

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

nationalgrid



Central New York Regional Planning and Development Board

Lake Ontario Industrial Park

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



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.

Oswego Co. IDA Contact

Michael Treadwell
Executive Director
44 West Bridge Street
Oswego, New York 13126
1-315-343-1545

Local Contact

Mary Vanouse, Director
20 West Oneida Street, 3rd Floor
Oswego, NY 13126
1-315-343-3795

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

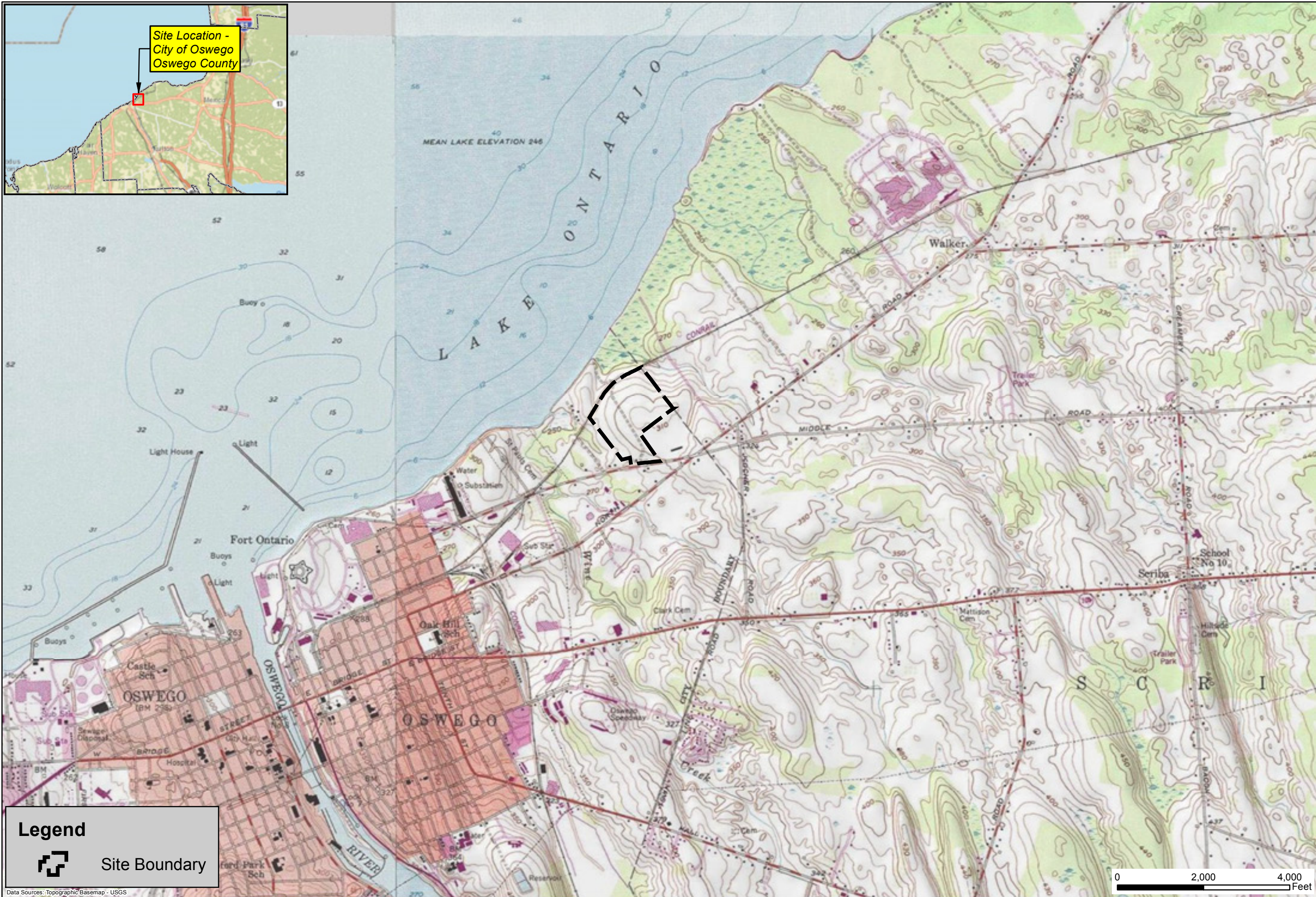
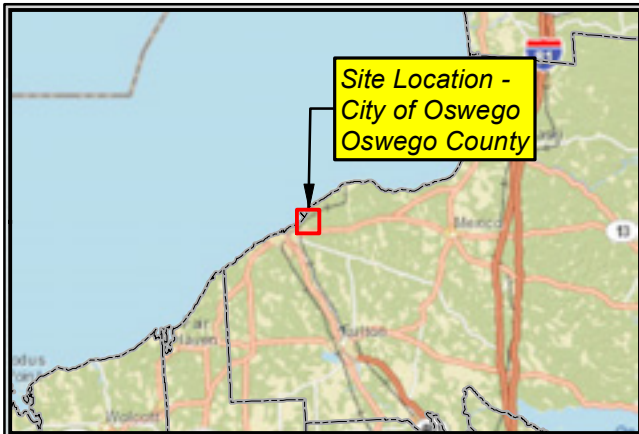
- Verizon provides telephone services while Verizon and Time Warner Cable provide internet services directly to the Park.



55.49 Acres
OFFICE/INDUSTRIAL
MANUFACTURING/
WAREHOUSE

Site Layout Features

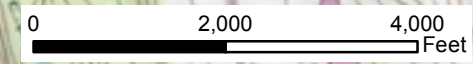
- ◆ Total available lands of 55.49 acres
- ◆ Currently within Industrial Zoning district in City of Oswego
- ◆ One manufacturing processing tenant currently within business park
- ◆ Development scenarios ideal for industrial target sectors
- ◆ Bordered by nature preserve, Lake Ontario, and CSX rail line
- ◆ 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



Legend

Site Boundary

Data Sources: Topographic Basemap - USGS



Oswego County 249A Mitchell Street, Oswego, NY 13126 New York

OS-22 Lake Ontario Industrial Park
Area Location Map

Date August 2013

Scale As Shown

Figure Number 1

File Number 1581.001



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Lake Ontario

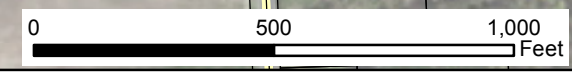
Oswego County Industrial
Development Agency
110.68-01-01
56.64 acres

Town of Scriba
City of Oswego

Legend

-  Site Boundary
-  Tax Parcel Boundary

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




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OS-22 Lake Ontario Industrial Park
Site Location Map
New York
Oswego County



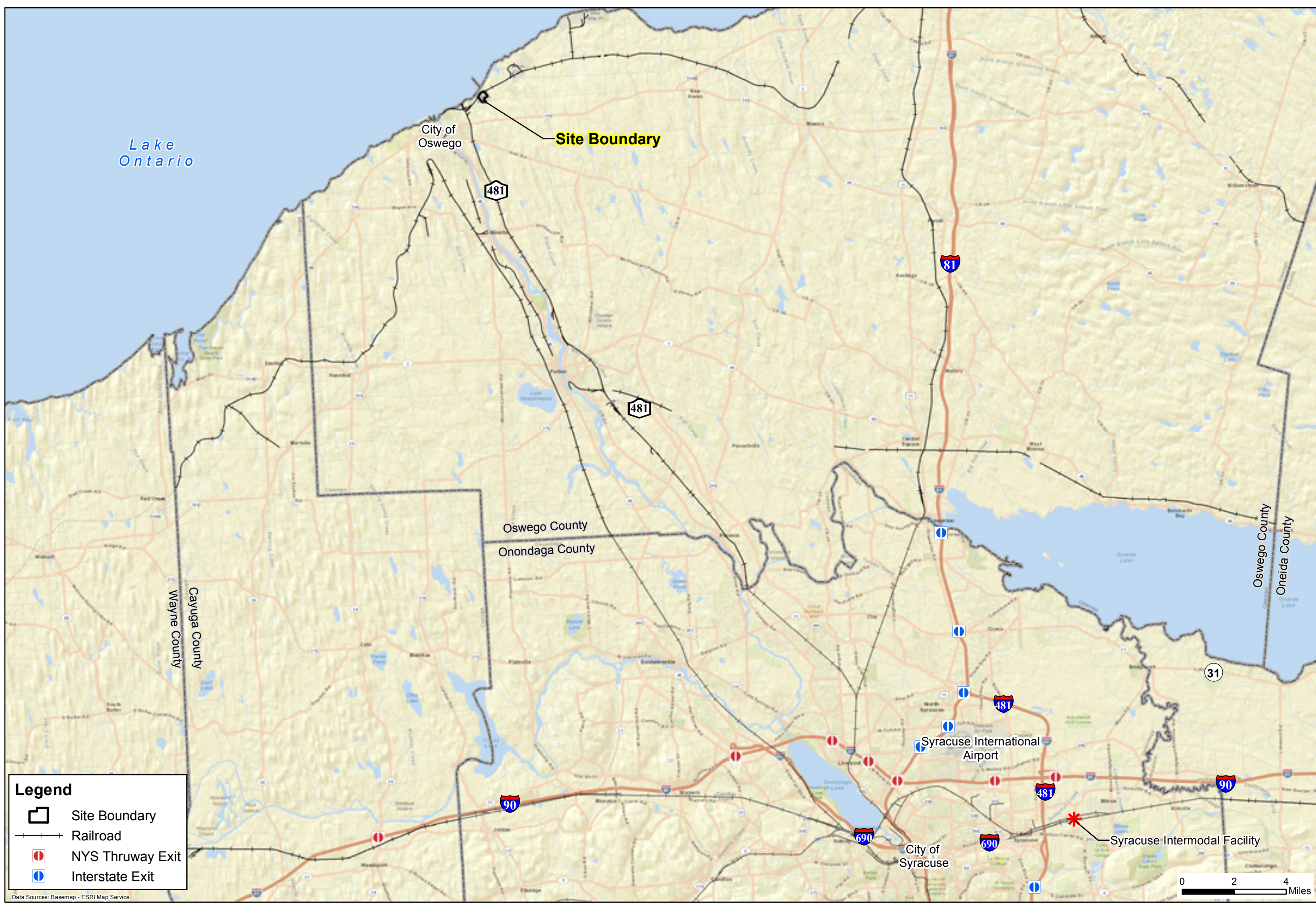
Date
August 2013

Scale
As Shown

Figure Number
2

File Number
1581.001

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Lake Ontario

City of Oswego

Site Boundary

481

481

81

Oswego County
Onondaga County

Wayne County
Cayuga County

Oswego County
Oneida County





31

Syracuse International Airport

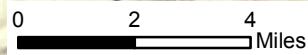
City of Syracuse

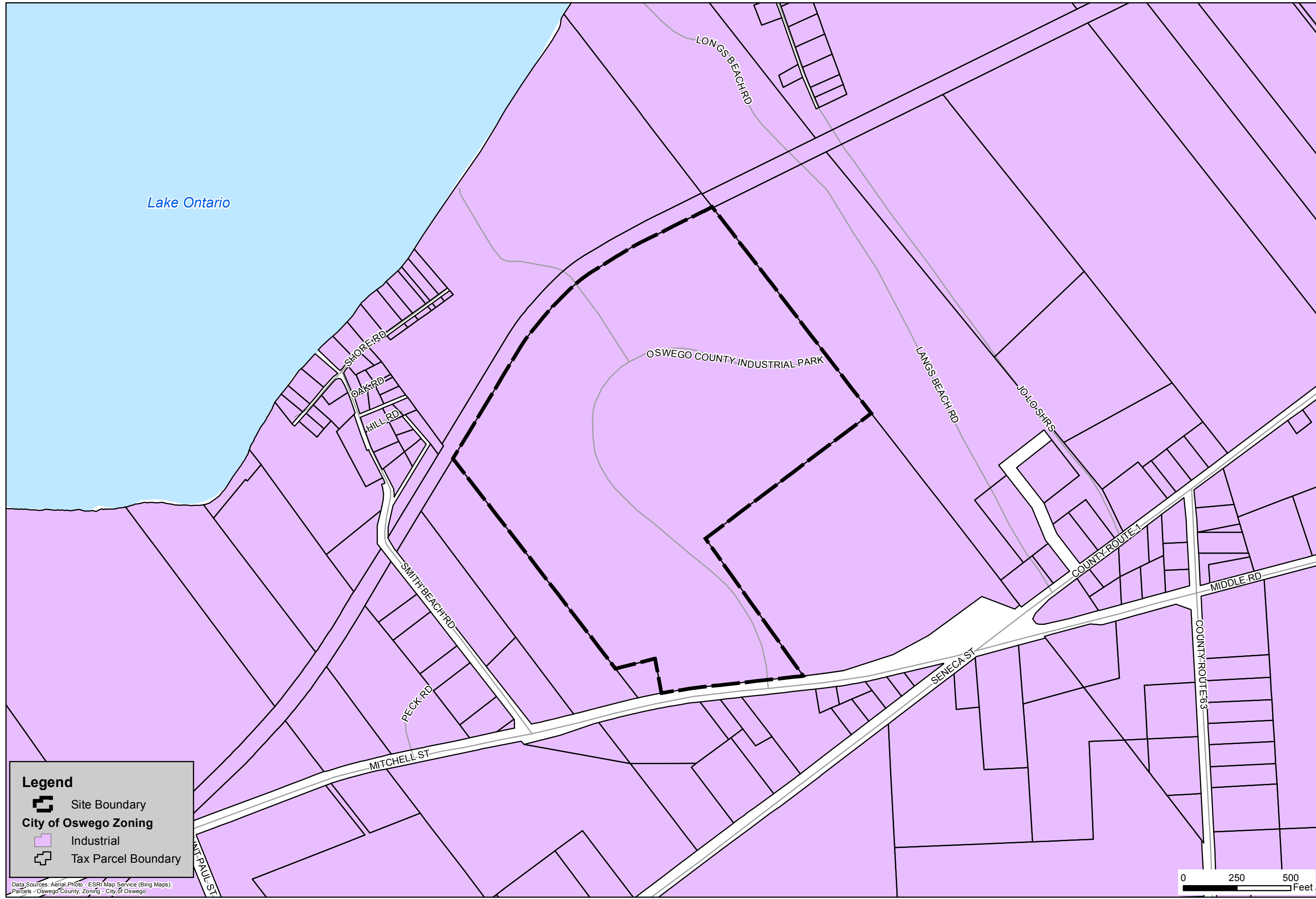
Syracuse Intermodal Facility

Legend

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

Data Sources: Basemap - ESRI Map Service








Lake Ontario

OSWEGO COUNTY INDUSTRIAL PARK

Legend

-  Site Boundary
- City of Oswego Zoning**
-  Industrial
-  Tax Parcel Boundary

Data Sources: Aerial Photo - ESRI Map Service (Bing Maps);
Parcels - Oswego County; Zoning - City of Oswego



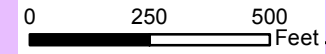
New York

OS-22 Lake Ontario Industrial Park Zoning



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


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Legend

 Site Boundary

Data Sources: Topographic Basemap - USGS

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Barton & Loguidice, P.C.




OS-22 Lake Ontario Industrial Park

Site Topography

Oswego County

New York



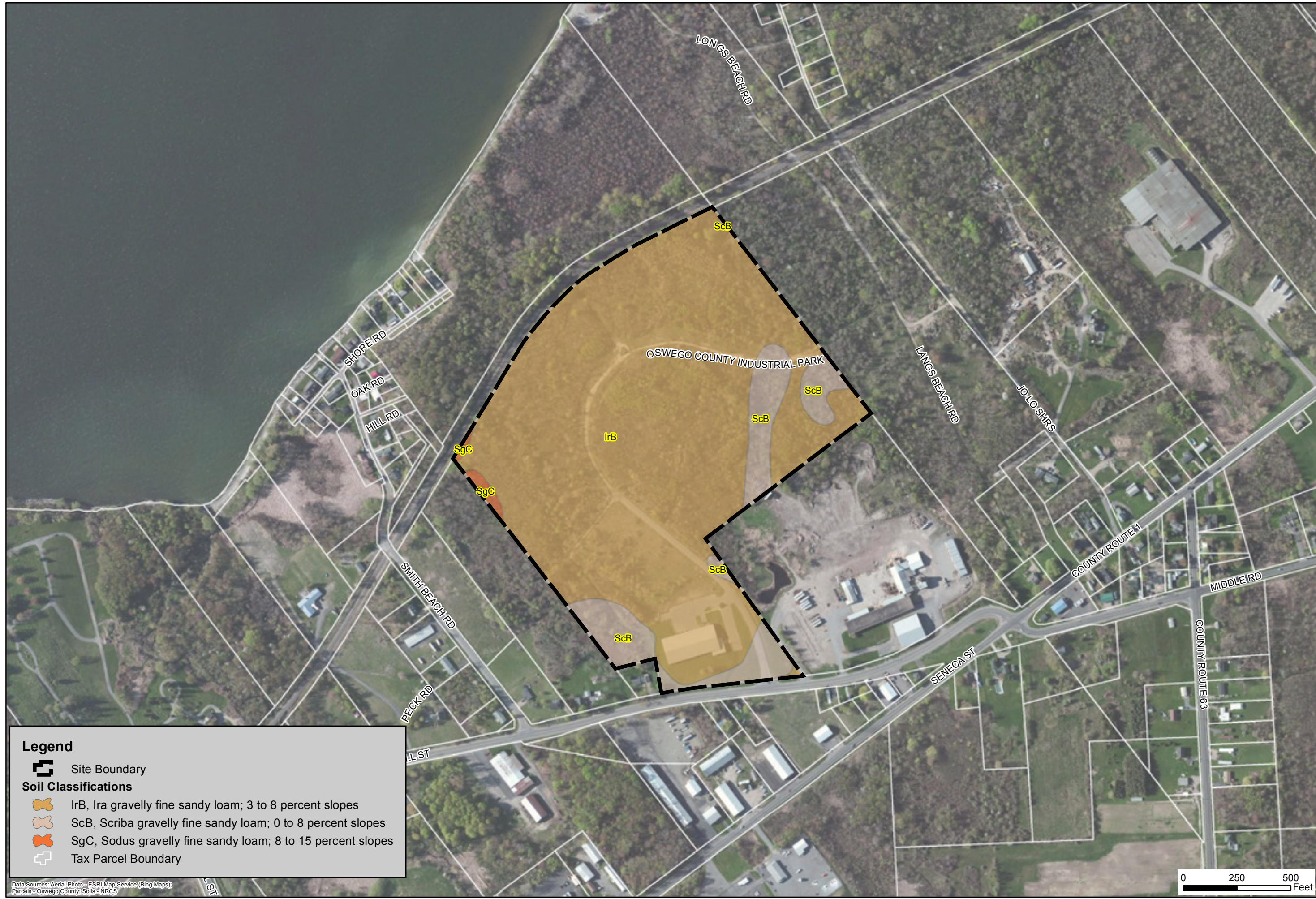
Date
August 2013

Scale
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Figure Number
5

File Number
1581.001

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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

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



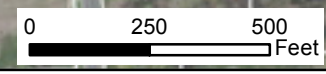
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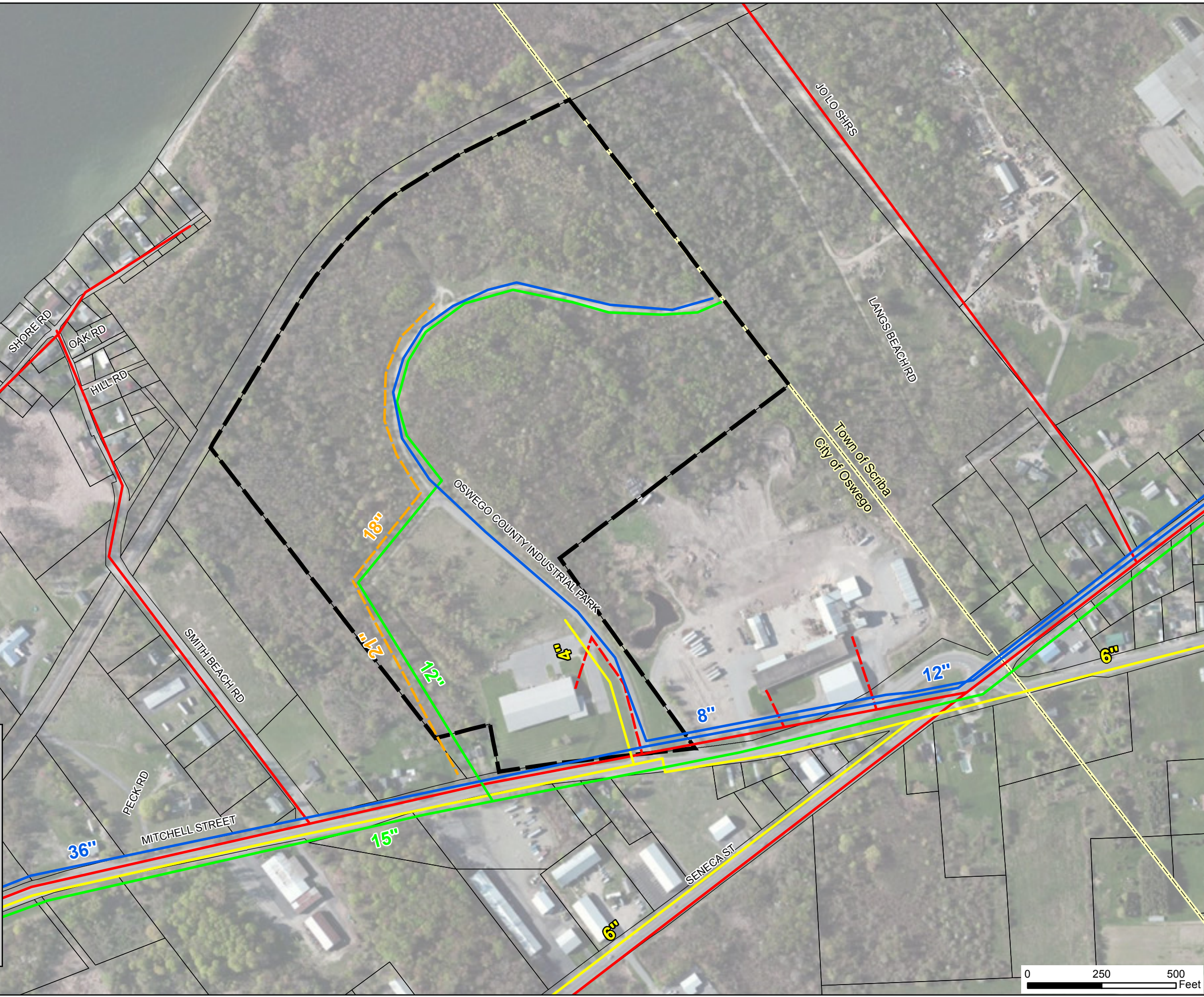
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 1581.001










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Lake Ontario



Legend

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


Data Sources: Aerial Photo - ESRI/Map Service;
Parcels - Oswego County; Utilities - National Grid;
City of Oswego, Verizon



OS-22 Lake Ontario Industrial Park

Utility Locations

Oswego County New York



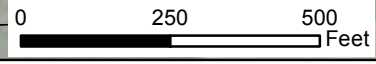
Date: August 2013

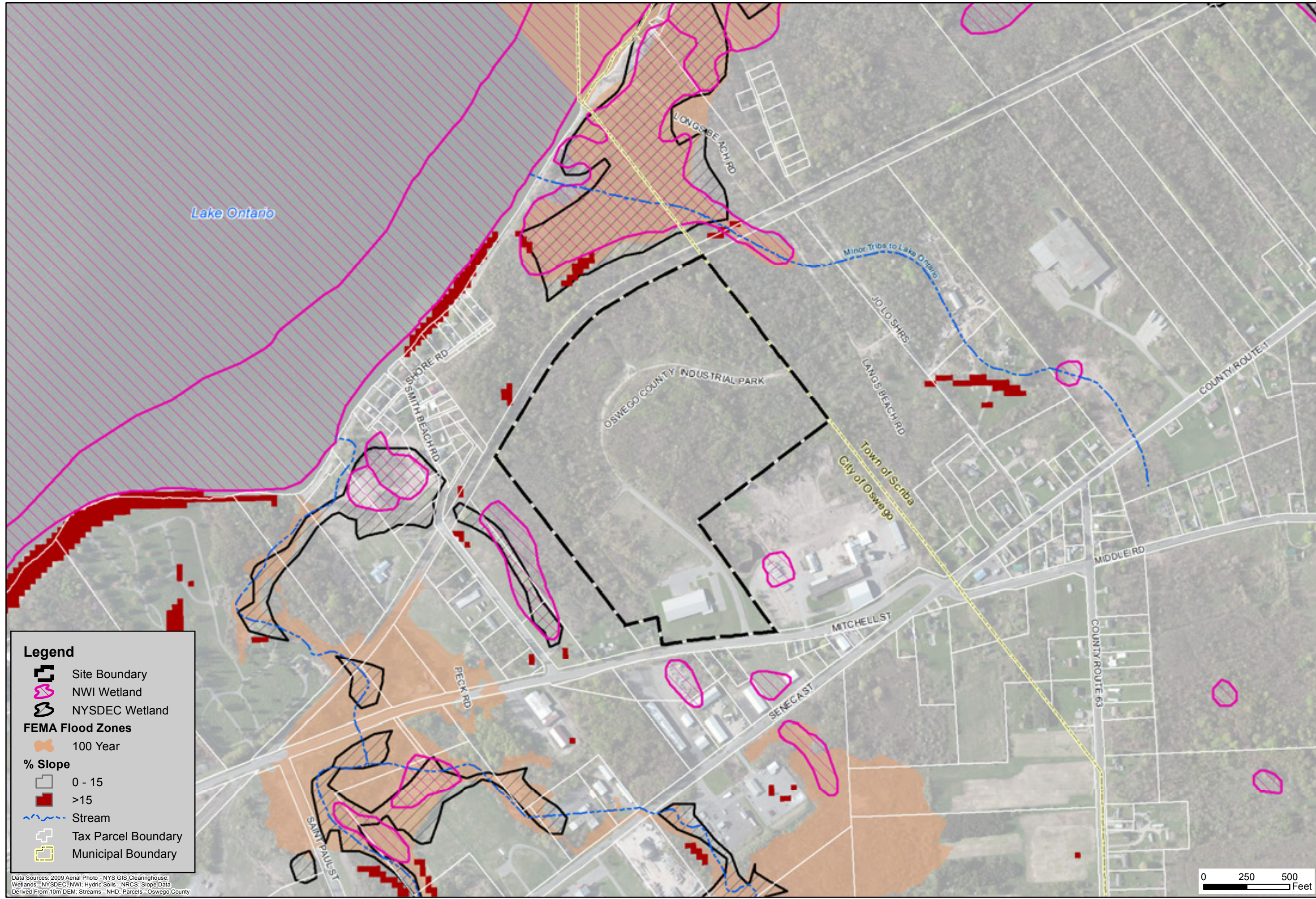
Scale: As Shown

Figure Number: 7

File Number: 1581.001

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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



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

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Lake Ontario Industrial Park

LAND USE

Total Size (acres)	55.49	Assessed Value	The assessed value for this 55.49-acre site is \$1,221,000, including the manufacturing tenant at the front of the park.
Land Use	manufacturing, undeveloped	Adjacent Properties	CSX rail line; manufacturing; and undeveloped land.
Road Frontage	650 feet on Mitchell St; 2800 feet on an internal access road	Comments	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.

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 requires 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.

Lake Ontario Industrial Park

TOPOGRAPHIC INFORMATION

Topography	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.
Potential Aesthetic Problems	The site is close to the shore of Lake Ontario; however no potential aesthetic concerns were identified for the site.
Restrictions	No topographic restrictions were identified for the site.

SOILS

Mapping Units	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)
Drainage Class	Greater than 86.1% of the site is moderately well drained.
Hydrologic Soil Groups	The majority of the on-site mapped soils are classified as hydrologic soil group D.
Depth to Groundwater	The depth to groundwater at the site ranges from 0.6 feet to 1.5 feet.
Permeability	Upwards of 13.6% of the site has limited permeability.
Depth to Bedrock	The depth to bedrock at the site ranges from 1.2 feet to 1.7 feet.
Bearing Strength	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.

Hydric Soils Present?	ScB - Scriba gravelly fine sandy loam is the only hydric soil unit mapped on the site.	Groundwater Variation	Seasonal wetness is documented for the site.
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Hydric Inclusions in Soils?	The Scriba soil series is recognized as a soil unit with the potential to include hydric inclusions.
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WETLANDS

NYSDEC Wetlands Present?	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.
National Wetlands Inventory	No National Wetland Inventory wetlands are mapped within the site boundaries.
Wetlands Delineation Available	No wetland delineation material for the site was available for review.

Lake Ontario Industrial Park

WATERS / STREAMS

Onsite NYSDEC Mapped Streams	No NYSDEC mapped streams are noted within the site boundaries.
Stream Classification	Not applicable.
Flow Regime	Not applicable.
Other Water Resources	A tributary to Lake Ontario is mapped just northeast of the site. The site is located in the Lake Ontario Drainage Basin.
Coastal Resources	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.

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.
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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 ladyslipper; 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

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?

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.

Lake Ontario Industrial Park

ROADWAY

Adjacent Roadway Network

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 Oswego 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.

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 Mitchell Street between St. Paul Street and the City Line the AADT was 774 vpd (July 2009).

Distance to Interstate Highway Network

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.

Truck Routes

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.

Public Transit Stop Near Site

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).

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.

Lake Ontario Industrial Park

Distance to Rail Siding

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

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.

Lake Ontario Industrial Park

WATER SUPPLY

Public Water Supply Available at Site? Yes

Distance From Site (mi.) N/A

System Information

Owner City of Oswego

Source of Supply Lake Ontario

Method of Treatment Filtration, Chlorination, Coagulation, Sedimentation, Fluoridation

Treatment General Comments None

Storage The City of Oswego's East Side Reservoir Tank has capacity of up to 10 million gallons.

System Capacity

System Capacity (gpd) 16,000,000

System Average Daily Demand (gpd) 10,000,000

System Peak Daily Demand (gpd) 16,000,000

Available System Capacity (gpd) 6,000,000

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

Site Specific Details

Is Site in Existing Water District Yes City of Oswego

Size of water main at site (in) 8

Available Capacity at site (gpd) 6,000,000 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.

Pressure at site (psi) 60

Have any flow tests been performed near site recently? No

Other Details

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

Size of sewer main at site (in)	12
Available capacity of sewer main at site (gpd)	Not available

Other Details

Sewer User Charges	Determined by agreement w/ City of Oswego
Future Upgrades Planned	None reported
Future Demands Known at this Time	None reported

Storm Sewers

Storm sewers available at site	Yes	18-inch PVC
Site within MS4 Area	No	

Summary

Collection System Comments	The City of Oswego has a pre-treatment program.
Sewer Summary	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.

RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

Owner / WWTP Name	City of Oswego / East Side Waste Water Treatment Plant
Description of Treatment Processes	Activated sludge treatment process, automated with a SCADA system.

Treatment Plant Capacity Details

WWTP Average Daily Design Flow (mgd)	5.35
WWTP Current Avg Daily Flow, Annual (mgd)	2
WWTP Current Avg Monthly Flow 'Wet' (March-May)	2.0
WWTP Current Avg Monthly Flow 'Dry' (June-August)	1.6
WWTP Max Average Monthly Flow (past three years) (mgd)	3.19
WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months)	3.35

Lake Ontario Industrial Park

SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	5.35	1.9	3.45
Nitrogen	NH3 - 15 mg/l (May to Oct), 22 mg/l (Nov to Apr)	.71	
Phosphorous	1 mg/l	.5 mg/l	.5 mg/l
BOD Monthly Avg	30 mg/l & 1339 lb/ day	4.4 mg/l & 70.2 lb/ day	25.6 mg/l & 1268.8 lb/ day
BOD 7 Day Avg	45 mg/l & 2008 lb/ day	6.1 mg/l & 109.2 lb/ day	38.9 mg/l & 1898.8 lb/ day
TSS Monthly Avg	30 mg/l & 1339 lb/ day	6.6 mg/l & 85.94 lb/ day	23.4 mg/l & 1253.1 lb/ day
TSS 7 Day Avg	45 mg/l & 2008 lb/ day	6.9 mg/l & 123.3 lb/ day	38.1 mg/l & 1884.7 lb/ day
Settleable Solids Daily Max	.3 ml/l	.36 ml/l	-.6 ml/l
pH	6.0 - 9.0 Range	7.2	N/A
Other	N/A		

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

ELECTRIC

Lake Ontario Industrial Park

Provider	National Grid
3 Phase Voltage (V)	13.2kV (Overhead) / 480 (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 overhead electric lines along Mitchell Road & 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.

GAS

Provider	National Grid
Type	Natural Gas
Proximity to Site	Adjacent
Pipe Size (in)	4, 8
Pressure (psi)	22 (4" & 8")
Comments	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.

TELECOMMUNICATIONS

Provider	Verizon
Proximity to Site	Adjacent
Comments	

INTERNET

Provider	Verizon / Time Warner Cable
Proximity to Site	Adjacent
Comments	

DEVELOPMENT IMPLICATIONS SUMMARY

Sewer - The WWTP appears to be performing well with regards to its SPDES limits with the exception of Settleable Solids

Lake Ontario Industrial Park

Daily Max. This may restrict the WWTP's ability to accept sewage with high solids content. Further studies may be required.
