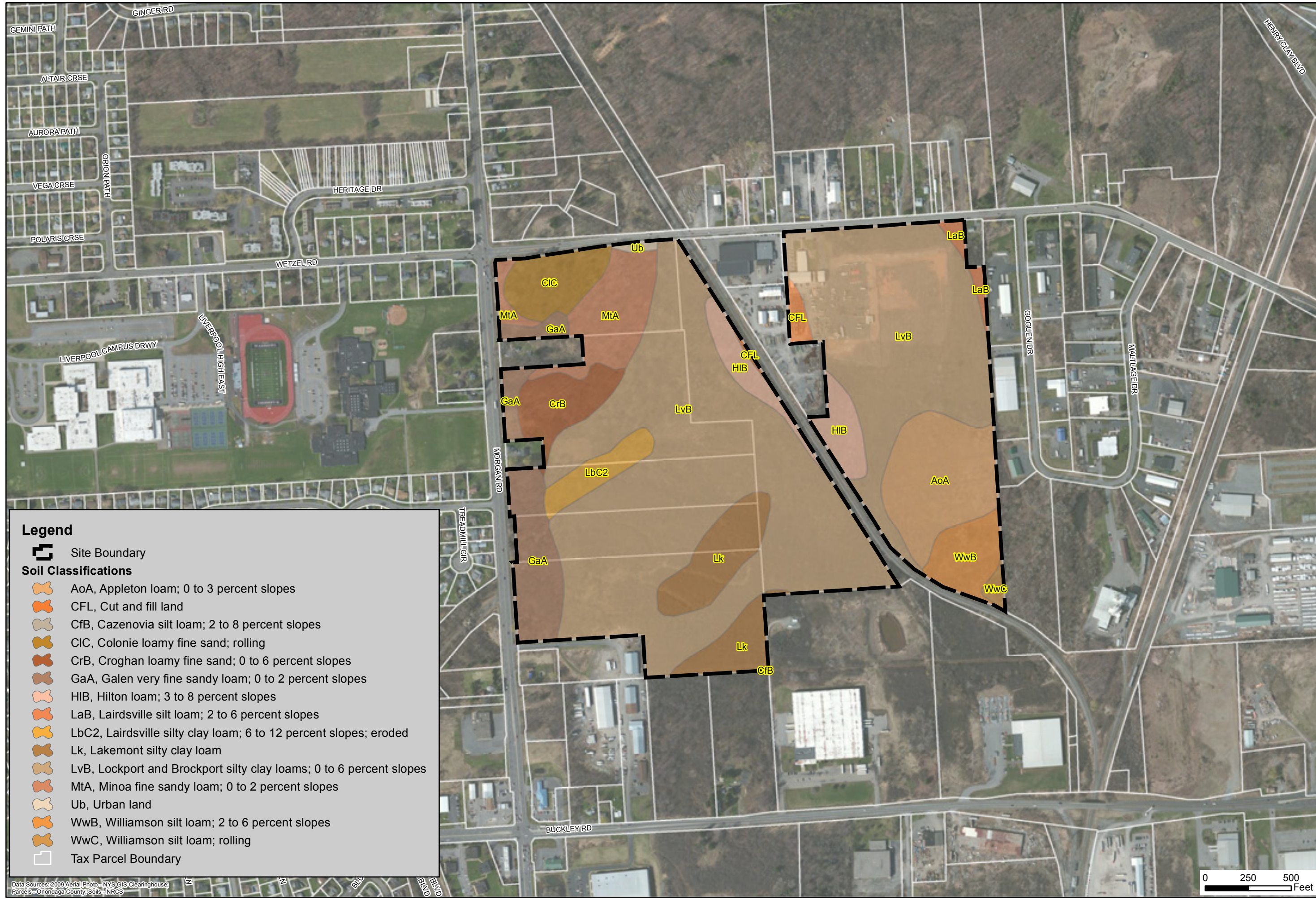
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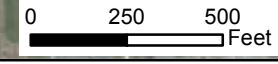
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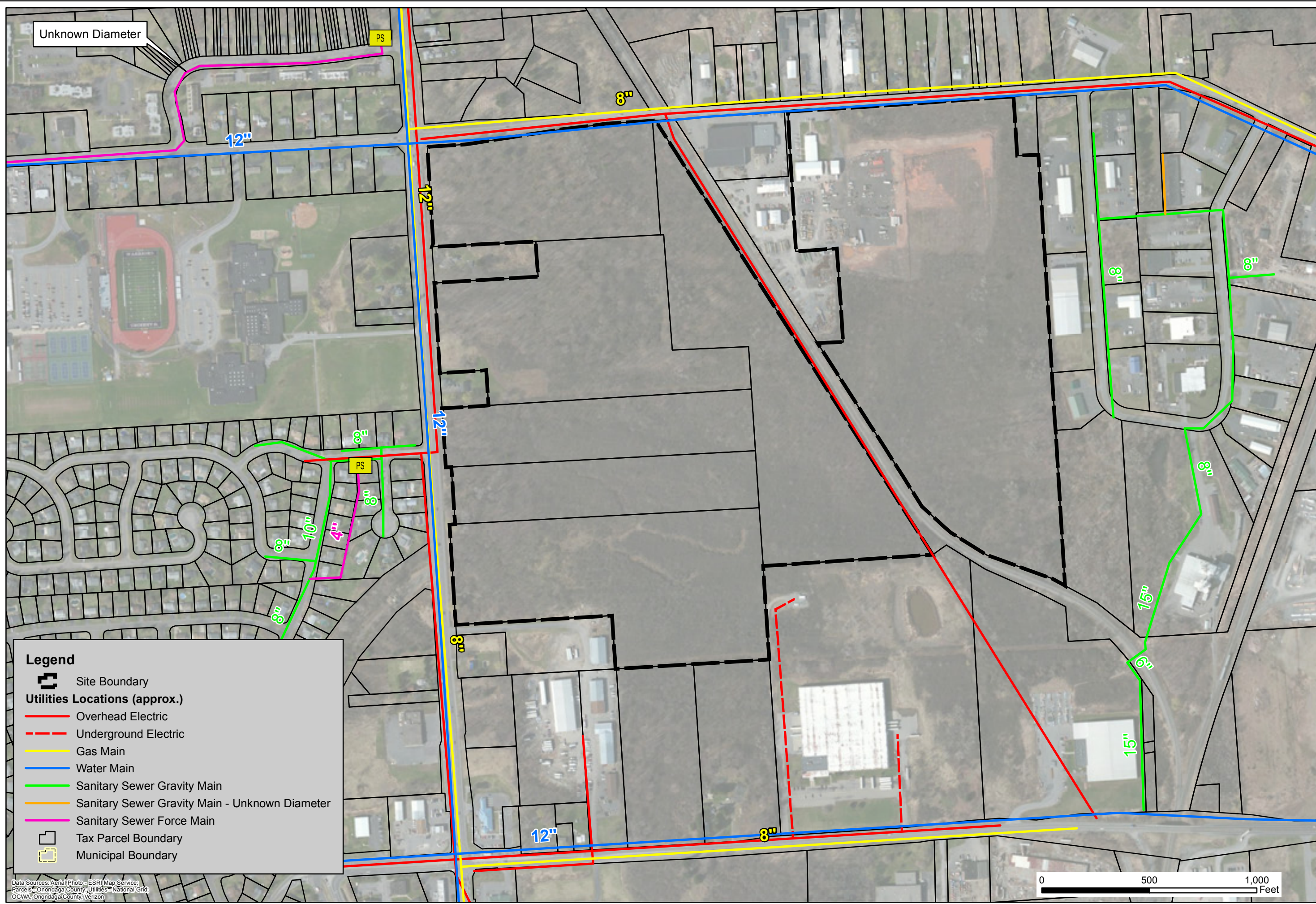
- Site Boundary
- Soil Classifications**
- AoA, Appleton loam; 0 to 3 percent slopes
- CFL, Cut and fill land
- CfcB, Cazenovia silt loam; 2 to 8 percent slopes
- CIC, Colonie loamy fine sand; rolling
- CrB, Croghan loamy fine sand; 0 to 6 percent slopes
- GaA, Galen very fine sandy loam; 0 to 2 percent slopes
- HIB, Hilton loam; 3 to 8 percent slopes
- LaB, Lairdsville silt loam; 2 to 6 percent slopes
- LbC2, Lairdsville silty clay loam; 6 to 12 percent slopes; eroded
- Lk, Lakemont silty clay loam
- LvB, Lockport and Brockport silty clay loams; 0 to 6 percent slopes
- MtA, Minoa fine sandy loam; 0 to 2 percent slopes
- Ub, Urban land
- WwB, Williamson silt loam; 2 to 6 percent slopes
- WwC, Williamson silt loam; rolling
- Tax Parcel Boundary

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



ON-18 Morgan and Wetzel Road - Development Area
Soil Classifications
 Onondaga County
 New York

Date	August 2013
Scale	As Shown
Figure Number	6
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>	

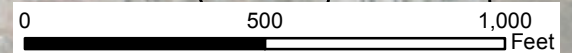


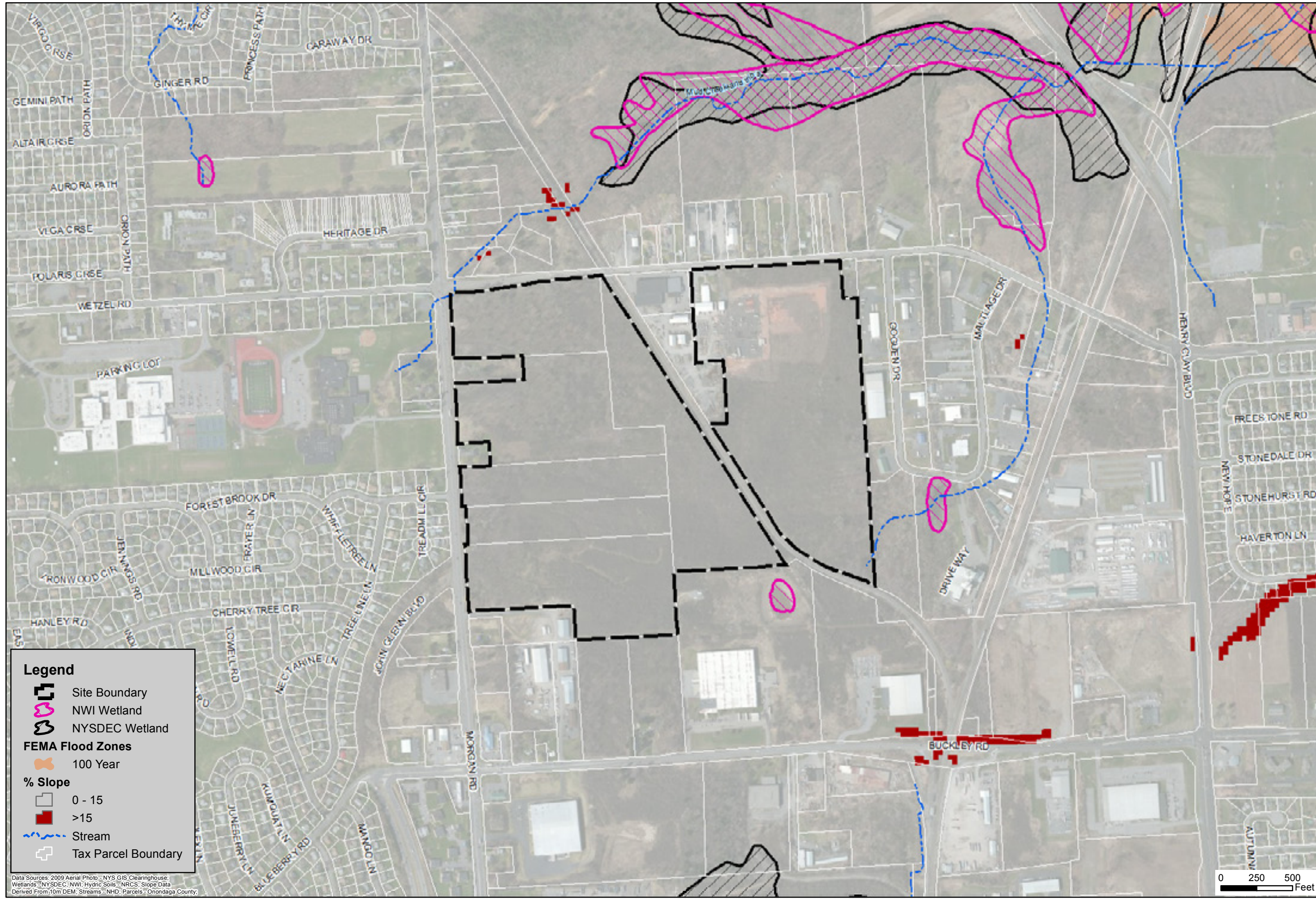
Unknown Diameter

Legend

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

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

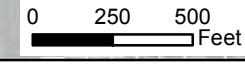




Legend

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



Morgan and Wetzel Road - Development Area

LAND USE

Total Size (acres)	133.07	Assessed Value	Assessed values for parcels on the site range from \$3,000 to \$35,100 on acreages ranging from 8.98 to 65.3 acres.
Land Use	Vacant industrial, materials storage	Adjacent Properties	Undeveloped land; materials storage; religious; secondary education; distribution warehouse; contractor's yard; and single family residence.
Road Frontage	1950 feet on Morgan Rd; 2125 feet on Wetzel Rd; 4000 feet of CSX rail siding	Comments	Despite the development area's location near Liverpool Central High School, the area is still appropriate for business office and light industrial use. More intense use may seek utilization of the rail siding.

ZONING

Uses Permitted	Permitted uses in the Town of Clay's I-I Industrial District include office building (not less than 15,000 sq. ft. total floor area), manufacturing, exhibit halls, emergency vehicle stations, public self-storage facilities, wholesale, cropland, and warehousing. All uses require site plan approval.		
Off Street Parking	Off-street parking requirements in the Town of Clay are dictated by land use. Client-based office use with less than 4,000 sq. ft. of gross floor area requires 5 spaces per 1,000 sq. ft. For the same use, greater than 4,000 sq. ft. of gross floor area requires 4 spaces per 1,000 sq. ft. For non-client based office use, less than 4,000 sq. ft. requires 4 spaces per 1,000 sq. ft. For the same use, 4,000 to 15,000 sq. ft. of gross floor area requires 3 spaces per 1,000 sq. ft. while greater than 15,000 sq. ft. requires 2 spaces per 1,000 sq. ft. Manufacturing use requires 4 spaces per 1,000 sq. ft. of gross floor area. Warehousing use requires 0.5 spaces per 1,000 sq. ft.		
Set-backs	Setback requirements in the I-I District mandate a minimum front yard setback from NYS or county highways and town or private highways of 200 feet and 50 feet, respectively. 25-ft. side yard and rear yard minimum setbacks are also required. Where abutting a nonindustrial district, 50-ft. side or rear yard setbacks are required.		
Percent of Site that may be utilized	60.00%		
Control of Nuisances	No person shall operate or cause to be operated any mechanism, device, or equipment including any engine, motor, amplifier, speaker, bell, horn, drum, hoist, pump, exhaust fan, attic fan, air-conditioning apparatus or similar mechanical device, in such a manner as to create a noise at the offender's property line during the daytime exceeding 52 decibels in steady state or 72 decibels as transient noise. During the nighttime, those maximum levels are 45 decibels and 65 decibels, respectively. Exterior lighting also carries regulations. All exterior lights, lamps and other illumination shall be so		

Morgan and Wetzel Road - Development Area

arranged, adjusted and operated with reflectors, refractors and screening that no illumination shall cause direct light rays to cross any property line and that All permanent outdoor lights, including those used for area lighting or building floodlighting, shall originate from steady, stationary, shielded sources directed so as to avoid causing a hazard to motorists, pedestrians, or causing direct light rays to be cast upon neighboring properties.

Height Restrictions

There is no maximum building height restriction in the I-I District.

DEVELOPMENT IMPLICATIONS SUMMARY

Located in the Town of Clay's I-I Industrial District, most light industrial and warehousing uses are permitted, but require site plan approval. Other uses require a variance from the Zoning Board of Appeals of the Town of Clay or a zoning change from the Town of Clay Planning Board or the Town Board.

Morgan and Wetzel Road - Development Area

TOPOGRAPHIC INFORMATION

Topography The majority of the area lies between 400 - 435 feet above mean sea level.

Potential Aesthetic Problems No potential aesthetic problems were identified for the area.

Restrictions No topographic restrictions were identified for the area.

SOILS

Mapping Units The following soil units were mapped on the area: LvB-Lockport and Brockport silty clay loams, 0 to 6% slopes (58.7% of site); AoA-Appleton loam, 0 to 3% slopes (7.1% of site); GaA-Galen very fine sandy loam, 0 to 2% slopes (6% of site); Lk-Lakemont silty clay loam (5.8% of site); MtA-Minoa fine sandy loam, 0 to 2% slopes (5.2% of site); HIB-Hilton loam, 3 to 8% slopes (4.2% of site)

Drainage Class Greater than 76.8% of the area is somewhat poorly drained.

Hydrologic Soil Groups Greater than 87% of the area fits hydrologic soil group D.

Depth to Groundwater The depth to groundwater ranges from 1 foot to 1.8 feet

Permeability Upwards of 10.2% of the area has fair permeability.

Depth to Bedrock The depth to bedrock is greater than 6.6 feet.

Bearing Strength Based on the class of materials located in the area, the New York State Building Code identifies the bearing strength as low, 1500 pounds per square foot (psf) (>81.8% of site) to 2000psf (>5.2% of site).

Hydric Soils Present?	The following mapped soil units on the area are considered hydric soils: MtA - Minoa fine sandy loam; GaA - Galen very fine sandy loam; Lk - Lakemont silty clay loam; and AoA - Appleton loam.	Groundwater Variation	Groundwater varies according to seasonal wetness.
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Hydric Inclusions in Soils? The following mapped soil unit has the potential for hydric inclusions: LvB - Lockport and Brockport silty clay loams.

WETLANDS

Morgan and Wetzel Road - Development Area

NYSDEC Wetlands
Present?

There are no NYSDEC regulated freshwater wetlands mapped in the area.

National Wetlands
Inventory

There are no National Wetland Inventory (federal and/or state) mapped wetlands in the area.

Wetlands Delineation
Available

No historic wetland delineation information for the area was available for review.

WATERS / STREAMS

Onsite NYSDEC Mapped
Streams

There are two mapped NYSDEC streams whose source begins at the sites property boundaries (one southeast corner and one northwest corner).

Stream Classification

The two mapped streams are unnamed tributaries to Mud Creek. The tributaries flow northeast and discharge into Mud Creek, which flows through the Clay Marsh to the northeast of the site. Both of the mapped streams are classified as Class C waters with C Standards.

Flow Regime

The tributaries of Mud Creek that intersect the northwest and southeast corners of the area have perennial flow regimes.

Other Water Resources

No other significant water resources were noted near the site.

Coastal Resources

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

FLOOD PLAINS

Flood Plain Information

No 100-year floodplains are mapped within the area limits.

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

Morgan and Wetzel Road - Development Area

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 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.

CRITICAL ENVIRONMENTAL AREA

Site within or near Critical Environmental Area

There are no Critical Environmental Areas within or adjacent to the development.

CULTURAL AND HISTORIC RESOURCES

Archaeologically Sensitive Area?

The development area is not located within a Archaeological Sensitive area as mapped by the State Historic Preservation office.

Nationally Registered or Eligible Historic Site?

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

Adjoining a Nationally Registered or Eligible Historic Site?

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

AGRICULTURAL

State Agricultural District

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

POTENTIAL PERMIT REQUIREMENTS

State Pollutant Discharge Elimination System permit (NYSDEC)

Morgan and Wetzel Road - Development Area**ENVIRONMENTAL IMPLICATIONS SUMMARY**

Environmental implications for this area are limited. Prior to the area being developed a wetland delineation of all portions of the site should be performed, especially is locations of mapped hydric soils. Development near the two mapped streams should be avoided, if possible. 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 in the area prior to development.

Morgan and Wetzel Road - Development Area

ROADWAY

Adjacent Roadway Network

The development area is located in the Town of Clay in northern Onondaga County with frontage on Wetzel Road and Morgan Road. The project area is bounded by Wetzel Road to the north, Buckley Road to the south, Morgan Road on the west and Henry Clay Boulevard on the East. Wetzel Road is classified as a Local Road, Morgan Road is classified as a Minor Arterial and Buckley Road is Principal Arterial - Other, all falling under the jurisdiction of Onondaga County.

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:
 Wetzel Road between Morgan Road and Henry Clay Boulevard the AADT was 5,303 vpd (April 2010).
 On Morgan Road between Buckley Road and Oswego Circle the AADT was 10,081 vpd (June 2008).
 On Buckley Road between Morgan Road and Henry Clay Boulevard the AADT was 14,412 vpd (June 2008).

Distance to Interstate Highway Network

The nearest interstate access point is I-481 which is located approximately 4 miles north of the site (Exit 12 Baldwinsville/Cicero). From here it is approximately 6 miles to I-81 (Exit 9 Watertown/Syracuse) for northbound and southbound travel. Access to the NYS Thruway (I-90) for eastbound and westbound travel is approximately 6 miles southeast of the site at the I-90/I-81 Interchange (Exit 25A Albany/Buffalo).

Truck Routes

The primary truck access routes to the site are I-481 and Buckley Road.

Public Transit Stop Near Site

CENTRO provides bus services via Route #48 from Downtown Syracuse that travels northbound on Morgan Road directly in front of the site and then turns eastbound onto Wetzel Road.

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 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.

Morgan and Wetzel Road - Development Area

Distance to Rail Siding

CSXT operates north/south rail mainline which runs through the development area providing rail service to the Syracuse Rail Yard and Port of Oswego. The area currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 15 miles southeast from the development area 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 7 miles southeast of the development area. 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 29 miles northwest of the development area.

NYS Canal System

The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located at Three Rivers in Belgium, NY, approximately 5 miles northwest of the development area.

PERMITTING

Permits

Onondaga County and Town of Clay highway work permits will be required for any roadway/utility improvements proposed within the respective ROW's of Wetzel Road, Morgan Road, Buckley Road and Henry Clay Boulevard. In addition, any additional access proposed to either Onondaga County or Town of Clay roadways will require a commercial driveway permit approved by the County and the Town.

DEVELOPMENT IMPLICATIONS SUMMARY

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

Morgan and Wetzel Road - Development Area

WATER SUPPLY

Public Water Supply Available at Site? Yes

Distance From Site (mi.) N/A

System Information

Owner Town of Clay

Source of Supply Lake Ontario via Metropolitan Water Board

Method of Treatment Filtration, Chlorination, 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 There is no water storage in the Town of Clay. OCWA owns a 1,000,000 gallon tank along Route 57 that is in close proximity to the Town's system.

System Capacity

System Capacity (gpd) 6,768,000

System Average Daily Demand (gpd) 2,304,000

System Peak Daily Demand (gpd) Not Available

Available System Capacity (gpd) 4,464,000

Capacity "Bottlenecks" None reported

Site Specific Details

Is Site in Existing Water District Yes Oswego Road Water District

Size of water main at site (in) 12

Morgan and Wetzel Road - Development Area

Available Capacity at site (gpd)	Not Available	None
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Pressure at site (psi)	75
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Have any flow tests been performed near site recently?	Yes
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Other Details

User charges and water rates	Commercial users are billed a flat rate of \$26.63 for the first 9,000 gallons and \$2.85 per 1,000 gallons over, quarterly. Industrial users are billed a flat rate of \$155.01 for the first 6,300 gallons and \$2.85 per 1,000 gallons over, quarterly.
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Future upgrades planned	None reported
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Future demands known at this time	None reported
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General Comments	Water is supplied by OCWA from the Metropolitan Water Board and is distributed via Town of Clay water mains.
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Summary	Public water service is at the development area via a 12" water mains along Morgan, Wetzel, and Buckley Road. The available capacity is approximately 4.5 MGD.
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Contact Notes	Greg Root - Town of Clay Water Superintendent (315-652-3800 ext. 146); Ron Detota - Town of Clay Engineer (315-455-2000)
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SEWER COLLECTION SYSTEM

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

Owner	Onondaga County Department of Water Environment Protection
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System Capacity

Collection System Description and Capacities	Combination of gravity sewers, pump stations, and force mains prior to discharging to the Wetzel Road Wastewater Treatment Plant
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Collection System "Bottlenecks"	None reported
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Collection System Wet-Weather Issues	None reported
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Moratorium on New Users	No
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Site Specific Details

Morgan and Wetzel Road - Development Area

Site in existing sewer district	Yes	Onondaga County Consolidated Sanitary District
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Size of sewer main at site (in)	8
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Available capacity of sewer main at site (gpd)	Not available
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Other Details

Sewer User Charges	Currently Unknown
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Future Upgrades Planned	None reported
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Future Demands Known at this Time	None reported
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Storm Sewers

Storm sewers available at site	Yes
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Site within MS4 Area	No
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Summary

Collection System Comments	None
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Sewer Summary	Public sewers are available at the development area near the intersection of Morgan Road and Forrest Brook Drive via an 8-inch gravity sewer main. The available capacity in the area is unknown. A moratorium on new users has not been reported for this area.
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RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

Owner / WWTP Name	Onondaga County Department of Water Environment Protection / Wetzel Road Treatment Plant
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Description of Treatment Processes	Primary settling, aerated filters, ultraviolet disinfection, and post aeration is used to treat wastewater. Anaerobic digestion is used for solids handling.
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Treatment Plant Capacity Details

WWTP Average Daily Design Flow (mgd)	7
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WWTP Current Avg Daily Flow, Annual (mgd)	2.3
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WWTP Current Avg Monthly Flow 'Wet' (March-May)	2.9
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WWTP Current Avg Monthly Flow 'Dry' (June-August)	1.8
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Morgan and Wetzel Road - Development Area

WWTP Max Average Monthly Flow (past three years) (mgd) 3.8

WWTP Average Available Flow Capacity (mgd)
(Average Daily Design - Average 'Wet' Months) 4.1

SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	7	2.3	4.7
Nitrogen	NH3 - 1 mg/l	TKN - .95 mg/l; NH3 - .22 mg/l	NH3 - .78 mg/l
Phosphorous	1 mg/l	0.42 mg/l	0.58 mg/l
BOD Monthly Avg	10 mg/l & 584 lb/day	2.2 mg/l & 43.3 lb/day	7.8 mg/l & 540.7 lb/day
BOD 7 Day Avg	15 mg/l & 876 lb/day	3.1 mg/l & 62.5 lb/day	11.9 mg/l & 813.5 lb/day
TSS Monthly Avg	30 mg/l & 1752 lb/day	3.1 mg/l & 60.8 lb/day	26.9 mg/l & 1691.2 lb/day
TSS 7 Day Avg	45 mg/l & 2628 lb/day	4.4 mg/l & 92.8 lb/day	40.6 mg/l & 2535.2 lb/day
Settleable Solids Daily Max	0.3 ml/l	0.1 ml/l	0.2 ml/l
pH	6.5 - 8.5 Range	8	N/A
Other	N/A		

SPDES Limit Excursions (past three years) None

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 has 4.33 MGD in remaining capacity based on 95% of the design flow which is a trigger for a flow management

Morgan and Wetzel Road - Development Area

nlan

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 (Overhead) / 115kV (Overhead)

3 Phase Proximity to Site

Adjacent

Single Phase Voltage (V)

N/A

Single Phase Proximity to Site

N/A

Comments

National Grid provides overhead electric lines around the perimeter of the area along Morgan Road, Wetzel Road, Buckley Road, and the CSX railroad tracks. There is a 115kV line within 2 miles of the Site to the east.

GAS

Provider

National Grid

Type

Natural Gas

Proximity to Site

Adjacent

Pipe Size (in)

8, 12

Pressure (psi)

24 (8" & 12")

Comments

On Morgan Road a 12" gas line extends from the north and continues approx. 1/4 mile south of Wetzel Road; an 8" gas line continues south along Morgan Road to Buckley Road and beyond. Additionally, 8" gas lines extend east from Morgan Road on Wetzel Road and Buckley Road.

TELECOMMUNICATIONS

Provider

Verizon

Proximity to Site

Adjacent

Comments

INTERNET

Morgan and Wetzel Road - Development Area

Provider Verizon / Time Warner Cable

Proximity to Site Adjacent

Comments

DEVELOPMENT IMPLICATIONS SUMMARY

None identified