

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



Oswego County Industrial Park

Route 481 and State Route 264

TOWN OF SCHROEPEL, OSWEGO COUNTY



Site Profile Characteristics

Site Address

- County Route 59 and State Route 481, Town of Schroepfel

Property Description

- The 112-acre Business Park (the Park) is located west of the interchange of Route 481 and State Route 264 in a rural section of the Town of Schroepfel just south of Fulton.
- The entire Park is owned by the Oswego County IDA.
- Major tenants in the Park include Southern Graphics Systems, Super Coil Inc., Advanced Manufacturing Innovations, the SUNY Oswego—Phoenix Center, and the Discovery Day Care Center.

Land Use

- Current land uses within the Park include manufacturing facilities, vacant industrial lots, higher education (SUNY Oswego), and day care services.
- The adjacent land use consists primarily of abandoned agricultural lands and to a lesser extent single family residences.
- The Park abuts the highway right-of-way of Route 481 along the northern boundary.
- A CSX rail line divides the southern portion of the Park.

Zoning

- The site is located in the Town of Schroepfel's Industrial Park Development (I-P) District. Permitted uses within the I-P District include agriculture, not including the keeping of fowl/farm animals; retail sale of agricultural produce grown on the same lot from a road stand; and public utility or public transportation. Other industrial uses require a special use permit.
- The maximum allowable building height in the I-P District is 75 feet.
- Most light industrial uses and warehousing uses require special use permits but office use is not permitted. A variance application or a zoning code request would be required for such development on this site.

Oswego Co. IDA Contact

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

SUNY Oswego—Phoenix Center located within Park providing specialized, tailored-made training for business and industry

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

7,000 sq. ft. Discover Day Care Center facility located within the Park

Close proximity to major interstate highways, rail, and air transportation

Oswego County Industrial Park

Route 481 and State Route 264

TOWN OF SCHROEPEL, OSWEGO COUNTY



Property Tax Assessments

- The entire Oswego County Industrial Park is assessed as one, 112.7-acre parcel valued at \$5,651,820.

Topography

- Generally, the Park is primarily flat with slopes between 2% and 6%.
- Site elevation ranges from 360 feet in the southwest corner of the Park to its highest elevation of 400 feet in the northern portion.

Hydrologic Characteristics

- The Park is located within the Oswego River and Lower Seneca River Drainage Basin with a tributary stream of the Oswego River located on the southernmost site parcel.
- Water table within the Park ranges from 0.8 feet to 1.7 feet.
- On-site soils fall within hydrologic group D.
- Depth to bedrock ranges from 1.7 feet to greater than 6.6 feet.
- Approximately 68.7% of the Park is classified as having moderately well drained soils, while upwards of 30.1% of the Park has limited permeability.

Environmental Site Assessment Summary

- Approximately 12 acres of NWI wetlands (federal and/or state) are mapped in the Park. These wetland have not been field verified.
- The Park is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area.
- A 100-year floodplain is located along the stream channel on the southernmost parcel.
- 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.
- Approximately 50% of the site is mapped within an Archeological Sensitive Area.
- The Park is not located within a State certified agricultural district. However, a mapped state agricultural district abuts the Park boundary to the southwest.

Oswego County Industrial Park

Route 481 and State Route 264

TOWN OF SCHROEPEL, OSWEGO COUNTY



Transportation and Site Access

- Access to the industrial park from State Route 264 is provided by Industrial Park Drive (County Route 59) which loops around the Park and abuts CSX mainline rail to the south.
- Interstate access to I-81S is available through Route 481 Exit 14 (Phoenix/Mexico) located 0.2 miles north of the Park and I-81 Exit 32 (Central Square) located 15 miles northeast of the Park.
- Interstate Access to I-90 is available through Exit 39(Syracuse/Fulton) located 14 miles south of the Park.
- CSX operates a north-south rail mainline which runs through the Park, separating the southernmost parcel from the rest of the site.
- The Syracuse Rail Yard and Intermodal Terminal is located 22 miles southeast of the Park in Syracuse, NY.
- Port of Oswego is approximately 20 miles north of the Park along the southern shore of Lake Ontario in the City of Oswego.
- Oswego County Airport is located approximately 9 miles northeast of the Park.
- Syracuse Hancock International Airport is approximately 17 miles to the southeast, centrally located in Onondaga County.

Utilities

Municipal Water Supply

- Public water supply is provided from the Town of Schroepel directly to the Park via a 12" water main. The Park also has access to the Metropolitan Water Board's 54-inch transmission main.
- The Village of Phoenix currently has the ability to provide 399,000 gallons per day and a maximum pressure of 85 psi to the Park.

Municipal Sewer

- Public sewer is provided directly to the Park via an 8" gravity line. Sewage is treated at the Village of Phoenix Waste Water Treatment Plant (WWTP).
- The WWTP is functioning well and consistently meets SPDES permit parameters. WWTP available capacity is 40,000 gallons per day.
- The available capacity of the sewer main at the Park is approximately 200,000 gallons per day
- The current availability of storm sewers is unknown.

Electric Service

- National Grid provides electric services directly to the Park via overhead and underground lines along State Route 264.

Natural Gas

- The Park is directly served by a 4" National Grid distribution line which is supplied by an 6" gas main along State Route 264.

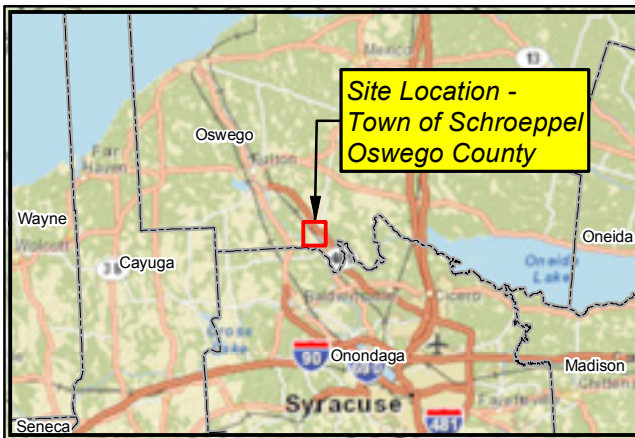
Telecommunications

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

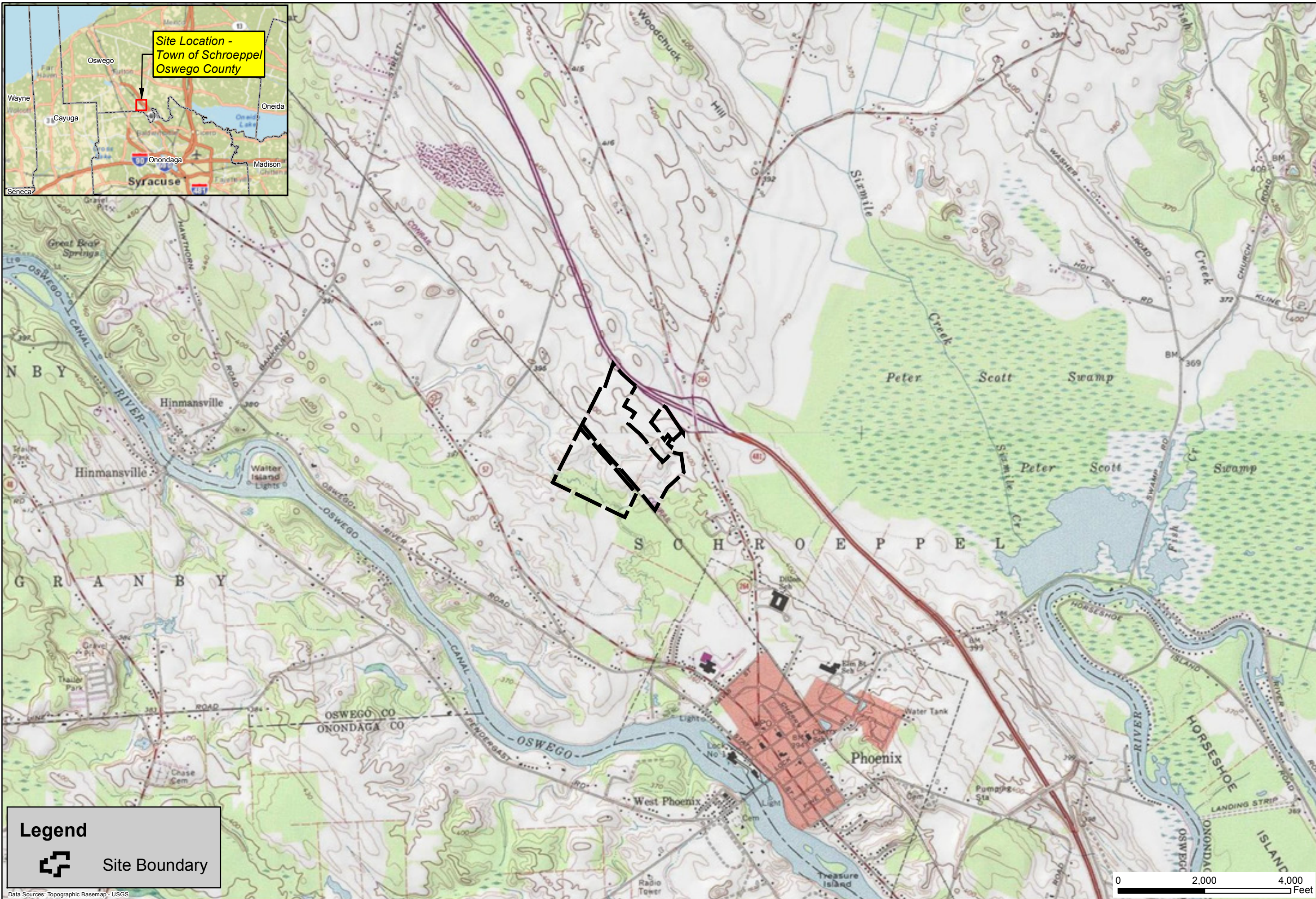


Site Layout Features

- ◆ Established business park with over 112 acres of land available for development
- ◆ Currently within Town of Schroepfel's Industrial Park Development (IPD) District
- ◆ Development scenarios include industry, manufacturing, processing, technology, energy research, small business, profession service, retail, community service
- ◆ Site accessed off of State Route 264
- ◆ Easy access to NYS 481
- ◆ CSX rail line provides opportunity for freight or distribution based development
- ◆ Existing tenants part of business park
- ◆ Presence of on-site wetlands and streams will require compliance and permitting with NSYDEC and USACE regulations
- ◆ Up to 100% of site may be utilized
- ◆ Internal roadway and utility infrastructure are already established
- ◆ Flexible development opportunities



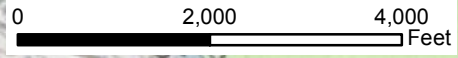
Site Location -
Town of Schroepel
Oswego County



Legend

 Site Boundary

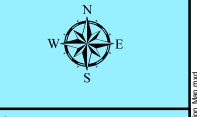
Data Sources: Topographic Basemap - USGS



Oswego County
New York

OS-23 Oswego County Industrial Park
Area Location Map

County Route 59 and State Route 481
Town of Schroepel



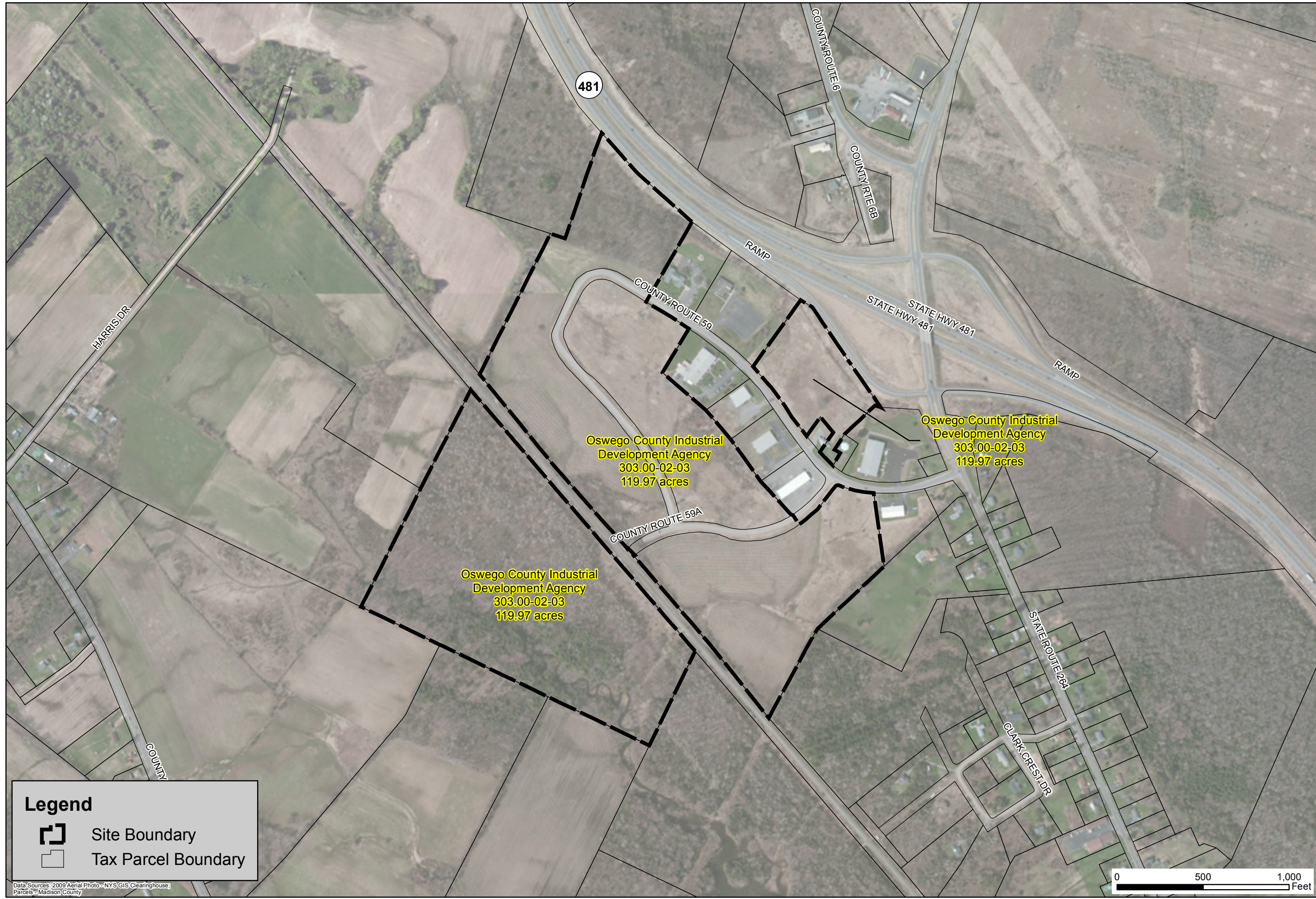
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August 2013

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As Shown



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1

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
-  Tax Parcel Boundary

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

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Central New York Regional Planning & Development Board


B&L
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OS-23 Oswego County Industrial Park

Site Location Map

Oswego County New York



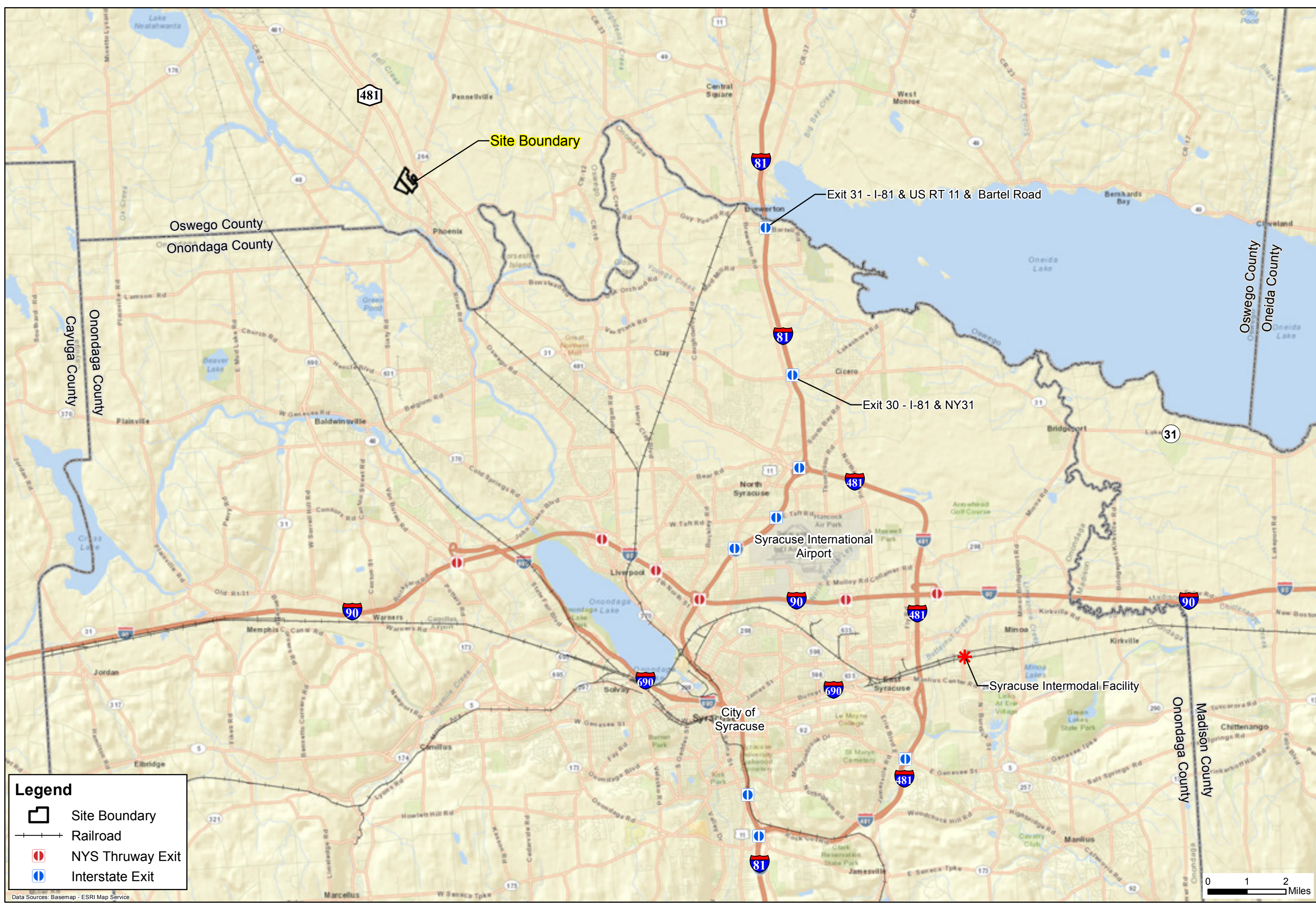
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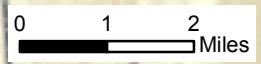
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Legend

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

Data Sources: Basemap - ESRI Map Service



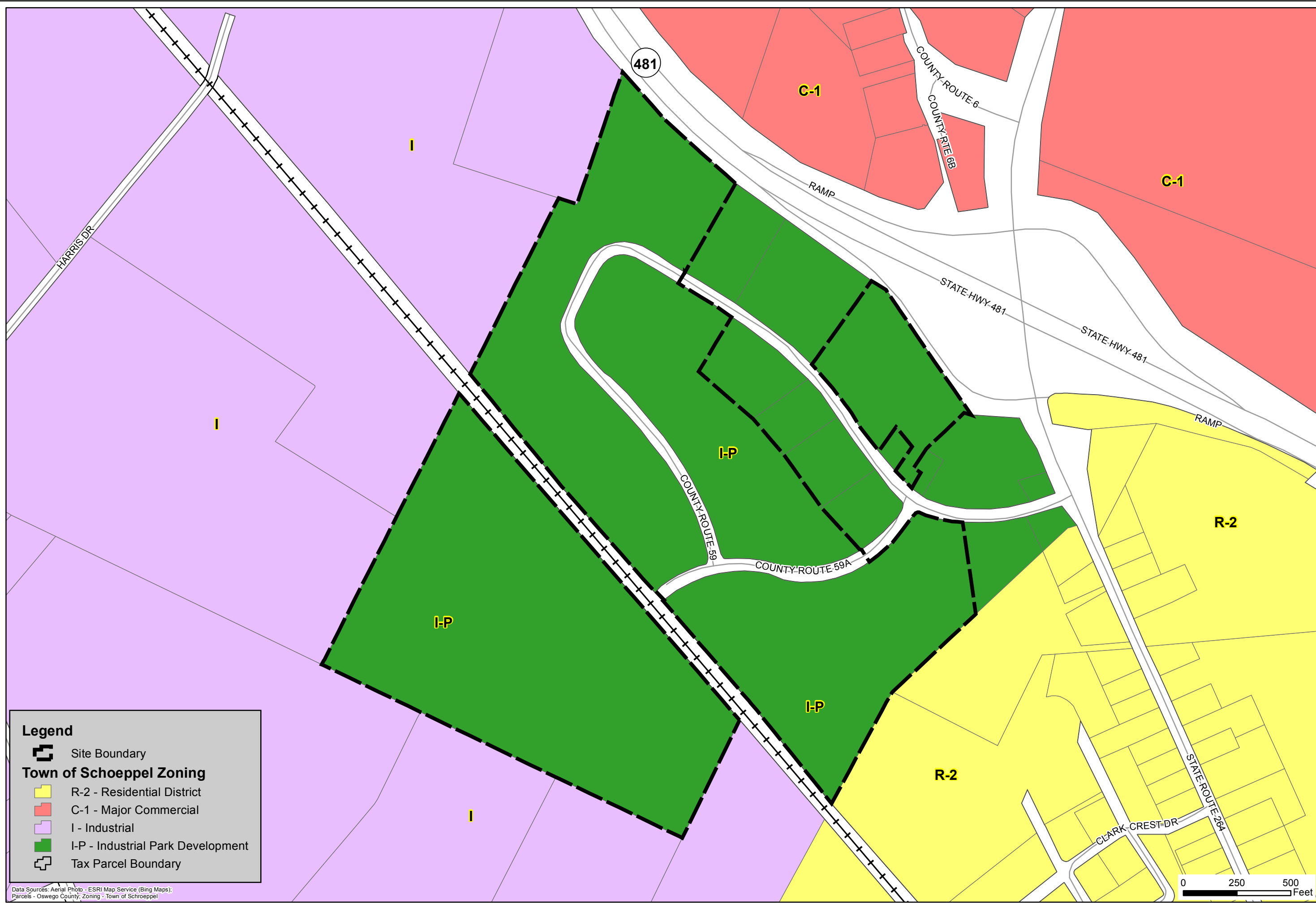
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File Number
1581.001

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Legend

- Site Boundary
- Town of Schoepel Zoning**
- R-2 - Residential District
- C-1 - Major Commercial
- I - Industrial
- I-P - Industrial Park Development
- Tax Parcel Boundary

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

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 Central New York Regional Planning & Development Board

BL
 & Associates, P.C.

OS-23 Oswego County Industrial Park
 Zoning
 Oswego County
 New York

Date
 August 2013

Scale
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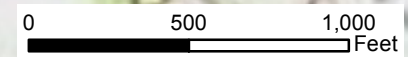
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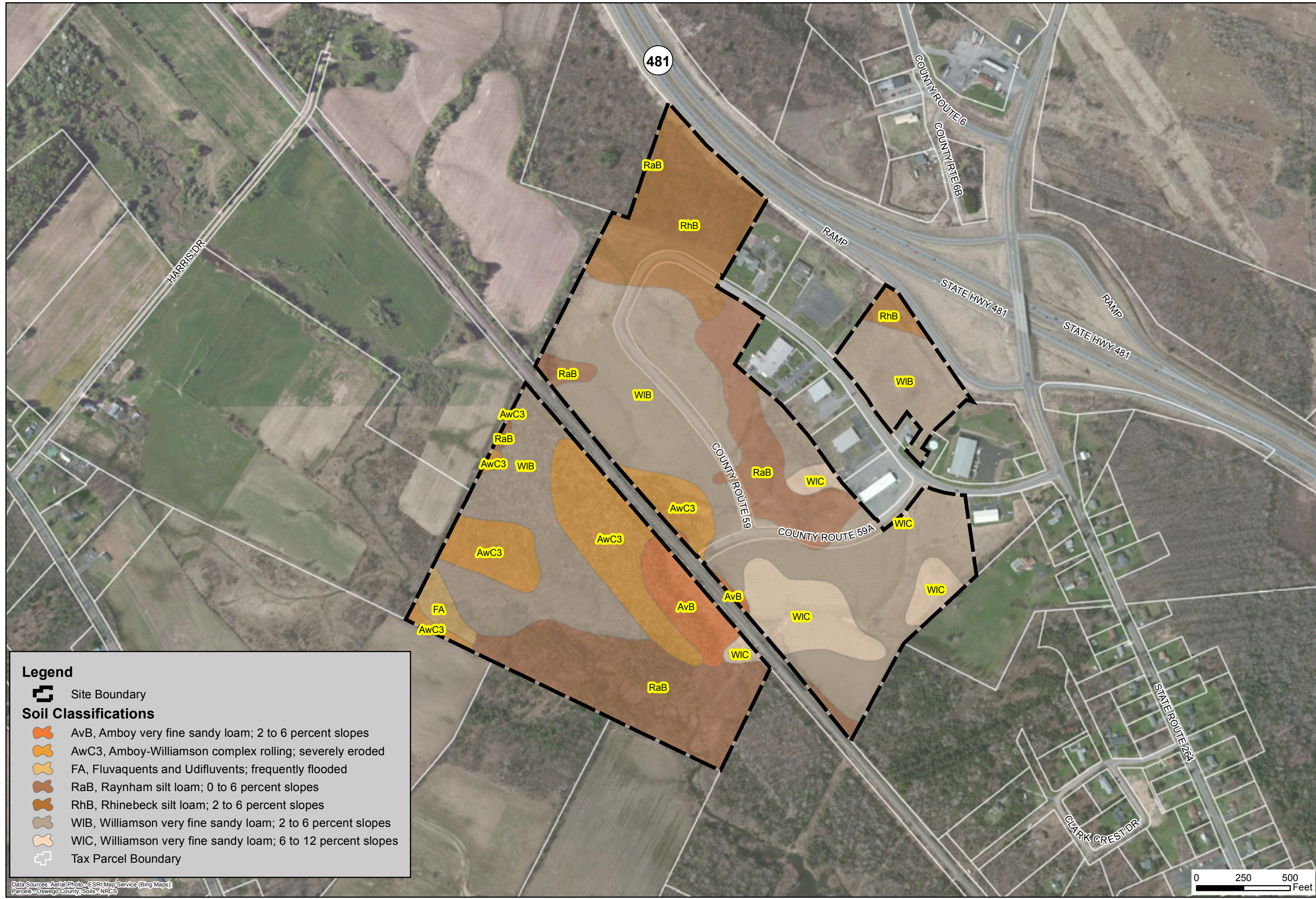
Legend

 Site Boundary

Data Sources: Topographic Basemap - USGS



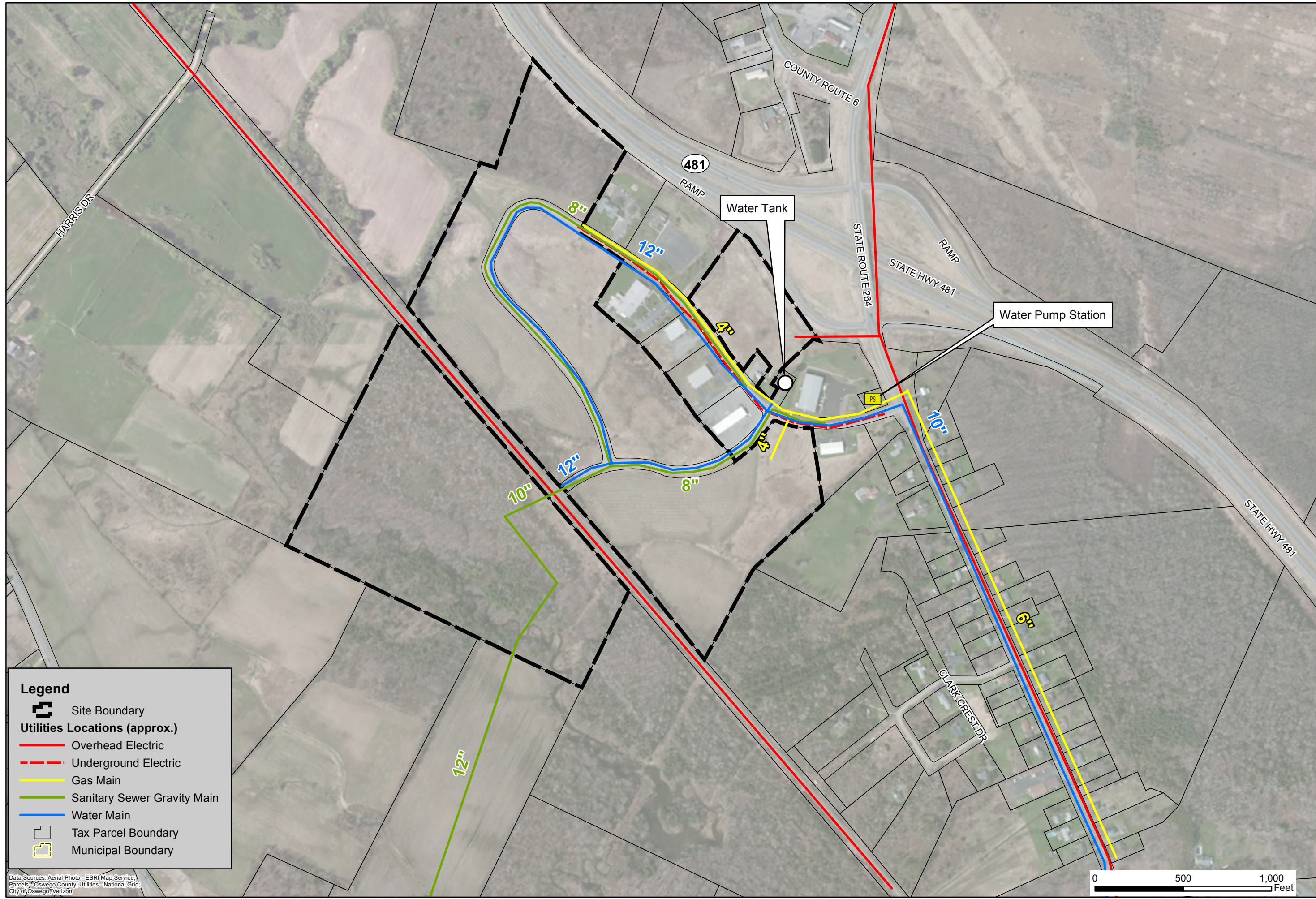
 	
	
OS-23 Oswego County Industrial Park	New York
<h1>Site Topography</h1>	
Oswego County	
	
Date	August 2013
Scale	As Shown
Figure Number	5
File Number	1581.001
<p>This map is to be used for reference purposes only. Barton and Loguidice P.C. is not responsible or liable for any inaccuracies herein contained.</p>	



Legend

- Site Boundary
- Soil Classifications**
- AvB, Amboy very fine sandy loam; 2 to 6 percent slopes
- AwC3, Amboy-Williamson complex rolling; severely eroded
- FA, Fluvaquents and Udifluvents; frequently flooded
- RaB, Raynham silt loam; 0 to 6 percent slopes
- RhB, Rhinebeck silt loam; 2 to 6 percent slopes
- WIB, Williamson very fine sandy loam; 2 to 6 percent slopes
- WIC, Williamson very fine sandy loam; 6 to 12 percent slopes
- Tax Parcel Boundary

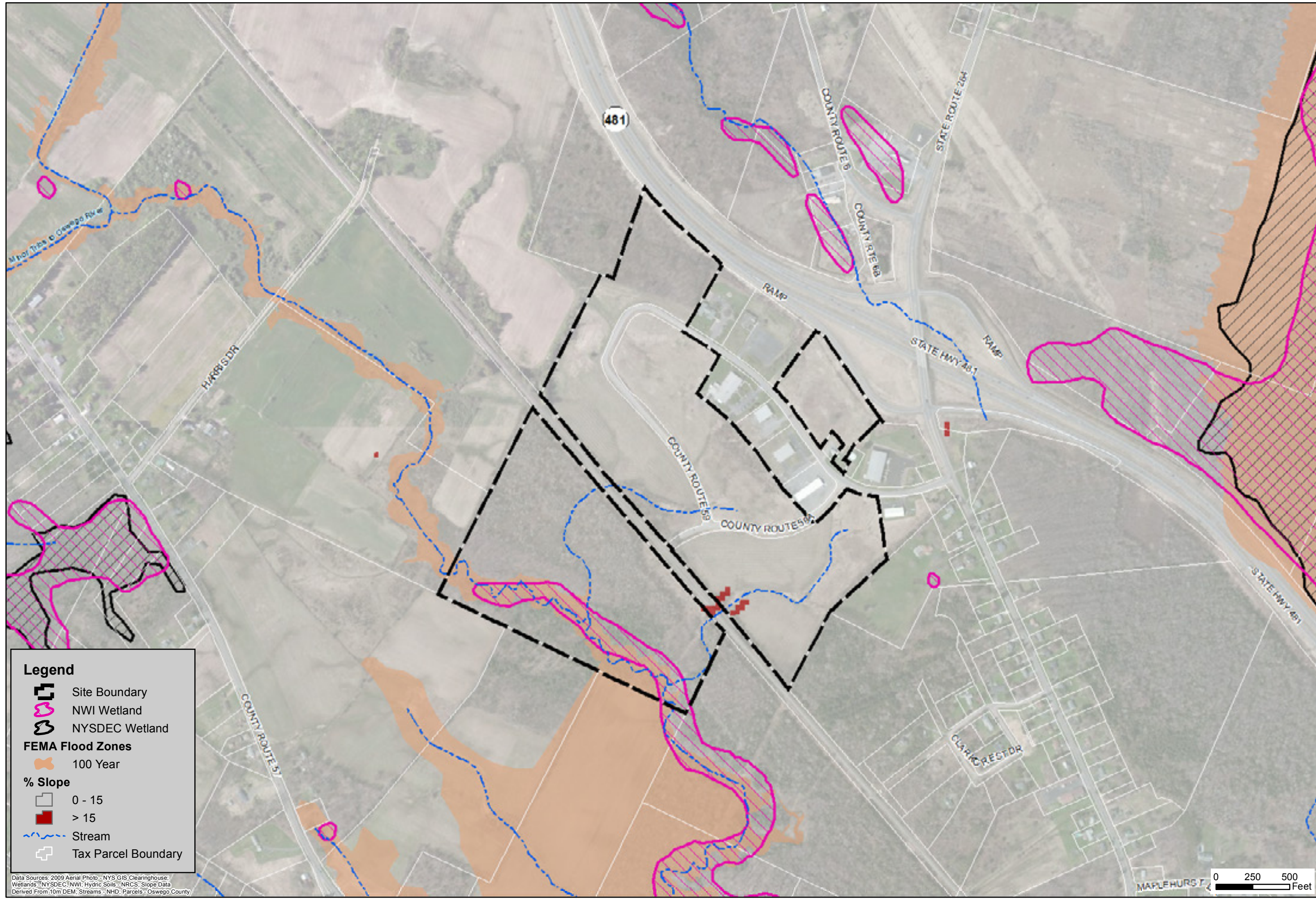
Data Sources: Aerial Photo - ESRI Map Service (Bing Maps);
 Parcels - Oswego County; Soils - NRCS



Legend

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

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



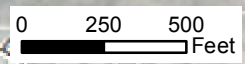
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File Number
 1581.001

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Oswego County Industrial Park

LAND USE

Total Size (acres)	112.7	Assessed Value	The entire Oswego County Industrial Park is assessed as one, 112.7-acre parcel valued at \$561,820.
Land Use	Manufacturing; vacant industrial; higher education; day care	Adjacent Properties	Higher education; day care; manufacturing; abandoned agriculture; water tower; single family residences
Road Frontage	4000 feet on an internal access road; 1075 feet on the limited access highway NY-481; Access off NY-264	Comments	The park already supports a wide variety of land uses, expanding the options for appropriate future land uses in the vacant areas of the park.

ZONING

Uses Permitted	The site is located in the Town of Schroepfel's Industrial Park Development (I-P) District. Permitted uses in the I-P District include garage sale (3 or less per year); agriculture, not including the keeping of fowl/farm animals; retail sale of agricultural produce grown on the same lot from a road stand; and public utility or public transportation. Other industrial uses require a special use permit.
Off Street Parking	Off-street parking regulations in the Town of Schroepfel are dictated by use. For office use, one space is required for each 200 square feet of gross office floor area. For industrial uses, one space is required for each 400 square feet of floor area devoted to manufacture, including printing, publishing and laundry or dry-cleaning plants, plus one space for each employee. If shift work is practiced, then the most populous shift employee number shall determine. Additionally, one space is required for each 2,000 square feet of area devoted to outside storage, including used car lots and equipment rental or sales yards. For any commercial or industrial use, one space is required for each company vehicle in addition to other required spaces.
Set-backs	Setback requirements in the I-P District include 50-ft. front and 25-ft. side and rear yard minimum setbacks.
Percent of Site that may be utilized	100.00%
Control of Nuisances	No use shall be permitted, established, maintained or conducted in the Industrial or Planned Commercial Districts which shall cause or be likely to cause excessive smoke, fumes, gas, dust, odor or any other atmospheric pollutant beyond the boundaries of the lot whereon such use is located in excess of standards set up by the New York State Department of Environmental Conservation; noise perceptible beyond the boundaries of the lot occupied by such use causing the same; any pollution by discharge of any waste material whatsoever into any watercourse, open ditch or land surface, except as treated in accord with standards set up by the New York State Department of Environmental

Oswego County Industrial Park

Conservation, the Oswego County Health Department or the Town of Schroepfel; discharge of any waste material whatsoever into any sanitary disposal system or sewerage system, except only in accordance with the rules of and under the control of the Oswego County Health Department and/or the public body controlling such sewerage system; any chemical or industrial waste which places undue loads, as determined by the Town Engineer or the Oswego County Health Department, shall not be discharged into any municipal system and must be treated by the industrial use; storage or stocking of any waste materials whatsoever; glare or vibration perceptible beyond the lot lines whereon such use is conducted; hazard to person or property by reason of fire, explosion, radiation or other cause; or any other nuisance harmful to persons or property.

Height Restrictions

The maximum allowable building height in the I-P District is 75 feet.

DEVELOPMENT IMPLICATIONS SUMMARY

The site is located in the Town of Schroepfel and is zoned in the Industrial Park Development District. Most light industrial uses and warehousing uses require special use permits but office use is not permitted. A variance application or a zoning code request would be required for such development on this site.

Oswego County Industrial Park

TOPOGRAPHIC INFORMATION

Topography	The topography of the site ranges from 360 feet above mean sea level (msl) in the southwest corner of the site to 400 feet above msl in the northern portion of the site.
Potential Aesthetic Problems	No potential aesthetic concerns were identified for the site.
Restrictions	No topographic restrictions were identified for this site.

SOILS

Mapping Units	The soil types mapped for the site include: WIB-Williamson very fine sandy loam, 2 to 6% slopes (44.5% of site); RaB-Raynham silt loam, 0 to 6% slopes (18.2% of site); AwC3-Amboy-Williamson complex, rolling, severely eroded (13.3% of site); RhB-Rhinebeck silt loam, 2 to 6% slopes (11.9% of site); WIC-Williamson very fine sandy loam, 6 to 12% slopes (6.6% of site); AvB-Amboy very fine sandy loam, 2 to 6% slopes (4.3% of site).	
Drainage Class	Greater than 68.7% of the site soils are moderately well drained.	
Hydrologic Soil Groups	The majority of the mapped soil on-site are classified as hydrologic soil group D.	
Depth to Groundwater	The depth to groundwater at the site ranges from 0.8 feet to 1.7 feet.	
Permeability	Upwards of 30.1% of the site has limited permeability.	
Depth to Bedrock	The depth to bedrock at the site ranges from 1.7 feet to greater than 6.6 feet.	
Bearing Strength	The bearing strength of the on-site soils is low, 1500 pounds per square foot per NYS Building Code based on class of materials.	

Hydric Soils Present?	Hydric soils are present within the site boundaries. These mapped hydric soil units consist of Raynham silt loam (RaB) and Fluvaquents and Udifluents, frequently flooded (FA). Approximately 10% of the site is mapped as having	Groundwater Variation	Seasonal wetness was identified for the site.
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Hydric Inclusions in Soils?	The Rhinebeck soil series is recognized as a soil unit with the potential to include hydric inclusions.
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Oswego County Industrial Park

WETLANDS

NYSDEC Wetlands Present?

No NYSDEC regulated wetlands are mapped on the site.

National Wetlands Inventory

One National Wetland Inventory (federal and/or state) wetland is mapped within the site boundaries. This resource is shown on the southernmost parcel and is associated with a mapped stream channel. As mapped, about 12 acres of the wetland fall within the site limits. This wetland is noted as having a forested/scrub-shrub covertype.

Wetlands Delineation Available

No wetland delineation material for the site was available for review.

WATERS / STREAMS

Onsite NYSDEC Mapped Streams

One mapped stream is located on the southernmost site parcel. This stream is a tributary to the Oswego River.

Stream Classification

The site is located in the Oswego River and Lower Seneca River Drainage Basin. The mapped stream flows southeast toward the Oswego River. This stream is classified as a Class C water with C Standards.

Flow Regime

The on-site mapped stream has a perennial flow regime. The other two unmapped streams are intermittent.

Other Water Resources

Two intermittent unmapped streams are located on the site. These waters flow southwest from County Route (CR) 59 and CR59A and discharge into the mapped tributary on the southern parcel. The Oswego River/Canal is located approximately 4000 feet to the southeast of the site.

Coastal Resources

The site is not located within or near a Significant Coastal Fish and Wildlife Habitat (SCFWH) area or within the NYS landward coastal boundary. The Town of Schroepfel is not recognized as having an approved Local Waterfront Revitalization Program (LWRP).

FLOOD PLAINS

Flood Plain Information

FEMA floodplain mapping was reviewed. A 100-year floodplain is shown along the mapped stream channel on the southernmost parcel. No designated floodways or coastal erosion hazard areas are identified on-site.

FISH AND WILDLIFE

Nature Explorer Results (State Species)

The NYSDEC's Nature Explorer identified the following threatened or endangered species as possible residents of Oswego County: Indiana bat; Bald eagle; Black tern; Common tern; Henslow's sparrow; King rail; Least bittern; Loggerhead shrike; Northern harrier; Peregrine falcon; Pied-billed grebe; piping plover; Sedge wren; Upland sandpiper; Bog turtle; Lake

Oswego County Industrial Park

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

Site within or near Critical Environmental Area

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

CULTURAL AND HISTORIC RESOURCES

Archaeologically Sensitive Area?

Approximately 50% of the site is mapped 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 identified on the site.

Adjoining a Nationally Registered or Eligible Historic Site?

No National Register locations are mapped adjacent to the site boundaries.

AGRICULTURAL

State Agricultural District

This site is not located within a State certified agricultural district; however, a mapped state agricultural district abuts the site boundary to the southwest.

POTENTIAL PERMIT REQUIREMENTS

Section 404 Clean Water Act Nationwide or Individual Permit (US Army Corps of Engineers)
Section 401 Water Quality Certification (NYSDEC)
State Pollutant Discharge Elimination System Permit (NYSDEC)

ENVIRONMENTAL IMPLICATIONS SUMMARY

Any impacts to federally regulated wetlands in the future will require a permit and review from the USACE. Depending on

Oswego County Industrial Park

the amount of impact, wetland mitigation may be required. The avoidance of wetland and water locations on the site should be emphasized. Based on aerial photography, numerous unmapped drainage ways appear to be present on the site. A wetland field delineation should be completed before any site development takes place. 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.

Oswego County Industrial Park

ROADWAY

Adjacent Roadway Network

The Oswego County Industrial Park is located 0.2 miles south of the interchange (Exit 14) of I-481 and NY-264, along NY-264. Access to the industrial park from NY-264 is provided by Industrial Park Drive (County Route 59) which loops around the site and abuts CSX mainline rail to the south. Industrial Park has not been assigned a functional class by the NYSDOT, yet should be considered to operate as a minor rural arterial. NY-264 is classified as a minor rural arterial, and I-481 is classified as a principal rural arterial expressway as well as being part of 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 NY-264 (Volney Street) between County Route 57 Phoenix and Rt. 481 the AADT was 4,689 vpd (June 2010).

Distance to Interstate Highway Network

Access to the interstate highway system is directly available to the Park, being located just 0.2 miles south of NYS Route 481 Exit 14 (Phoenix/Mexico). Route 481 provides access to I-481S as well as I-81 and I-90 approximately 15 miles southeast. Access to I-81 northbound is available at Exit 32 (Central Square), approximately 15 miles northeast of the Park. Westbound interstate transportation is provided by I-90W accessible by Exit 39 (Syracuse/Fulton) located 14 miles south of the Park.

Truck Routes

NY-264 and I-481 serve as the primary trucking routes which provide access to the Oswego County Industrial Park.

Public Transit Stop Near Site

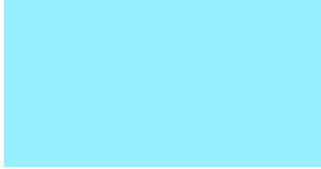
Centro bus services operate within the Village of Phoenix providing public transportation throughout western Oswego County as well as connections to Syracuse and Oswego. The departure point for Centro Buses connecting Phoenix to Syracuse/Oswego is located approximately 2 miles south along NY-264 from the industrial park.

RAIL

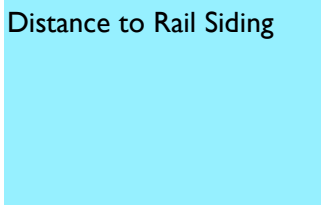
Freight Rail Service Summary

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.

Oswego County Industrial Park

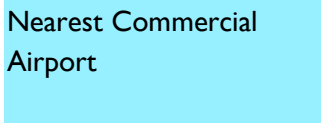


CNY is also served by the NYS&W rail line, a regional network that provides rail freight service from the Syracuse area along a main line south to Binghamton and the NYC metropolitan area, as well as the Finger Lakes Railway Corporation, a short line rail network that provides freight rail service from the Syracuse area to Western New York and Pennsylvania.



CSXT operates north/south rail mainline adjacent to the western boundary of the Park linking Fulton, 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 22 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

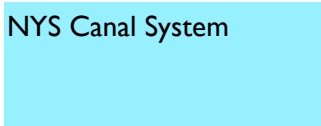


Syracuse Hancock International Airport is located approximately 17 miles southeast of the site. Syracuse Hancock International Airport is recognized as a primary commercial service airport and is part of the New York State Airport System.

MARINE

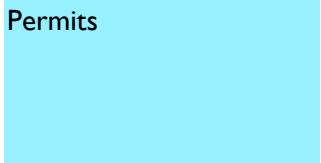


The closest Deepwater Port is located is the Port of Oswego, located in Oswego, NY, which is approximately 20 miles north of the Industrial Park.



The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located in Baldwinsville, NY, approximately 6 miles south of the Industrial Park.

PERMITTING



Town of Schroepfel as well as Oswego County work permits will be required for any roadway/utility improvements proposed within the ROW of Industrial Park (County Route 59). In addition, any additional access proposed to either Industrial Park or NY-264 will require a commercial driveway permit approved by the Town of Schroepfel and Oswego County.

DEVELOPMENT IMPLICATIONS SUMMARY

The Oswego County Industrial Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within 25 miles of the Industrial Park.

Oswego County Industrial Park

WATER SUPPLY

Public Water Supply Available at Site? Yes

Distance From Site (mi.) N/A

System Information

Owner Town of Schroepfel

Source of Supply Groundwater - Village of Phoenix

Method of Treatment Chlorination

Treatment General Comments None

Storage There is a 300,000 gallon elevated water tank at the site.

System Capacity

System Capacity (gpd) 400,000

System Average Daily Demand (gpd) 1,000

System Peak Daily Demand (gpd) Data not available

Available System Capacity (gpd) 399,000

Capacity "Bottlenecks" None reported

Site Specific Details

Is Site in Existing Water District Yes Town of Schroepfel

Size of water main at site (in) 12

Available Capacity at site (gpd) 399,000 The Metropolitan Water Board's water system has a capacity of approximately 60 million gallons per day.

Pressure at site (psi) 85

Have any flow tests been performed near site recently? No

Other Details

User charges and water rates \$2.95/1,000 gallons billed quarterly

Future upgrades planned None reported

Oswego County Industrial Park

Future demands known at this time	None reported
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General Comments	Water is supplied from the Village of Phoenix, whose source consists of three groundwater wells. In the future the site may be connected to the 54- inch Metropolitan Water Board water main to expand capacity.
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Summary	Public water is available at the site via a 12-inch water main with available capacity of 399,000 gallons per day. The Metropolitan Water Board's 54-inch transmission main is also available to the site to increase capacity. The site is currently vastly underutilized.
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Contact Notes	Chuck Butler - Town of Schroepel Water Superintendent (315-695-3241)
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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	Town of Schroepel
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System Capacity

Collection System Description and Capacities	Combination of 8-inch, 10-inch, and 12-inch gravity sewer
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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	Data not available
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Site Specific Details

Site in existing sewer district	Yes	Town of Schroepel
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Size of sewer main at site (in)	8
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Available capacity of sewer main at site (gpd)	200,000
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Other Details

Sewer User Charges	\$4.85/1,000 gallons billed 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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Oswego County Industrial Park

Storm Sewers

Storm sewers available at site	No	Drainage ditches provide adequate storm water relief. Storm water flows then along the railroad into the river.
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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 sewer is available at the site via an 8-inch gravity sewer line. The Village of Phoenix is under a consent order to create a storm water management system to relieve the wet-weather issues at the WWTP. The project is out to bid and expected to start in the fall of 2013. Upon project completion the WWTP will have 300,000 gallons of available capacity.
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RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

Owner / WWTP Name	Village of Phoenix / Sewage Treatment Plant
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Description of Treatment Processes	Standard Activated Sludge with extended aeration
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Treatment Plant Capacity Details

WWTP Average Daily Design Flow (mgd)	0.6
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WWTP Current Avg Daily Flow, Annual (mgd)	.41
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WWTP Current Avg Monthly Flow 'Wet' (March-May)	.56
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WWTP Current Avg Monthly Flow 'Dry' (June-August)	.25
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WWTP Max Average Monthly Flow (past three years) (mgd)	1
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WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months)	0.04
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SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	0.6	0.41	0.19
Nitrogen	None	4.7 mg/l	N/A
Phosphorous	None	2.01 mg/l	N/A

Oswego County Industrial Park

BOD Monthly Avg	30 mg/l & 150 lb/day	5.4 mg/l & 17.21 lb/day	24.6 mg/l & 132.79 lb/day
BOD 7 Day Avg	45 mg/l & 225 lb/day	6.3 mg/l & 21.9 lb/day	38.7 mg/l & 203.1 lb/day
TSS Monthly Avg	30 mg/l & 150 lb/day	6.3 mg/l & 18.5 lb/day	23.7 mg/l & 131.5 lb/day
TSS 7 Day Avg	45 mg/l & 225 lb/day	7.7 mg/l & 24 lb/day	37.3 mg/l & 201 lb/day
Settleable Solids Daily Max	0.3 ml/l	.01 ml/l	0.2 ml/l
pH	6.0 - 9.0 range	7.5	N/A
Other	N/A		
SPDES Limit Excursions (past three years)	Flow Mar '10, Dec '10, Mar '11, Apr '11		

Other Details

Future Upgrades Planned	The Village of Phoenix is under a NYSDEC consent order to remove storm water from the sewer system that leads to the plant in order to mitigate the wet-weather issues. The project is currently out to bid and is expected to begin in Fall 2013. Upon its completion the WWTP will have an estimated 300,000 gallons of capacity.		
Future Demands Known at This Time	None reported		
Moratorium on New Users	No	None reported	

Treatment Plant Summary

WWTP Summary	The WWTP appears to be performing well with regards to its SPDES limits. Remaining capacity is limited to 40,000 gallons per day.
Contact Notes	Chuck Butler - Town of Schropel Water Superintendent (315-695-3241)

ELECTRIC

Provider	National Grid
3 Phase Voltage (V)	13.2kV (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 electrical lines along NY-264. In addition,

Oswego County Industrial Park

underground electrical lines are supplied to the Park from NY-264.

GAS

Provider National Grid

Type Natural Gas

Proximity to Site Adjacent

Pipe Size (in) 4

Pressure (psi) 24

Comments A 4" line located within the site is supplied by a 6" line located along State Route 264.

TELECOMMUNICATIONS

Provider Windstream

Proximity to Site Adjacent

Comments

INTERNET

Provider Windstream / Time Warner Cable

Proximity to Site Adjacent

Comments

DEVELOPMENT IMPLICATIONS SUMMARY

Sewer - The Village of Phoenix Sewage Treatment Plant's remaining capacity is limited to 400,000 gallons per day.