

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

Riverview Business Park

County Route 57 and Owens Road

CITY OF FULTON/TOWN OF VOLNEY, OSWEGO COUNTY



Site Profile Characteristics

Site Address

- 376 Owens Road, Fulton, NY 13069

Property Description

- The 476-acre Business Park (the Park) is located adjacent to the Oswego River on either side of the intersection of Owens Road and County Route 57 in the Town of Volney just south of Fulton.
- The major landowner in the Park is Riverview Business Park, Inc. (286 acres).

Land Use

- Current land uses within the Park include manufacturing facilities, vacant industrial lots, sewage treatment, and storage units.
- The adjacent land use is a mixture of both multi-family & single family housing, manufacturing facilities, commercial retail properties, state police facilities, and abandoned agricultural/undeveloped lands.
- The Park is bordered by the Oswego River to the west, Route 481 to the north, and a CSX rail line to the east.

Zoning

- The majority of the Park is located within the Town of Volney, with a small portion located within the City of Fulton municipal limits.
- The Volney portion is zoned industrial (I-I). Permitted uses in the I-I district include agriculture (excluding the keeping of fowl or farm animals), research laboratories, manufacturing, fabrication, extraction, assembly, warehousing and other handling of material. With site plan approval, uses such as public utility or transportation use, automobile storage or repair, car washing station, equipment rental or sales yard, recreational business, and laundry or dry cleaning plants are permitted.
- The Fulton portion is zoned in the Manufacturing/Industrial (M-I) District. Permitted uses in this district include any manufacturing, processing, packaging, production or assembly facility; motor freight or truck terminal; bottling company; wholesale/retail storage facility; automobile or truck repair, painting or collision service when conducted entirely within a completely enclosed building; research and development facility; industrial bakery; accessory uses and structures; and municipal public or private utilities structures.

Oswego Co. IDA Contact

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Oswego, New York 13126
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Local Contact

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Fulton, NY 13069
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Riverview Business Park boasts existing roadway & utility infrastructure established by the former Miller Brewing plant

Sunoco, Inc. produces approximately 100 million gallons of ethanol per year in the Business Park, providing opportunities for renewable, sustainable business development

On-site wastewater treatment plant with capacity for 5M gallons per day, including 65,000 lbs of BODs is located in the Park

Riverview Business Park

County Route 57 and Owens Road

CITY OF FULTON/TOWN OF VOLNEY, OSWEGO COUNTY



Property Tax Assessments

- Assessed values of parcels in the Park range from \$75,000 to \$26.5 million on acreages ranging from 8 to 93.98 acres.

Topography

- Generally, the Park is primarily flat with slopes between 0% and 8%.
- Site elevation ranges from 360 feet along the western boundary (adjacent to the Oswego River) to its highest elevation of 440 feet in the northeast and southeast corners of the site.

Hydrologic Characteristics

- The Park is located within the Oswego River and Lower Seneca River Drainage Basin with two tributary streams of the Oswego River located within the Park.
- Water table within the Park ranges from 0.6 feet to 1.7 feet.
- On-site soils fall within hydrologic group D.
- Depth to bedrock ranges from 1.2 feet to greater than 6.6 feet.
- Approximately 37.4% of the Park is classified as having moderately well drained soils, while upwards of 36.5% of the Park has limited permeability.

Environmental Site Assessment Summary

- Approximately 45 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.
- 100-year floodplains are mapped on site specifically on the small parcel located west of County Route 57 and on a portion of the larger southern 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 95% of the site is mapped within an Archeological Sensitive Area.
- The Park is not located within a State certified agricultural district.

Riverview Business Park

County Route 57 and Owens Road

CITY OF FULTON/TOWN OF VOLNEY, OSWEGO COUNTY



Transportation and Site Access

- Access to the Park from County Rte 57 as well as Owens Rd is provided by a series of arterial roadways named Miller Brewing Company. Access to the southern parcels of the Park is provided by Mullen Road, while access to the parcel north of Route 481 is provided by Pierce Drive.
- Access to I-81 is available at Exit 32 (Central Square), approximately 17 miles east of the Park.
- Access to I-481 is available through NYS Route 481 on-ramp adjacent to the Park.
- Interstate access to I-90 is available at Exit 39 (Syracuse/Fulton) located 17 miles south of the Park.
- CSX operates a north-south rail mainline which provides seven tracks directly into the Park.
- The Syracuse Rail Yard and Intermodal Terminal is located 27 miles southeast of the Park in Syracuse, NY.
- Port of Oswego is approximately 15 miles north of the Park along the southern shore of Lake Ontario in the City of Oswego.
- The Oswego County Airport is located 3 miles from the Park.
- Syracuse Hancock International Airport is approximately 22 miles to the southeast, centrally located in Onondaga County.

Utilities

Municipal Water Supply

- Public water supply is provided directly to the Park via a 24" main line along the railroad tracks.
- Onondaga County Water Authority (OCWA) currently has the ability to provide 7 million gallons per day and a pressure of up to 60 psi to the Park.

Municipal Sewer

- Public sewer is provided directly to the Park via an 8" gravity line. Sewage is treated at the City of Fulton Wastewater 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 one (1) million gallons per day.
- There is very limited capacity in the sewer main at the site.
- Privately owned storm sewers are present at the Park.

Electric Service

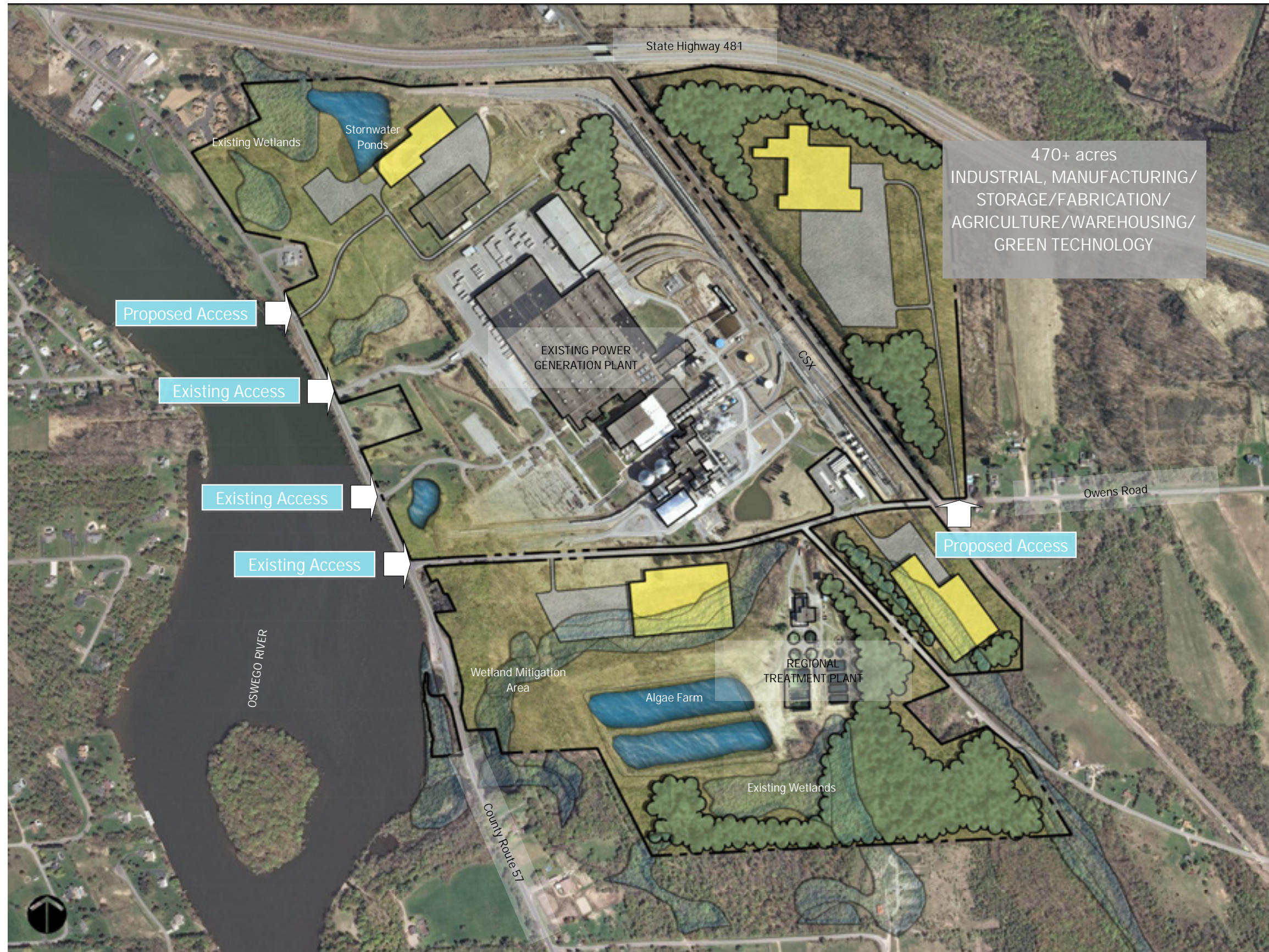
- National Grid provides 13.2 kV electric services directly to the Park via overhead and underground lines along County Rte 57 & Owens Rd.
- There is a 115kV line within 2 miles of the Park to the west.

Natural Gas

- The Park is directly served by a 4" National Grid distribution line which is supplied by an 8" gas main along Owens Road.

Telecommunications

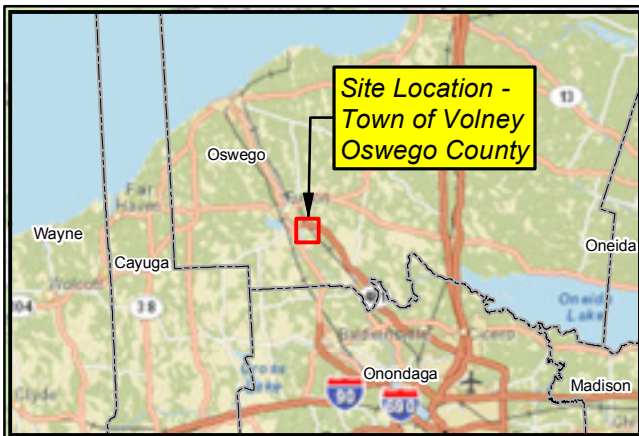
- Verizon and Windstream provide telephone services while Verizon and Time Warner Cable provide internet services directly to the Park.



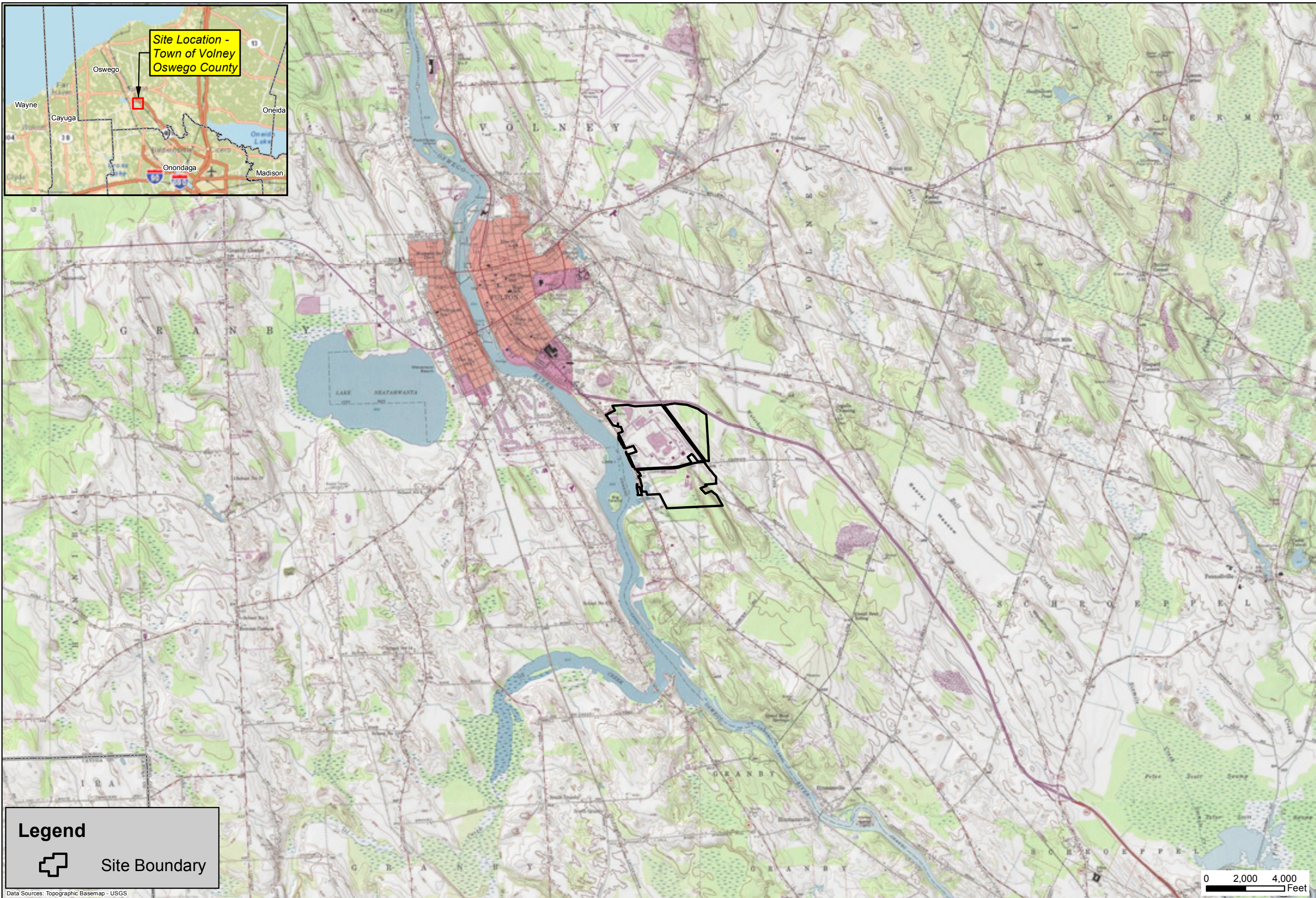
470+ acres
 INDUSTRIAL, MANUFACTURING/
 STORAGE/FABRICATION/
 AGRICULTURE/WAREHOUSING/
 GREEN TECHNOLOGY

Site Layout Features

- ◆ Over 470 total acres make up the Riverview Industrial Park.
- ◆ Road Frontage occurs on County Rt 57, Owens Rd, Mullen Rd, Oberg Rd, NYS 481, and internal access road.
- ◆ Multiple entrances along County Rt 57.
- ◆ Current zoning is industry and manufacturing.
- ◆ Land uses include Manufacturing, industry, storage, sewage treatment.
- ◆ Permitted uses include: agriculture, research laboratories, manufacturing, fabrication, extraction, assembly, warehouse, renewable energy industry
- ◆ Energy study completed for Park suggests alternative sustainable technology development
- ◆ Parking regulations are dictated by use.
- ◆ Maximum 35% of site can be used under current regulations
- ◆ Existing on-site wetlands will require appropriate permitting and compliance with NYSDEC and USACOE regulations
- ◆ On-site wetland mitigation may be necessary



Site Location -
Town of Volney
Oswego County



Legend



Site Boundary

Data Sources: Topographic Basemap - USGS

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OS-24 Riverview Business Park

Area Location Map

New York

376 Owens Road, Fulton, NY 13069

Oswego County



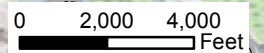
Date
August 2013

Scale
As Shown

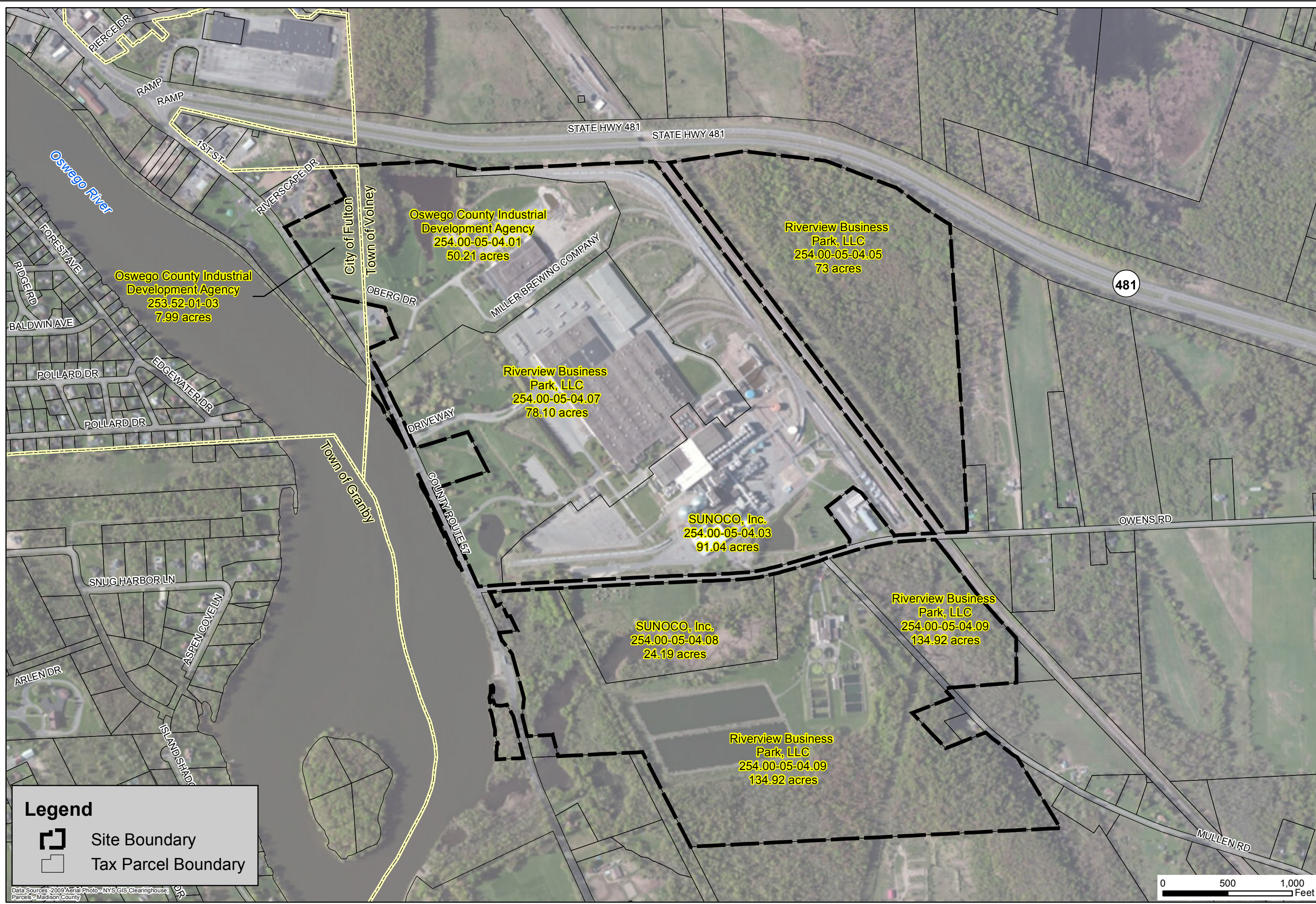
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File Number
1581.001



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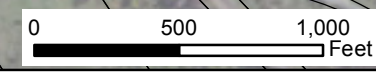
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Legend

-  Site Boundary
-  Tax Parcel Boundary

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







OS-24 Riverview Business Park

New York

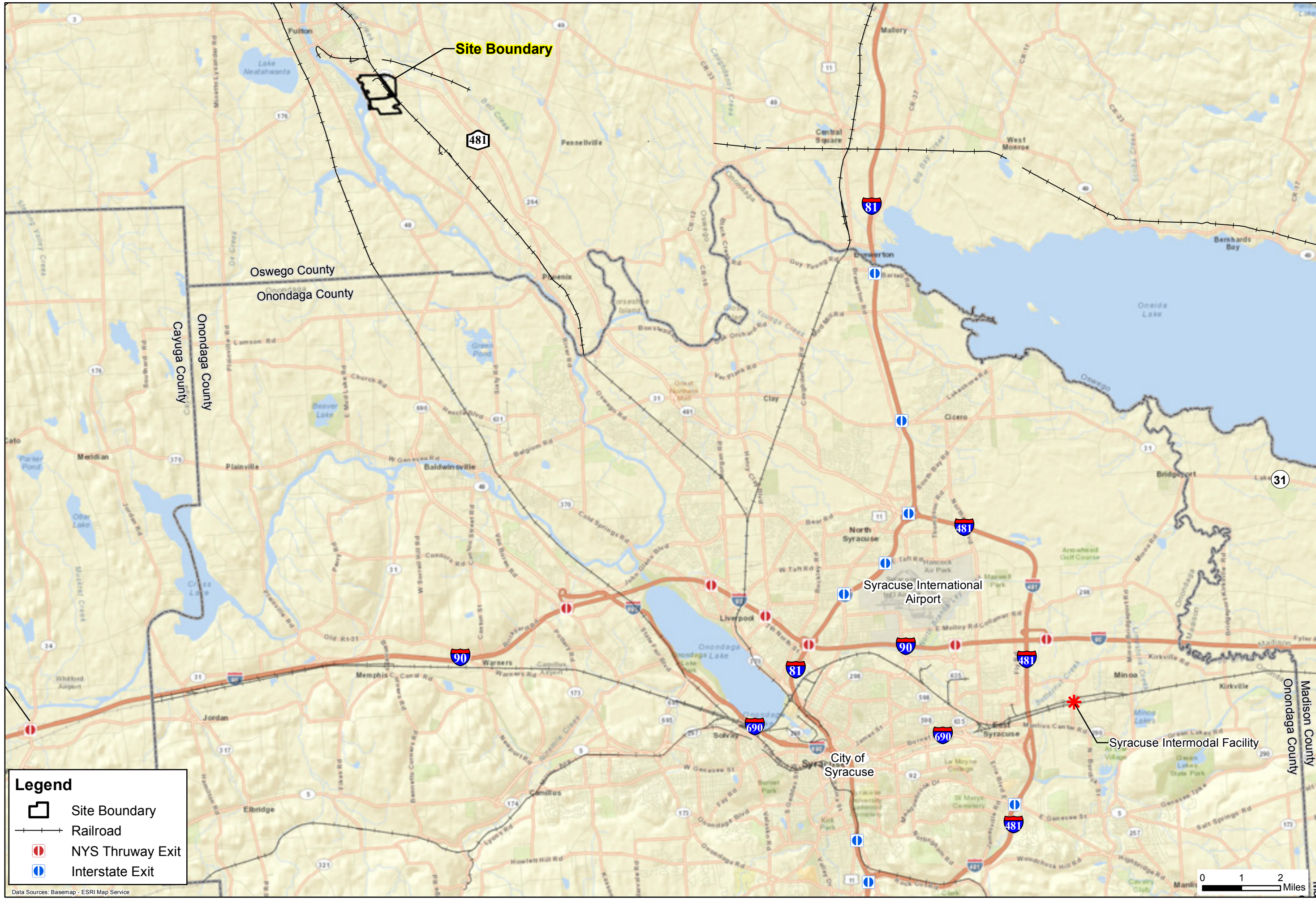
Oswego County

Site Location Map



Date	August 2013
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Figure Number	2
File Number	1581.001

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Legend

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

Data Sources: Basemap - ESRI Map Service



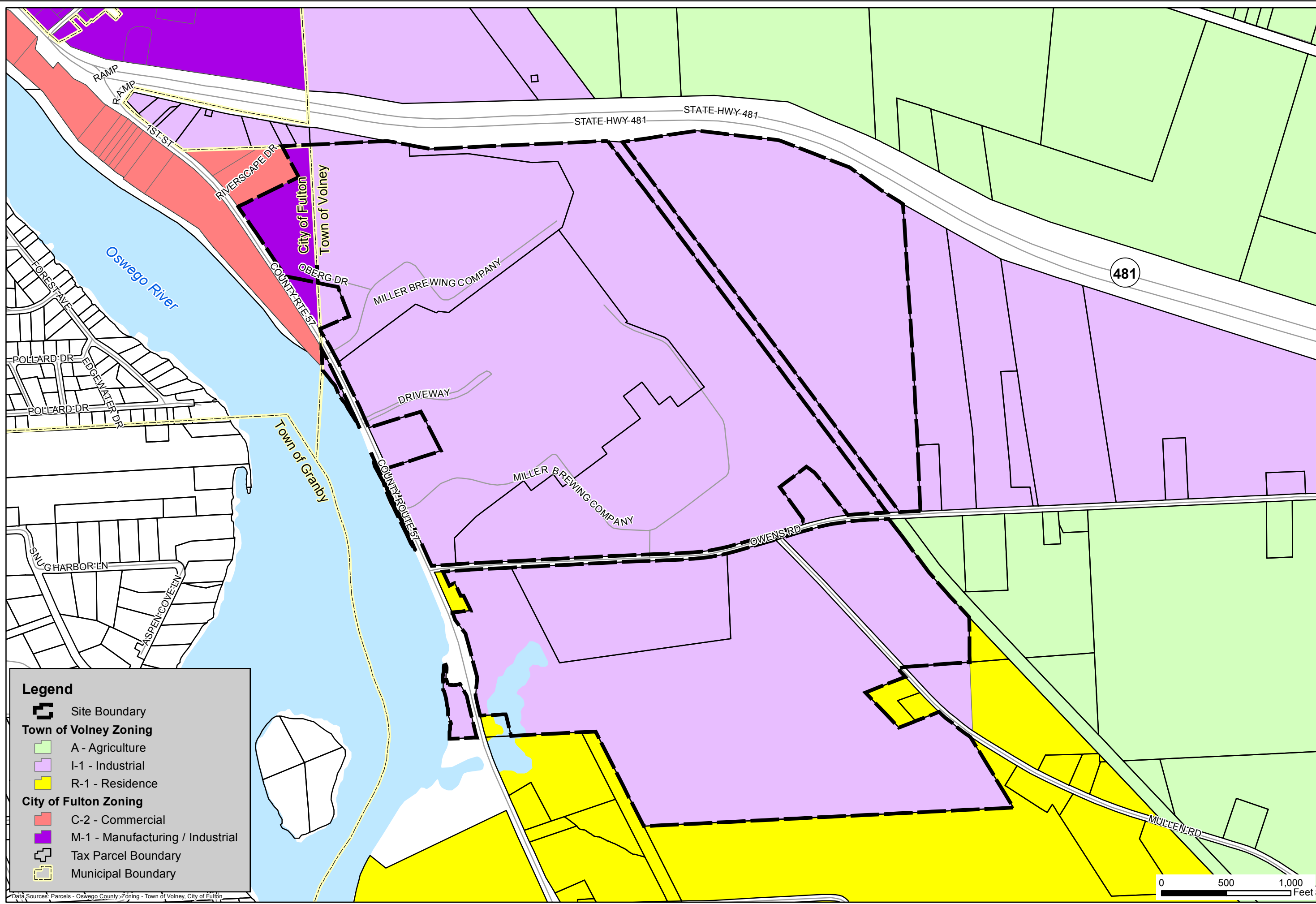
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3

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Legend

- Site Boundary
- Town of Volney Zoning**
 - A - Agriculture
 - I-1 - Industrial
 - R-1 - Residence
- City of Fulton Zoning**
 - C-2 - Commercial
 - M-1 - Manufacturing / Industrial
- Tax Parcel Boundary
- Municipal Boundary

Data Sources: Parcels - Oswego County; Zoning - Town of Volney, City of Fulton



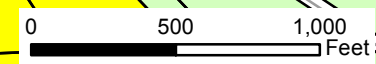
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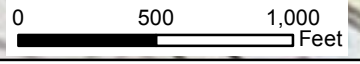




Legend

 Site Boundary

Data Sources: Topographic Basemap - USGS



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Barton & Loguidice, P.C.

OS-24 Riverview Business Park
New York

Site Topography

Oswego County



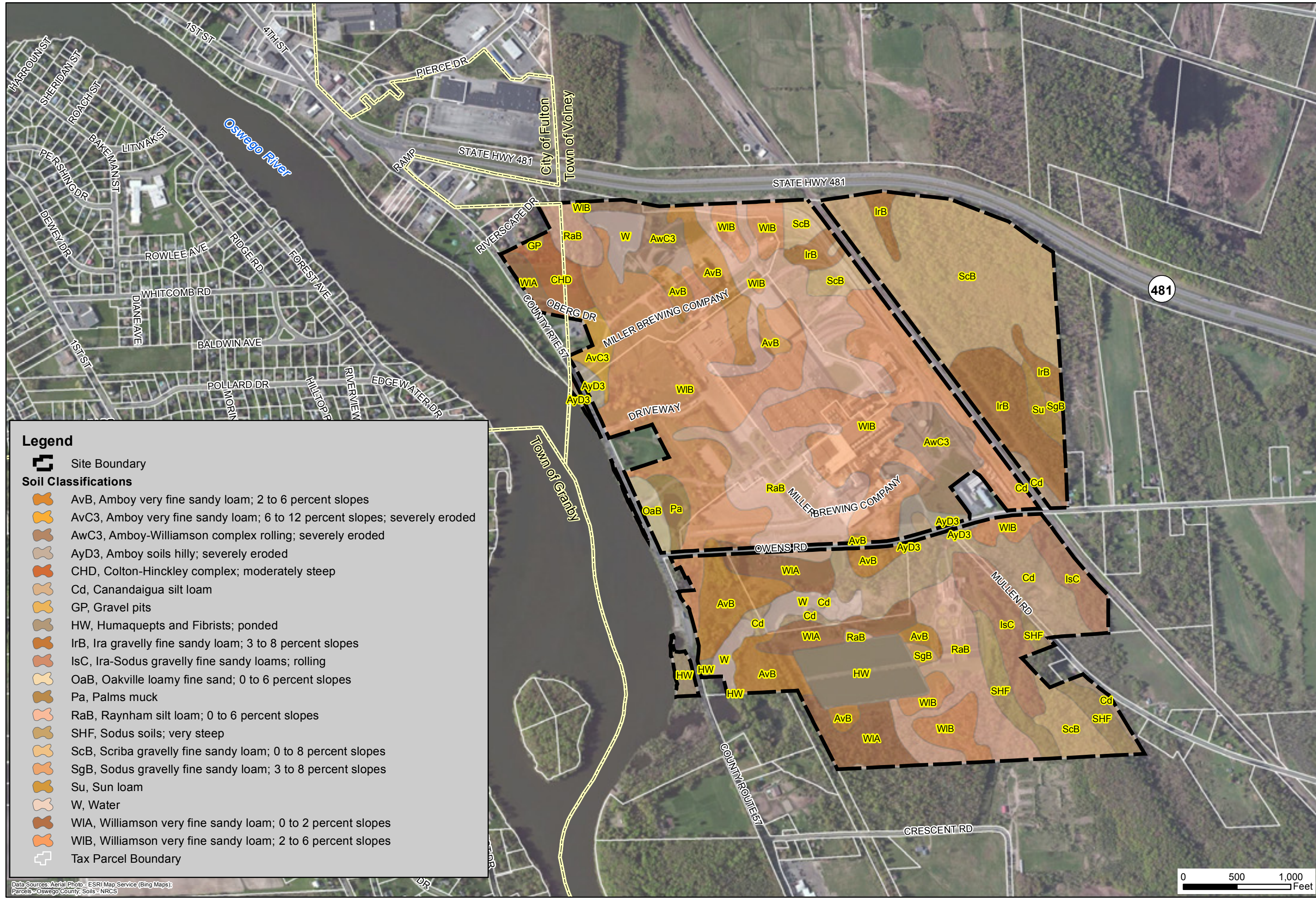
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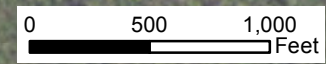
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Legend

- Site Boundary
- Soil Classifications**
- AvB, Amboy very fine sandy loam; 2 to 6 percent slopes
- AvC3, Amboy very fine sandy loam; 6 to 12 percent slopes; severely eroded
- AwC3, Amboy-Williamson complex rolling; severely eroded
- AyD3, Amboy soils hilly; severely eroded
- CHD, Colton-Hinckley complex; moderately steep
- Cd, Canandaigua silt loam
- GP, Gravel pits
- HW, Humaquepts and Fibrists; ponded
- IrB, Ira gravelly fine sandy loam; 3 to 8 percent slopes
- IsC, Ira-Sodus gravelly fine sandy loams; rolling
- OaB, Oakville loamy fine sand; 0 to 6 percent slopes
- Pa, Palms muck
- RaB, Raynham silt loam; 0 to 6 percent slopes
- SHF, Sodus soils; very steep
- ScB, Scriba gravelly fine sandy loam; 0 to 8 percent slopes
- SgB, Sodus gravelly fine sandy loam; 3 to 8 percent slopes
- Su, Sun loam
- W, Water
- WIA, Williamson very fine sandy loam; 0 to 2 percent slopes
- WIB, Williamson very fine sandy loam; 2 to 6 percent slopes
- Tax Parcel Boundary

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



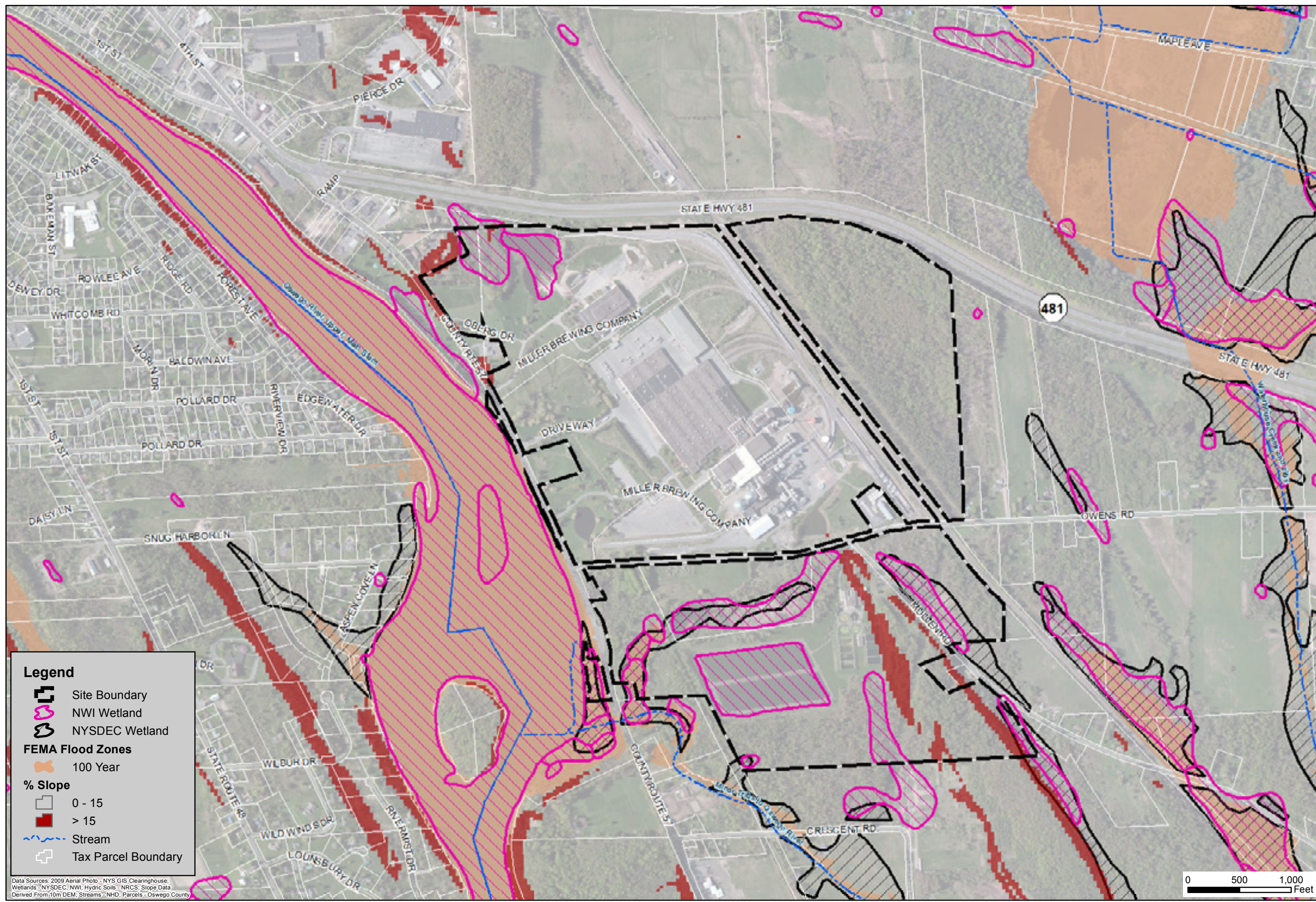
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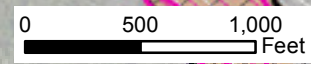
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- Legend**
- Site Boundary
 - NWI Wetland
 - NYSDEC Wetland
 - FEMA Flood Zones**
 - 100 Year
 - % Slope**
 - 0 - 15
 - > 15
 - Stream
 - Tax Parcel Boundary

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



OS-24 Riverview Business Park
Development Considerations
 Oswego County New York



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

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Riverview Business Park

LAND USE

Total Size (acres)	476.09	Assessed Value	Assessed values of parcels in this site range from \$75,000 to \$26.5 million on acreages ranging from 8 to 93.98 acres.
Land Use	Manufacturing, vacant industrial, storage, sewage treatment	Adjacent Properties	Undeveloped land; multi-family housing; state police; single-family housing; manufacturing; commercial retail; abandoned agriculture
Road Frontage	2425 feet on County Rte 57; 3550 feet on Owens Rd; 2000 feet on Mullen Rd; 800 feet on Oberg Rd; 2750 on limited access NY-481; 7300 feet on internal access road	Comments	Land use developing in the surrounding area is consistent with industrial use at this site. The availability of wastewater treatment facilities adds to this appropriateness. Business/office use would also fit into the local land use regime.

ZONING

Uses Permitted	The site is mostly located in the Town of Volney, but a small portion is within the City of Fulton municipal limits. The Volney portion is zoned Industrial (I-1). Permitted uses in the I-1 District include agriculture (excluding the keeping of fowl or farm animals), research laboratories, manufacturing, fabrication, extraction, assembly, warehousing and other handling of material. With site plan approval, uses such as public utility or transportation use, automobile storage or repair, car washing station, equipment rental or sales yard, recreational business, and laundry or dry cleaning plants are permitted uses. The Fulton portion is zoned in the Manufacturing/Industrial (M-1) District. Permitted uses in this district include any manufacturing, processing, packaging, production or assembly facility; motor freight or truck terminal; bottling company; wholesale/retail storage facility; automobile or truck repair, painting or collision service when conducted entirely within a completely enclosed building; research and development facility; industrial bakery; accessory uses and structures; and municipal public or private utilities structures.
Off Street Parking	In the Town of Volney, regulations regarding off-street parking are dictated by use. Office use requires one space for each 200 sq. ft. of gross office floor area. For manufacturing use, including printing, publishing, and laundry or dry cleaning plants, one space is required for each 400 sq. ft. of floor area. One space is required for each 2,000 sq. ft. of floor area devoted to storage or stationary operating equipment. One space is required for each 3,000 sq. ft. of area devoted to outside storage, including used car lots and equipment rental or sales yards. For any industrial or business use, one space is required for each company vehicle in addition to other required spaces. Off-street parking requirements in the City of Fulton are also determined by use. Office use mandates one space for each 300 sq. ft. of gross floor area while industrial or manufacturing use requires one space for each employee during the largest shift. Wholesale storage freight terminals require one space for each

Riverview Business Park

employee including the proprietor.

Set-backs

In the I-I District of the Town of Volney, setback regulations require 50-ft. front, 25-ft. side, and 50-ft. rear yard minimum setbacks. In the M-I District of the City of Fulton, setback regulations require a 25-ft. front yard minimum setback. In any situation where a business or manufacturing use in a commercial, industrial or PUD district shall be contiguous to or abut upon any residential use, conforming or nonconforming, an eight-foot wide buffer zone planting strip of thick evergreen growth, at least six feet in height, shall be planted or an opaque wood fence, at least six feet in height, shall be erected on such commercial or industrial or PUD property in such planting strip and shall be maintained to protect the residential use. Setback and distance separations from interior lot lines and buildings shall be determined per the requirements of 9NYCRR-Executive Vol. B.

Percent of Site that may be utilized

35.00%

Control of Nuisances

In the Town of Volney, no offensive or objection vibration, odor, or glare shall be noticeable at or beyond the property line and no activity shall create a physical hazard by reason of fire, explosion, radiation, or other such cause, to persons or property in the same or adjacent district. Additionally, the emission of smoke, fly ash, or dust which can cause damage to the health of person, animals, or plant life, or to other forms of property shall be prohibited. Lastly, in any district where manufacturing or light industry is permitted, no manufacturing use, nor any trade, industry, use or purpose that is noxious or offensive by reason of emission of odor, dust, smoke, toxic or noisome fumes, radiation, gas, noise, vibration, or excessive light, or any combination of the above, which is dangerous and prejudicial to the public health, safety, and general welfare shall be permitted. In the City of Fulton, the nature and intensity of operation of the use are factors considered when determining the issuance of special use permits. Examples of impacts due the nature and intensity of development may include traffic generation, hours of operation, size and scale, noise, odor, dust, vibration, glare, smoke and environmental hazards.

Height Restrictions

The maximum building height allowed in the I-I District in Volney is three stories or 40 feet while that of the M-I District in Fulton is 48 feet.

DEVELOPMENT IMPLICATIONS SUMMARY

The site is zoned in the Industrial (I-I) District of the Town of Volney. Most manufacturing and warehousing uses are permitted-by-right in this district. Office use requires obtaining a conditional use permit and site plan approval. The City of Fulton portion is zoned in the Manufacturing/Industrial (M-I) District where most industrial and warehousing uses are permitted with site plan approval. Office use is not permitted nor prohibited in the M-I District. All new construction requires a special use permit in this district.

Riverview Business Park

TOPOGRAPHIC INFORMATION

Topography	The site topography ranges from 360 feet above mean sea level (msl) along the Oswego River and County Route 57 (eastern portion of the site) to 440 feet above msl in the northeast and southeast corners of the site.
Potential Aesthetic Problems	The site is located on the banks of the Oswego River, so any development would be visible from the waterway. However, the site is not vacant land and has been developed before, so the land use would not be significantly different than in the past. The Curtiss Gale Wildlife Management Area (NYSDEC owned) is located approximately 1000 feet southwest of the site, across County Route 57.
Restrictions	There are no topographic restrictions identified for the site.

SOILS

Mapping Units	The soil types mapped for the site include: WIB-Williamson very fine sandy loam, 2 to 6% slopes (25.6% of site); RaB-Raynham silt loam, 0 to 6% slopes (16.3% of site); ScB-Scriba gravelly fine sandy loam, 0 to 8% slopes (14% of site); AvB-Amboy very fine sandy loam, 2 to 6% slopes (6.8% of site); Cd-Canandaigua silt loam (6.2% of site); WIA-Williamson very fine sandy loam, 0 to 2% slopes (5% of site).
Drainage Class	Greater than 37.4% of the site is moderately well drained.
Hydrologic Soil Groups	Greater than 73.9% of the site soils are classified as hydrologic soil group D.
Depth to Groundwater	The depth to groundwater at the site ranges from 0.6 feet to 1.7 feet.
Permeability	Upwards of 36.5% of the site has limited permeability.
Depth to Bedrock	The depth to bedrock at the site ranges from 1.2 feet to greater than 6.6 feet.
Bearing Strength	The bearing strength of the on-site soils is low, 1500 pounds per square foot (psf) (>59.9% of site); 2000 pounds psf (14% of site) per NYS Building Code based on class of materials.

Hydric Soils Present?	Hydric soil units were identified on portions of the site. These areas are predominantly spread throughout the central portions of the north and south parcels included in the site. The soil types designated as hydric are Sun loam (Su),	Groundwater Variation	Seasonal wetness was identified at the site.
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Riverview Business Park

Canandaigua silt loam (Cd), Raynham silt loam (RaB), Palms muck (Pa), and Humaquepts and Fibrists, ponded (HW). Hydric soils make up approximately 20% of the site.

Hydric Inclusions in Soils?

The Scriba soil series is recognized as a soil unit with the potential to include hydric inclusions.

WETLANDS

NYSDEC Wetlands Present?

Three NYSDEC regulated wetlands are mapped within the site limits - all on the southern parcels. Wetlands FU-64, PE-22, and PE-23 are mapped on the small parcel across County Route 57 and on the larger southern parcel, totaling approximately 20 acres.

National Wetlands Inventory

Ten National Wetland Inventory (federal and/or state) wetlands are mapped throughout the site. These wetlands constitute approximately 45 acres of freshwater pond, forested, scrub-shrub, and emergent covertypes.

Wetlands Delineation Available

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

WATERS / STREAMS

Onsite NYSDEC Mapped Streams

Two NYSDEC mapped streams, both tributaries of the Oswego River, are mapped on the site.

Stream Classification

The site is located in the Oswego River and Lower Seneca River Drainage Basin. One stream is located on the south parcel and is associated with the locations of the NYSDEC and NWI mapped wetlands. The second mapped stream is located on the north parcel, just north of the site access road. Both of these waters flow west and are designated as Class C with C Standard water resources.

Flow Regime

The tributaries to the Oswego River that are mapped on the site have perennial flow regimes.

Other Water Resources

The Oswego River is located across County Route 57 from the majority of the site. There are two small site parcels located to the west of this road, along the banks of the river.

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 Volney is not recognized as having an approved Local Waterfront Revitalization Program (LWRP).

FLOOD PLAINS

Flood Plain Information

FEMA floodplain mapping was reviewed. 100-year floodplains are mapped on the site specifically

Riverview Business Park

on the small parcel located west of County Route 57 and on a portion of the larger southern parcel in the areas of standing water (as shown on the aerial photography). No designated floodways or coastal erosion hazard areas are identified on-site.

FISH AND WILDLIFE**Nature Explorer Results
(State Species)**

The NYSDEC's Nature Explorer identified the following threatened or endangered species as possible residents of Oswego County: Indiana bat; Bald eagle; Black tern; Common tern; Henslow's sparrow; King rail; Least bittern; Loggerhead shrike; Northern harrier; Peregrine falcon; Pied-billed grebe; piping plover; Sedge wren; Upland sandpiper; Bog turtle; Lake chubsucker, Lake sturgeon; Longear sunfish; Mooneye, Round whitefish, Spoonhead sculpin; Bogbean buckmoth, Angled spikerush, Bird's-eye primrose; Calypso; Carey's smartweed; Champlain beachgrass, Creeping sedge, Culver's root; Dragon's mouth orchid, dwarf bulrush; Eastern prairie fringed orchid, Georgia bulrush; Giant pine-drops; Great Plains flatsedge, Hooker's orchid; Houghton's sedge; Lake-cress; Large twayblade; Little-leaf Tick-trefoil; Livid sedge; Low sand-cherry; minute duckweed; Northern bog aster; Northern bog sedge; Northern pondweed; Ogden's pondweed; Orange fringed orchid; Ovate spikerush; Pawpaw; Prairie-smoke; Purple rock-cress; Puttyroot; Ram's-head 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?**

The majority of the site (approximately 95%) 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 identified on the site.

**Adjoining a Nationally Registered
or Eligible Historic Site?**

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

AGRICULTURAL**State Agricultural District**

This site is not located within a State certified agricultural district. The closest district

Riverview Business Park

is located north of the site on the other side of State Highway 481.

POTENTIAL PERMIT REQUIREMENTS

Section 404 Clean Water Act Nationwide or Individual Permit (US Army Corps of Engineers)
Section 401 Water Quality Certification (NYSDEC)
Article 24 Freshwater Wetland Permit (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 the amount of impact, wetland mitigation may be required. The NYSDEC mapped wetlands have associated 100-foot protected buffers. An Article 24 permit will be required for any disturbance to the wetlands or any disturbance within these buffer areas. The avoidance of wetland and water locations on the site should be emphasized. A wetland field delineation should be completed before any site development takes place. Site development may require cultural resource field investigations since the site is located within an Archaeological Sensitive Area. 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.

Riverview Business Park

ROADWAY

Adjacent Roadway Network

The Riverview Business Park is located along the bank of the Oswego River and consists of a large set of parcels just south of the entrance to NYS Route 481 and a separate territory located north of the Route 481 on-ramp. The majority of the business park is bound by South 1st Street to the west, Owens Road to the south, CSX mainline railroad tracks to the east, and Route 481 to the north. Several arterial roadways provide access to the business park from South 1st street as well as Owens road and they all share the name Miller Brewing Company. In addition, Mullen Road intersects Owens Road and provides access to the southern parcels of the business park. No functional classification has been given to Owens Road, Miller Brewing Company, or Mullen Road, however they should be considered to function as Minor Rural Arterials. South 1st Street is classified as a Minor Urban Arterial north of the intersection with Owens Road, and is classified as a Major Rural Collector south of the intersection with Owens Road. NYS Route 481 is classified as a Principal Urban Arterial Expressway and is recognized a mainline of the National Highway System. The Riverview Business Park parcel north of the Route 481 on-ramp is bordered by South 4th Street to the west/south, Pierce Drive to the south/east, and CSX rail siding to the north. Access to this parcel is provided by Harris Street off of South 4th Street. No classification has been given to Harris Street or Pierce Drive, yet should be considered to function as Minor Rural Arterials. South 4th Street has been classified as a Principal Urban Arterial.

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 South 1st Street the AADT was 2,875 vpd (2010).
 On South 4th Street the AADT was 19,476 vpd (2010).
 On CR-57 between CR-46 and the southern Fulton City Line the AADT was 2,875 vpd (November 2010).

Distance to Interstate Highway Network

Access to I-481 is available through the NYS Route 481 on-ramp located adjacent to the Park. Access to I-81 is available through Exit 32 (Central Square) located 17 miles east of the Park. In addition, for eastbound and westbound travel, I-90 can be accessed at Exit 39 (Syracuse/Fulton) approximately 17 miles south of the Business Park.

Truck Routes

NY/I-481 and NY-3 serve as the primary trucking routes which provide access to the Riverview Business Park.

Public Transit Stop Near Site

Centro bus services operate within the City of Fulton providing public transportation throughout western Oswego County as well as connections to Syracuse and Oswego. The departure point for Centro Buses connecting Fulton to Syracuse/Oswego is located approximately 2 miles north along South 1st Street from the Riverview Business Park via Route #46.

Riverview Business 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.

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.

Distance to Rail Siding

CSXT rail siding is currently provided to the Park from a north/south rail mainline which links Fulton, NY to the Syracuse Rail Yard. The Syracuse Rail Yard and Intermodal Terminal is located 27 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 22 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 15 miles north of the Business Park.

NYS Canal System

The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located in Fulton, NY, approximately 3 miles northwest of the Business Park.

Riverview Business Park**PERMITTING**

Permits	Town of Volney as well as Oswego County work permits will be required for any roadway/utility improvements proposed within the ROW of South 1st Street. Likewise, City of Fulton work permits will be required for any roadway/utility improvements proposed within the ROW of South 4th Street. In addition, any additional access proposed to the aforementioned roadways will require a commercial driveway permit approved by the Town of Volney/City of Fulton.
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DEVELOPMENT IMPLICATIONS SUMMARY

The Riverview Business Park is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within 30 miles of the site.

Riverview Business Park

WATER SUPPLY

Public Water Supply Available at Site? Yes

Distance From Site (mi.) N/A

System Information

Owner Onondaga County Water Authority

Source of Supply Lake Ontario

Method of Treatment Chlorine, Filtration, Fluoridation

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

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

Sodium hypochlorite (disinfectant) and polyaluminum chloride (coagulant)

Granular activated carbon and sand filtration

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

Storage None

System Capacity

System Capacity (gpd) 70,000,000

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

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

Available System Capacity (gpd) 19,540,000

Capacity "Bottlenecks" MWB's Oswego County Pump Station

Site Specific Details

Is Site in Existing Water District Yes Town of Volney Owen Road Water District

Size of water main at site (in) 24

Available Capacity at site (gpd) 7,000,000 The site pressure at the site is between 20 and 60 psi depending

Riverview Business Park

on the MWB's Oswego Pump Station. Low flows result in water pressure in the mid 20s, normal flows in 40-45psi, and peak flows up to 60 psi. Former businesses utilized booster pumps and tanks to maintain consistent water pressures.

Pressure at site (psi) 45

Have any flow tests been performed near site recently? No

Other Details

User charges and water rates Commercial/Light Industrial Service (Quarterly): Base System Fee - ranges from \$23 - \$2,875 depending on meter size, Water Use Rate - \$2.76 per 1,000 gallons.

Future upgrades planned None reported

Future demands known at this time None reported

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

Summary Public water is available at the site from OCWA via a 24-inch water main. A booster pump and tank are recommended to be installed to maintain water pressure at 40-45 psi.

Contact Notes Patrick Sherlock - OCWA (315-455-7061); OCWA 2012 Annual Water Quality and Water Supply Statement

SEWER COLLECTION SYSTEM

Public Sewer Available at Site? Yes

Distance from site (mi.) N/A

System Information

Owner City of Fulton

System Capacity

Collection System Description and Capacities Combination of gravity sewers, pump stations, and force mains.

An existing private wastewater treatment plant is available at the site

Riverview Business Park

with a capacity of 5,000,000 gpd.

Collection System "Bottlenecks"

The first downstream pump station from the site

Collection System Wet-Weather Issues

There are no major wet-weather issues reported in this area.

Moratorium on New Users

No

Site Specific Details

Site in existing sewer district

Yes

Data not available

Size of sewer main at site (in)

8

Available capacity of sewer main at site (gpd)

0

Other Details

Sewer User Charges

Minimum of \$3.75 per 1000 cubic feet. Industrial Permit may be required.

Future Upgrades Planned

None reported

Future Demands Known at this Time

None reported

Storm Sewers

Storm sewers available at site

Yes

Storm sewers are privately owned

Site within MS4 Area

No

Summary

Collection System Comments

Capacity is subject to the amount of discharge from the exiting Sunoco facility located at site. An upgrade at the first downstream pump station would be needed to receive additional flows.

Sewer Summary

Public sewer is available via an 8-inch gravity main. Capacity is not available at the site due to restrictions at the first pump station downstream of the site. An existing private wastewater treatment plant is available at the site with a capacity of 5 MGD.

RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

Owner / WWTP Name

City of Fulton / Wastewater Treatment Plant

Description of Treatment Processes

Primary settling, trickling filter, secondary settling, chlorine contact, and phosphorus removal are used to treat the wastewater.

Riverview Business Park

Treatment Plant Capacity Details

WWTP Average Daily Design Flow (mgd)	3.4
WWTP Current Avg Daily Flow, Annual (mgd)	2.4
WWTP Current Avg Monthly Flow 'Wet' (March-May)	2.4
WWTP Current Avg Monthly Flow 'Dry' (June-August)	1.5
WWTP Max Average Monthly Flow (past three years) (mgd)	3.85
WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months)	1

SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	3.4	2	1.4
Nitrogen	None	TKN - 18.2 mg/l; NH3 - 13 mg/l	N/A
Phosphorous	1 mg/l	0.36 mg/l	0.64 mg/l
BOD Monthly Avg	37 mg/l & 1049 lb/day	23.6 mg/l & 424.8 lb/day	13.4 mg/l & 624.2 lb/day
BOD 7 Day Avg	56 mg/l & 1574 lb/day	30.4 mg/l & 526.4 lb/day	25.6 mg/l & 1047.6 lb/day
TSS Monthly Avg	39 mg/l & 1106 lb/day	13.5 mg/l & 226.9 lb/day	25.5 mg/l & 879.1 lb/day
TSS 7 Day Avg	59 mg/l & 1659 lb/day	19.6 mg/l & 311.9 lb/day	39.4 mg/l & 1347.1 lb/day
Settleable Solids Daily Max	0.3 ml/l	0.5 ml/l	-0.2 ml/l
pH	6.0 - 9.0 Range	7.4	N/A
Other	N/A		

SPDES Limit Excursions (past three years)

Settleable solids Jan '10 and Mar '10; Mar '11 and Apr '11;
BOD Mar '10 and Mar '11

Other Details

Future Upgrades Planned New mixing system for digester and new grit removal equipment is schedule to be upgraded

Riverview Business Park

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

Dan O'Brien - City of Fulton Commissioner of Public Works (315-592-5459); Don Patrick - City of Fulton WWTP Operator (315-592-3410)

ELECTRIC

Provider	National Grid
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3 Phase Voltage (V)	13.2kV (Overhead) / 115kV (Overhead)
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3 Phase Proximity to Site	Adjacent
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Singe Phase Voltage (V)	N/A
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Singe Phase Proximity to Site	N/A
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Comments

National Grid provides overhead electrical lines along South 1st Street and Owens Road. In addition, an underground electrical line is supplied to the Park from South 1st Street. Lastly, there is a 115kV line within 2 miles of the Park to the west.

GAS

Provider	National Grid
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Type	Natural Gas
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Proximity to Site	Adjacent
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Pipe Size (in)	4, 6, 8, 12
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Pressure (psi)	24 (4" & 6"), 50 (8"), 300 (12")
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Comments

A 12" transmission main runs north-south through the site parallel to the river. An 8" gas line extends east on Owens Road from the 12" main approx. 500 feet; a 4" gas line extends west to County Route 57 from the end of the 8" line; a 6"

Riverview Business Park

gas line is located along County Route 57 for the full length of the western boundary of the site.

TELECOMMUNICATIONS

Provider Verizon / Windstream

Proximity to Site Adjacent

Comments

INTERNET

Provider Verizon / Time Warner Cable

Proximity to Site Adjacent

Comments

DEVELOPMENT IMPLICATIONS SUMMARY

Water - A booster pump and tank are recommended to be installed to maintain water pressure at 40-45 psi.
Sewer - Public sewer capacity is not available at the site due to restrictions at the first pump station downstream of the site. 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.