

TOWN OF CLAY THREE RIVERS POINT

THREE RIVERS POINT BROWNFIELD OPPORTUNITY AREA

STEP 2 NOMINATION

APRIL, 2015



Prepared by Plumley Engineering
With Behan Planning and Design, and
E.M. Pemrick and Company

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ACKNOWLEDGEMENTS

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Executive Summary

The town of Clay, New York has an area of land at the confluence of the Oneida, Oswego, and Seneca Rivers that is rich in natural resources, history, and opportunity. This area, known as Three Rivers Point, is a collection of several different brownfield properties, meaning that the land once served industrial or commercial uses which are now defunct and available for redevelopment. This area is the Clay Brownfield Opportunity Area (Clay BOA), as originally defined by this Step 2 nomination process in the New York State Brownfield Opportunity Areas Program. It is made up of four main brownfield properties located adjacent to each other, which collectively provide great opportunity for redevelopment.

The land, because of its unique geographic location and environmental qualities, has held cultural significance dating back thousands of years, when Native Americans began using it as a seasonal food camp. The site was especially significant for the Iroquois Nation as a meeting ground in the heart of the Onondaga territory. During the colonial era, the site was used as a British military base. By the end of the century, a popular resort called the Barnam Hotel was developed at Three Rivers Point. In the early 1900's the waterway became a part of the Erie Canal system. After World War 2, the renamed 'Three Rivers Inn' drew visitors to see entertainment acts from around the country such as Frank Sinatra and Dean Martin at Three Rivers Point.

Easy access by water (and later, by rail) made this area a good prospect for industrial development. However, as rail and water transport lost ground to trucking as the preferred mode of shipping, these industrial sites began to decline, as did the Three Rivers Inn. Today, the Clay BOA land is nearly all vacant and underutilized, except for a few residential properties, despite the fact that the area holds great potential for community and recreational development.

This land holds such great potential for several reasons. Perhaps most notably, it is one of the most historically significant sites in the region, although there is currently little to no recognition of this fact on site. Additionally, it has approximately 3,000 linear feet of prime waterfront real-estate with beautiful views and access to the three rivers. It is easily accessible by land (via County Route 57) and by sea (as a destination along the Erie Canal).

This nomination study has also found there to be few significant roadblocks to redevelopment. The majority of the land is owned by the town, so there will be fewer property acquisition hurdles than if the parcels were all privately owned. Some of the land at the water's edge is

owned by the New York State Thruway and Canal Corps, but a cooperative partnership between the town and the Canal Corps is already underway, with plans to repair the seawall at Three Rivers Point as one of the first steps towards redevelopment.

One of the most important factors in revitalization is, as always, the public's approval of plans. The planning process for this area goes back at least several decades; specific initiatives were suggested for the Three Rivers area in numerous planning reports. The public participation component of this study has shown that the community of Clay is very much in support of redevelopment efforts and the current land use plans proposed for the BOA. Almost no negative comments were received from the public throughout this process. It seems that the town and the public are equally eager to make use of this historically significant and underutilized land, which has been largely neglected since its industrial decline.

While the parcels are mostly brownfield sites, preliminary research has shown that environmental contamination is not severe. Based on the current assessments, there are no environmental constraints on future uses of the brownfield sites, and redevelopment can likely proceed with clean-up efforts. The main environmental concerns include soil contamination with asphalt, and localized contamination with fuel oil and gasoline. Redevelopment of the brownfield sites would involve cleanup of these contaminants. Progress toward cleanup is occurring as the Town of Clay proceeds under the New York State Department of Environmental Conservation (DEC) Environmental Restoration Program.

Aside from environmental cleanup measures, other limitations to redevelopment of the Clay BOA mainly involve limited wastewater treatment infrastructure in the area, and a low level of current residential population. However, the vision is that redevelopment at Three Rivers Point will attract users from around the Town of Clay and the larger region, as well as recreational travelers along the Erie Canal. This initial investment would likely spur more interest in the redevelopment of the rest of the BOA, possibly attracting new residential populations that would further reinforce the Three Rivers Points recreational area. As an interim measure, community septic systems should be evaluated for their use at Three Rivers Point. Then, should more development follow, the town may wish to extend the public sewer infrastructure.

In terms of economic feasibility, the initial investment at Three Rivers Point is crucial. Because the current residential population of the Three Rivers area is low, specific on-site activities and programming will be necessary in order to draw people to Three Rivers Point and establish it as a destination. A public/private partnership that involves recreational and historical aspects, and

emphasizes the waterfront may eventually be very successful, but the town will need to put in initial effort to ensure the site is attractive to private developers.

The next steps following official recognition of this land as a Brownfield Opportunity Area involve action on part of the town and cooperation with stakeholders to secure funding and begin implementation of the Three Rivers Point site. This site will act as a catalyst for redevelopment of the rest of the BOA sites, and can proceed without much further environmental investigation or remediation. One important factor in redevelopment will be testing to determine the feasibility of septic systems, which will allow for the interim recreational or light commercial use of Three Rivers Point. The town should seek to partner with private developers in order to further activate the site beyond its inherent potential recreational uses.

Meanwhile, environmental cleanup of the other brownfield sites within the BOA can take place, which will lead the way for further development to occur once Three Rivers Point becomes an established destination. At such time, the town may consider extending public sewer infrastructure in order to support new uses such as residential or light commercial development. Another important step is for the town to establish official parkland and conservation areas, especially along the waterfront. This will ensure that the natural integrity of this highly-valuable land is maintained and made available for enjoyment by the whole community for decades to come.

It is recommended that the Town proceed with pursuing BOA designation (Step3) in order to formally recognize the area and take advantage of possible funding opportunities and incentives that may arise due to designation. The following is a summary of steps for recommended for further action should the Clay BOA be nominated for Step 3 of the BOA program. It is not an exhaustive list but rather a preliminary overview of anticipated tasks to be undertaken.

- **Feasibility Analysis: baseline information**
 - Obtain topographic survey of key brownfield opportunity sites
 - Delineate wetlands as required by Federal/United States Army Corps of Engineers' regulations
 - Conduct phase 1A cultural resources assessment
 - Conduct soils tests for septic suitability
 - Conduct a sewer feasibility assessment for extending public sewers to the point
- **Waterfront Concept Development**

- Develop waterfront access plans for all waterfront areas within the BOA including bulkhead and promenade, multi-use path under railroad and highway bridges, canoe and kayak launches, boat docks, and other waterfront access opportunities)
- Develop Three Rivers Point waterfront park design for site amenities and parking
- Coordinate with NYS Canal Corporation on plans for reconstruction of the bulkhead at the point
- **Economic Development Refinement**
 - Prepare a developers' kit for waterfront restaurant site
 - Design conservation subdivision concepts for residential development
- **Environmental Site Remediation**
 - Advance site cleanup plans with New York State Department of Environment Conservation and affected property owners.

To quote the vision statement of the Steering Committee, the intent of this study and of the designation of this land as an official Brownfield Opportunity Area is *“To create a waterfront destination at Three Rivers Point that will be the focal point for the community that is in keeping with the historic past of the junction of three great New York rivers.”*

SECTION ONE

PROJECT INTRODUCTION

A. Lead Project Sponsors

The Town of Clay was awarded a grant through the New York State Department of State (DOS) to initiate a Brownfield Opportunity Area Study. The purpose of the study was to assess the potential for redevelopment of the historic of the Three Rivers Point and adjacent former industrial lands. These waterfront properties provide an opportunity to establish public access that has long been a vision of the Town. This study was aimed at refining this vision and identifying strategies for implementation.

The Town sought the input of the local public and regional stakeholders as well as planning and engineering consultants to develop a Brownfield Opportunity Areas (BOA) program that represents an achievable community vision.

This Step 2 Nomination Document was prepared in accordance with the guidelines established by the DOS and DEC for the Nomination Study phase of the BOA program. Several representatives from the community and public sector-based organizations sat on the BOA Steering Committee and made significant contributions to the development of the Nomination Document.

Following the completion of the Step 2 Nomination Study, the Town hopes to enter Step 3, defining steps for implementation of recommendations and the Master Plan that were developed during Step 2.

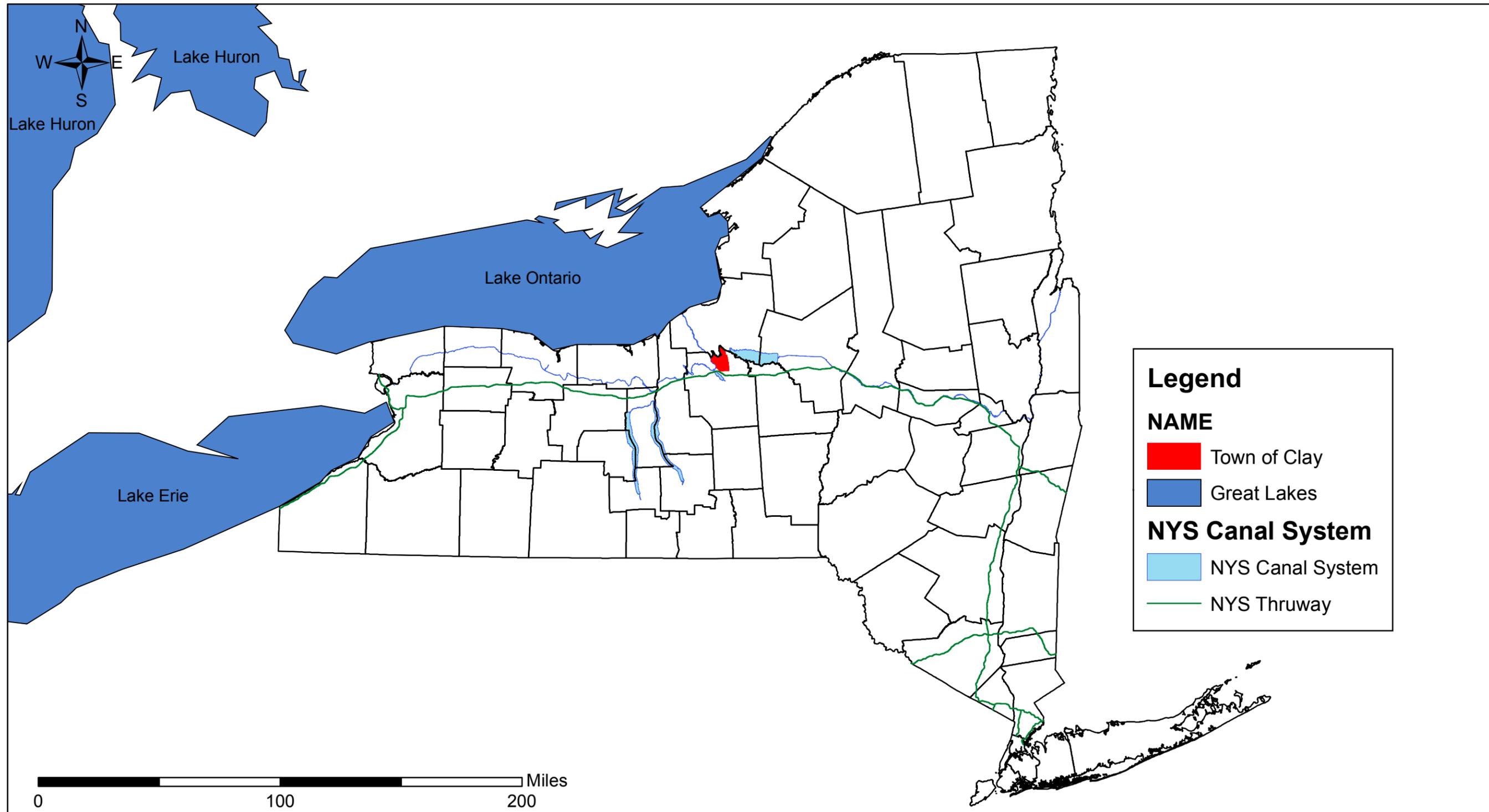
“It just seemed like a wonderful natural asset that we should be urging more activity to develop there...”

-Naomi Bray, Town Councilwoman

B. Project Overview and Description

The Town of Clay is located in northern Onondaga County, approximately 2.5 miles north of the City of Syracuse, approximately 1 mile northwest of Onondaga Lake and approximately 1 mile west of Oneida Lake. The Town is approximately 48 square miles in size, and is bordered by the Town of Lysander to the west, the Town of Salina to the south and the Town of Cicero to the east. The Towns of Schroepfel and Hastings, located in Oswego County, border the Town of Clay to the north. The Town has approximately 26 miles of shoreline along the Seneca River, the Oneida River and the Erie Canal. Refer to *Figure 1 - Regional Setting*.

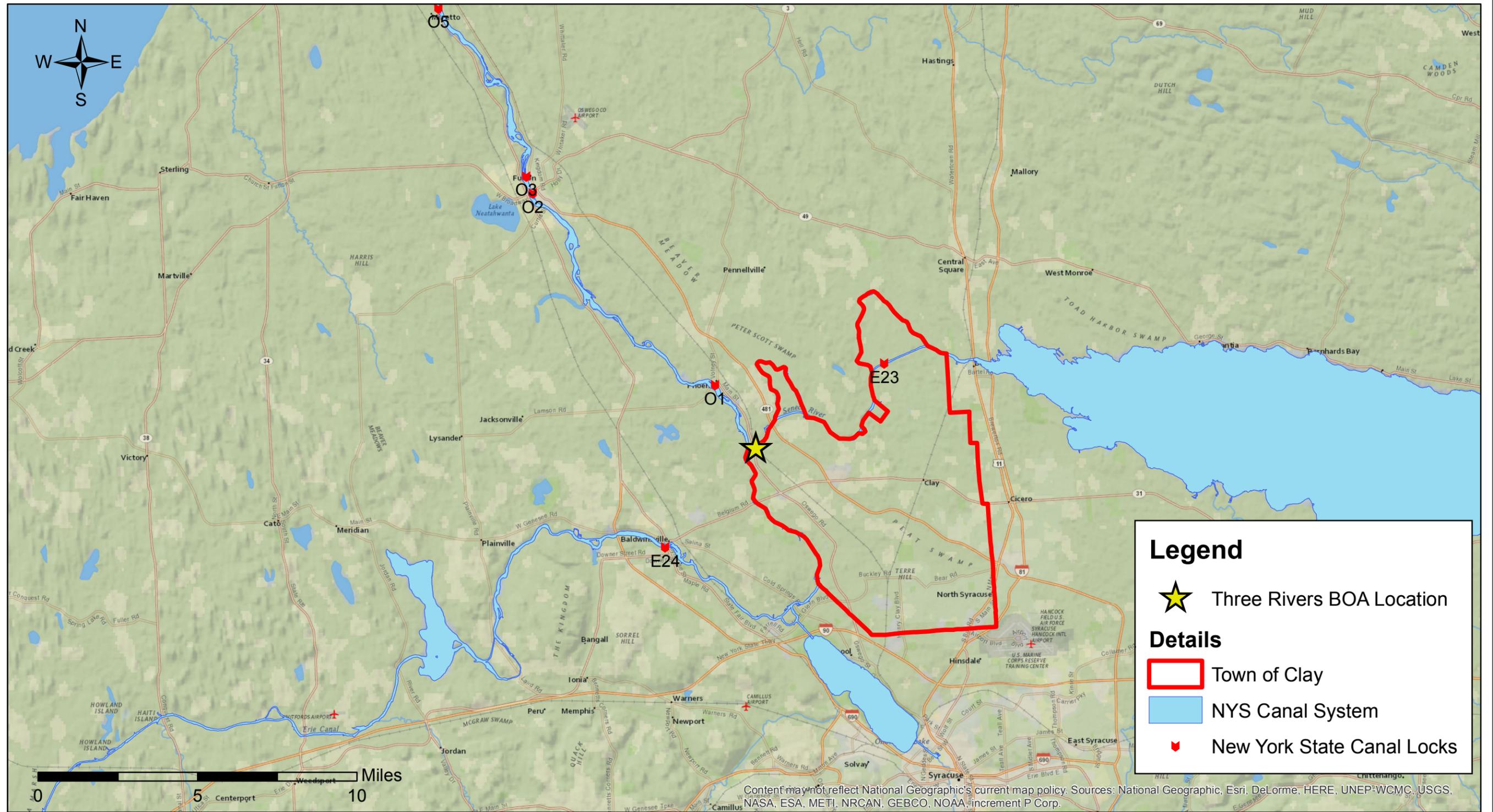
The Town of Clay has long sought to redevelop the historic Three Rivers Point area. Since acquiring several strategic properties in the 2000's, the Town has undertaken a number of initiatives toward achieving this goal. In 2009, the Town submitted an application for assistance under the New York State BOA Program. The BOA program is a three step process that enables municipalities to plan for the redevelopment of areas that include properties with known or suspected environmental impairments. Such properties, referred to as brownfields, can impede redevelopment of nearby properties due to real or perceived risks. The BOA process allows communities to establish a clear vision for the revitalization and improvement of brownfield areas so redevelopment can become economically viable.



This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

TITLE:	REGIONAL SETTING
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	1
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This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

TITLE:	STUDY AREA CONTEXT MAP
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	2
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Since the Town had recently completed their Local Waterfront Revitalization Program¹ (LWRP), they were able to utilize existing information to complete the BOA Step 1 - Pre-Nomination Study² and apply to enter Step 2 - Nomination Stage. The Town of Clay Three Rivers BOA Nomination Stage is a community-driven, economic development planning process focused on the cleanup of contaminated sites and redevelopment of the entire Three Rivers area. The Three Rivers BOA will focus on increasing waterfront access and open space, furthering environmental cleanup of contaminated properties within the BOA and promoting redevelopment of the area.



An aerial view of Three Rivers Point, the northwestern-most point of the Clay Brownfield Opportunity Area

The proposed BOA is located in the northwest corner of the Town where the Seneca and Oneida Rivers join to form the Oswego River. Refer to *Figure 2 - Study Area Context Map*. The area includes approximately 2,600 linear feet of waterfront property along the Seneca and Oneida Rivers. The total area of the BOA is 88 acres. The area extends from Three Rivers Point to the east along the Oneida River and Marder Road. There are 26 parcels within the BOA (Table 1). Six of these are occupied residential lots, five are vacant lots, five are current or former industrial sites and five are vacant former commercial properties. The BOA is divided by County Route 57 and the CSX railroad and has two distinct parts discussed in this report. The Point refers to the property west of Route 57 at the confluence of Oneida and Seneca Rivers. The Eastern Area refers to all of the property east of Route 57 along the Oneida River and Marder Road. Refer to *Figure 3 - BOA Boundary Map*.

¹*Local Waterfront Revitalization Program for the Town of Clay, Onondaga County, New York*, prepared by Plumley Engineering, P.C., dated September 2008 and revised December 2010.

²*Brownfield Opportunity Area Redevelopment Pre-Nomination Study, Three Rivers Point / Marder Road*, prepared by Plumley Engineering, P.C., dated December 2009.

Local archaeological studies suggest Native Americans seasonally inhabited the site dating back to 1200 A.D. Westerners arrived in the 1780's. The site played important roles in the American Revolution and other wars. Several generations of hotels occupied the Point, which became an important destination and entertainment venue that continued into the 1970's. In 1905, construction of the New York State Barge Canal was commenced and the Seneca and Oneida Rivers became the latest reincarnation of the Erie Canal. This rich history is something that will be important to incorporate into the site development.



A historic photo of a motel at Three Rivers Point

The Eastern Area along Maider Road has historically been a mixed-use area consisting of industrial facilities and single-family residences. Two asphalt terminals, CIBRO and Sunoco/Atlantic, were established on Maider Road in the mid-1900's. Both facilities were located in this area to take advantage of the Barge Canal as a transportation route. The CIBRO facility has been demolished. The Sunoco facility is no longer in use and slated for demolition in 2014. There is currently an active concrete batch plant located on Maider Road. A CSX rail line running from Syracuse to Oswego crosses the BOA and a rail siding extends into the former CIBRO asphalt terminal property.



The Sunoco asphalt terminal will be demolished in 2014.

The Town of Clay acquired a significant portion (67 of the 88 acres) of the BOA, including the key Point properties and the large CIBRO property. The New York State Canal Corporation owns the majority of the waterfront property. The redevelopment of the BOA, with its extensive waterfront, would provide an opportunity to revitalize the entire Three Rivers Point area. The resolution of the potential environmental contamination issues would remove a significant impediment to the redevelopment efforts.

C. Community Vision, Goals and Objectives

The Steering Committee met in March, May and November of 2013 to review project history and guide the planning process. A public workshop was held in October 2013 to obtain community feedback. The objectives for redevelopment in the BOA are to encourage the development of water-dependent activities and projects that are enhanced by their proximity and association with the waterfront. This includes the development of public spaces accessible to the waterfront, single and multi-family housing designed to take advantage of the waterfront, boating support facilities and retail and restaurant space to serve the general public and boating traffic along the Canal. All development is intended to be pedestrian-friendly and take advantage of the waterfront as much as possible.

The Steering Committee adopted the following Vision Statement:

To create a waterfront destination at Three Rivers Point that will be the focal point for the community that is in keeping with the historic past of the junction of three great New York rivers. A place often used by the great councils of the Iroquois Confederacy, a place where the east met the west on the Erie Canal, a place where we were entertained at the historic Three Rivers Inn. To create a memorable destination where the public will be able enjoy an attractive waterfront promenade, learn about the history of Three Rivers Point, commune with nature, enjoy a concert or a meal with the family while watching the sunset over the river junction. A place easily reached by walking, biking, car or boat where people will want to visit, live and work.

D. Project Boundary Description and Justification

The BOA is bounded by the Oneida River to the north and the Seneca River to the west. It extends easterly to the eastern boundary of the Sunoco/Atlantic asphalt plant parcel and the eastern boundary of the former CIBRO asphalt plant property. The southern boundary of the BOA is the southern boundary of the former CIBRO property and the southern boundary of parcels at Three Rivers Point owned by the Town of Clay. Refer to *Figure 3 - BOA Boundary Map*.

The processing areas of the two former asphalt terminals make up approximately 20 acres of the total BOA. The Sunoco/Atlantic Asphalt Terminal is an inactive facility in the northeast corner of the BOA and has approximately 700 feet of Canal Corporation waterfront. The former CIBRO parcel is in the middle of the BOA and has approximately 485 feet of waterfront on a parcel formerly used for unloading barges.

The only active industrial site within the BOA is a ready mix concrete plant operated by The Northern Group (Northern Ready Mix, Inc.). Northern Ready Mix has operated in Clay and throughout Central New York for over 50 years.

The occupied residential ownership that is within the BOA is not currently part of any developmental planning.

Two residential properties that were included within the BOA boundary for the application have been excluded in this nomination. Both are privately-owned parcels on the south end of the initial BOA that do not interrupt the contiguous footprint of the BOA.

E. Project Goals and Objectives

The objectives for redevelopment in the BOA are to encourage the development of water-dependent activities and the development of projects that are enhanced by their proximity and association with the waterfront. This includes the development of public spaces accessible to the waterfront, residential housing designed to take advantage of the waterfront, development of facilities to support boating, and the potential development of commercial space to serve the general public and boating traffic along the Canal. All development is intended to re-connect the community to the waterfront. In summary, the main goals are:

- 1) Redeveloping Three Rivers Point “as a multi-use focal point of the community with access by both water and land” and
- 2) Redeveloping available properties along the west end of Marder Road, emphasizing water-enhanced and dependent uses.

F. Project Outcomes

This study will identify specific desired project elements, identify the impediments and recommend actions to move the project forward. Potential phases of development will be identified that will enable progress to be made in the near term that will result in encouraging later phases of redevelopment. For example, initial development at the Point site west of County Route 57 could begin with simple park improvements, expand to new waterfront access features and eventually include a restaurant. These uses and features would act as a magnet for redevelopment of the undeveloped area east of Route 57.

“It’s not just the Town that’s eager to capitalize on the many waterfront opportunities, it’s the residents as well.”

-Sarah Hall, reporter, Eagle News

SECTION TWO

COMMUNITY PARTICIPATION AND TECHNIQUES TO ENLIST PARTNERS

A. Community Participation Process

A Community Participation Plan was prepared that outlined the strategy for engaging the community in the development of the Town of Clay BOA Nomination Study. It included a description of techniques utilized to inform and involve the public throughout the process. It also identified methods to be employed to enlist partners (private property owners, owners of environmentally impacted properties, government agencies, and public and private funding organizations) who may have a role to play in future actions to implement recommendations in the Nomination Study.

Steering Committee: One of the key elements of the Community Participation Plan is the Clay BOA Steering Committee, which was established by the Town of Clay so that a variety of representatives from the Clay community, local government officials, planning agencies and other interested parties could participate in and oversee development of the Nomination Study. Steering Committee members were asked to consider the interests of the greater Clay community as they discussed ideas and reviewed materials with the consultant team. The Steering Committee met as a group several times throughout the process to view progress presentations and provide their input. The Town of Clay provided notice of these working meetings via the Town website and public announcements so the general public could participate, should anyone wish to be involved in the process. In addition to meeting in person, the Steering Committee also reviewed materials and communicated via email intermittently to ensure that the progress of the team was available to everyone involved. Steering Committee members are listed in Table 2.

Project Website: The consultant team and town developed a project website (linked to the Town's website) in order to provide the public with upcoming meeting dates, interim work products such as current project reports, maps and information, as well as background history about the sites, the project and the BOA program. Information on the project website is updated regularly by the consultant team. The project website includes a dedicated email address for providing comments and suggestions to the Town and/or Steering Committee, as appropriate. The project website also gives the user the opportunity to sign up for future email notifications regarding meetings, the availability of documents for review, etc. Brief summaries of each of the meetings are outlined below. Meeting minutes are included in Appendix A.

Summaries of Meetings:

- Scoping Meeting (December 6, 2012): Town officials, DOS officials, and members of the consultant team met to discuss the scope and goals of the project. They discussed opportunities and constraints regarding privately owned lands and town-owned lands, and the possibilities for funding provided under the BOA program. It was decided that the project team should emphasize careful analysis while also using existing plans as a point of departure. They also noted that they should engage community support as much as possible, and create a steering committee to direct progress and a stakeholders group to obtain broader input. They discussed what environmental and archaeological assessments would need to be conducted, and what other local and state agencies they would need to coordinate with.
- Steering Committee Meeting / Public Workshop #1 (March 28, 2013): This meeting was intended to serve as both the first Steering Committee meeting and the public introduction to this stage of the BOA project. Unfortunately, no members of the general public were present,

but it was nonetheless a productive and informative meeting. During the first part of this meeting, the DOS project manager explained the BOA program. Then members of the consultant team explained the intent and scope of the project, as well as the proposed work schedule, Community Participation Plan and techniques to enlist partners. After presenting initial information about the current conditions and an overview of past studies, the Steering Committee discussed the opportunities and strengths of the study area, as well as next steps needed to make progress on the project.

- *Steering Committee Meeting (May 9, 2013)*: The project scope and schedule was reviewed, and the community participation plan and a regional perspective map were presented. The draft vision statement was presented and accepted. Attendees discussed what should occur at the first public meeting, and then discussed and started a stakeholders list. Behan Planning and Design presented land use and site concepts for discussion, which brought up important issues such as the environmental and ownership statuses of brownfield sites, and the lack of public sewers and potential alternatives. The group also discussed the appropriate level of development for various parts of the BOA. Committee members then took a visual preference survey in order to gain a better understanding of the general vision and preferred components and character for the Three Rivers Point site.
- *Public Workshop #2 (October 27, 2013)*: In order to make up for the lack of public involvement during the first meeting, this meeting was held concurrently with a family Halloween event at Town Hall so more people would be encouraged to stop in, learn about the project and provide feedback. Approximately 40 people attended the workshop and the feedback was general enthusiasm with very few negative comments on the project and its current progress. The consultant team gave a presentation that included all of the background information about the BOA program and the scope, intent, physical extents and progression of the Clay BOA project up to the most current plans. The public was able to view and comment on the proposed land uses and a conceptual site plan for the redevelopment of Three Rivers Point. They were also encouraged to participate in a 'Visual Preference Survey' so the consultant team could gain a better and more specific understanding of what types of activities and general character the community wants to see at Three Rivers Point.
- *Steering Committee (November 7, 2013)*: The project team gave an update on the status of the Sunoco site and plans for demolition. The results of the visual preference survey taken by attendees at the previous steering committee meeting and also by several public workshop attendees were then presented. Then the refined site design concept for Three Rivers Point and the land-use concepts for the rest of the BOA were presented. All members of the steering committee were generally pleased and there was no negative feedback. The meeting finished with a review of next steps: completing interviews, finalizing the Draft Step 2 Nomination Study, and the final public workshop.
- *Public Workshop #3 (March 18, 2015)*: The final public workshop occurred after the Draft Nomination Study was prepared and made available for public review. It included a presentation of the main ideas from the Draft Nomination Study. The consultant team is also accepting written feedback left via the website contact form. Any new pertinent documents, reports, information and events will continue to be posted on the project website. The community is encouraged to continue to follow the development of the Clay BOA project as it

takes shape and hopefully proceeds onto the Third Nomination round and eventually, physical revitalization.

B. Techniques to Enlist Partners

The Steering Committee identified potential stakeholders for the study. Landowners, businesses, neighboring residents, community leaders, government agencies and organizations with an interest in this area (and who might be potential partners during implementation), as well as others, were added to a stakeholder database for use throughout the project. These individuals/entities received invitations to the public workshops described above. They were also approached individually for interviews or in small groups for stakeholder meetings throughout the process in order to maximize their opportunity to contribute ideas to the study. Stakeholders are listed in Table 4.

Stakeholder interviews were conducted by E.M. Pemrick and Company to obtain information on market conditions and the development environment in Clay, northern Onondaga County and southern Oswego County. They were also used to solicit feedback on potential opportunities for the proposed Three Rivers Point BOA. Those interviewed included representatives of the following:

- Syracuse-Onondaga County Planning Agency
- Onondaga County Industrial Development Agency
- Oswego County Planning
- Syracuse Convention and Visitors Bureau
- Town of Clay Planning Board
- Town of Clay Local Waterfront Revitalization Committee
- Great Northern Mall (retail center)
- Eldan Homes (housing developer)

Interview questions covered such topics as how the Three Rivers Point property should be used, the markets served by area retail and restaurant establishments and the types of stores and restaurants needed (and likely to be successful), significant economic development projects recently completed or underway, tourism trends and markets, the potential for additional waterfront amenities or attractions and other topics.

The information and feedback received from individual interviews was used to supplement other sources used in the preparation of the Economic and Market Trends Analysis and has been incorporated into the study where appropriate.

Behan Planning and Design reached out to the Onondaga Nation to see if there was interest in providing input on the project. [The Town had had a meeting prior to the initiation of the Nomination Study with a representative of the Onondaga Nation. At that earlier meeting, there was mutual interest expressed in the revitalization of the Three Rivers Point area and in particular the idea of expanding educational and cultural awareness opportunities at the site.] In Behan's communication with the Onondaga Nation Communications Director, this mutual interest was affirmed and it was agreed that a subsequent meeting would be arranged to explore ideas of how the Three Rivers Project might in some way support and reflect the work and programs being developed on Onondaga Lake at the new Haudenosaunee heritage facility "*Skä-noñh*" at the former site of the Sainte Marie Among the Iroquois

Museum. (Refer to the article in Syracuse University News, Rob Enslin, September 5, 2013 at [http://news.syr.edu/syracuse-university-onondaga-historical-association-ska-nonh-center-team-up-for-lacrosse-expo-27048/.](http://news.syr.edu/syracuse-university-onondaga-historical-association-ska-nonh-center-team-up-for-lacrosse-expo-27048/))

The Town of Clay Planning Board reviewed the future land use and revitalization concepts as presented by Plumley Engineering prior to the public workshop in the fall. The overall response was highly favorable.

SECTION THREE

ANALYSIS OF THE PROPOSED BROWNFIELD OPPORTUNITY AREA

A. Introduction

The Three Rivers Point BOA includes a diverse mix of properties. The point is already a waterfront park-like setting with a rich history. The eastern area is a mix of industrial, residential and undeveloped properties.

The following analysis presents a summary of prior studies aimed at revitalizing the area, descriptions of the physical features, land uses and resources and assesses the economic market opportunities. This analysis provides the basis for the recommended reuse of the BOA and identifies strategic sites which may catalyze more extensive revitalization.

B. Community and Regional Setting

The Town of Clay is located in northern Onondaga County, approximately 2.5 miles north of the City of Syracuse, approximately 1 mile northwest of Onondaga Lake and approximately 1 mile west of Oneida Lake. The Town is approximately 48 square miles in size, and is bordered by the Town of Lysander to the west, the Town of Salina to the south and the Town of Cicero to the east. The Towns of Schroepfel and Hastings, located in Oswego County, border the Town of Clay to the north. The Town has approximately 26 miles of shoreline along the Seneca River, the Oneida River and the Erie Canal. Refer to *Figure 1 - Regional Setting*.

The BOA is located along the northwest boundary of the Town of Clay. Historical uses included Native American meeting grounds estimated to be active in the 1500's, a British Military Compound in the 1700's and a major resort and recreational destination in the early 1900's. Over time, and as the canal became less of a transportation necessity, activity in the area decreased. The northwest shore of the Oneida River now consists of two inactive asphalt terminals, one seasonally active concrete facility and six residential structures. The rest is vacant, with waterfront areas owned by the New York State Canal Corporation.

Prior Studies

1995: New York State Erie Canal Recreationway Plan³

Three Rivers Point, which is a central focus of the Clay BOA, was included in the "Gateway to the Great Lakes" segment of the canal system plan. Redevelopment of a larger site, beyond existing canal properties, was included in the recommendations. Specific recommendations included redevelopment of a motel, restaurant, marine repair services and a park.

2000: Town of Clay Three Rivers Point Redevelopment Study⁴

³*New York State Canal Recreationway Plan*, prepared by the New York State Canal Recreationway Commission, dated August 1995.

⁴*Three Rivers Point Redevelopment Study*, prepared by Environmental Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C., dated 2000.

Soon after the Town acquired the Point property, a consultant was hired to prepare and present alternative development concepts. The preferred concept focused on connecting the community to the waterfront, celebrating the history of Three Rivers Point and promoting mixed-use development.

2001: Town of Schroepfel Comprehensive Plan

Because Schroepfel is directly across the water from the Clay BOA, it is important to consider the Town's shoreline development plans. The Schroepfel Comprehensive Plan aimed to protect the natural resources and rural character of the Town by implementing strict development codes along the waterfront. It promoted low-impact recreational land use.

2006: Route 31 and Route 57 Land Use and Circulation Study

This study is relevant to the Clay BOA because it analyzed current and future regional needs pertaining to transportation, which would be necessary pending any development in the BOA. It encouraged development that supports active transportation, improved connectivity and traffic-calming measures where appropriate.

2010: Clay-Cicero Route 31 Transportation Study⁵

The study area, while not actually in the BOA, is relevant because Route 31 is an important east-west artery that would be impacted by development in Clay. The study reviewed issues surrounding regional access, traffic congestion, development pressure and coordinated planning within the Route 31 corridor. It suggested more transit options and better connectivity, and the revision of planning documents to promote mixed-use, higher-density development.

2012: Town of Clay Local Waterfront Revitalization Plan (LWRP)

The LWRP studied the Town's 26 miles of waterfront and outlined proposed policies in four main categories: the developed waterfront, the natural waterfront, the public waterfront and the working waterfront. The LWRP specifically proposed Three Rivers Point as a prime area for revitalization, with a preference for mixed-use development. The LWRP was the basis for the BOA Step 1 Pre-Nomination Study and supported the application for the Step 2 Nomination Study.

2011: Three Rivers Access Study⁶

The Study assessed the potential traffic impacts from the redevelopment scenarios at Three Rivers Point. The study area included the Towns of Clay and Schroepfel, as well as four main intersections of County Route 57, just south of the BOA. In the first stage of the study, the team took inventory of the site history, community context, land use, zoning, natural resources and other important information. They determined that the Three Rivers area was underutilized and there had been much interest generated in the past decade to revitalize the area in a sustainable way. They then proposed alternative redevelopment scenarios and analyzed their effects on traffic. Finally, they devised mitigation options for the traffic impacts, which they concluded would be achievable solutions. It was

⁵*Clay-Cicero Route 31 Transportation Study*, prepared by the Syracuse Metropolitan Transportation Council, dated March 2010.

⁶*Three Rivers Access Study*, prepared by the Syracuse Metropolitan Transportation Council, dated December 2011.

anticipated that this Three Rivers Access Study would help support the BOA nomination. The main findings are summarized in the Transportation section of this report.

*2013: Town of Clay Northern Land Use Study*⁷

This study was an analysis of existing conditions and build-out scenarios based on existing zoning and land-use regulations for the northern portion of Clay, which includes the BOA. It recommended waterfront development, smart-growth principles, circulation between neighborhoods and consideration of environmental constraints. Specific to the Three Rivers area, it suggested that the Town extend the sewage and municipal water systems, create a mixed-use Planned Development District (PDD) at Three Rivers Point and create a riverfront district as an overlay for waterfront properties. The Town subsequently rezoned most of the parcels in 2010 to create the PDD.

C. Land Use Setting

Historic Use

Three Rivers is considered by historians the most important natural landmark in the Town of Clay. Native American tribes of the Iroquois Nation used it as a meeting ground due to its natural accessibility. It was for this same reason that the British used this site several times throughout the Colonial Era. In 1758, a British garrison set up camp on their way to Kingston, Ontario during the French and Indian war. Later that year, a fort was constructed to protect supplies and ammunition houses. Again in 1777, the British used this site as a military base on their way to attempt to split the American Army at Fort Stanwix.

Years later, Palatines (an ethnic group evicted from Germany) and Dutch that had escaped from English servant camps on the Hudson settled in the area. The Oswego Branch of the Erie Canal system was approved in 1825 and opened in 1828, soon followed by the railroad and trolley cars. The Oswego Canal was a separate waterway from the Oswego River, but the two ran parallel from Three Rivers Point to Oswego.

In 1889, the Barnam Hotel was built on the Point and served as a popular attraction for people from all over New York. Again, the ability for many modes of transportation to gain access to the site proved to be one of the reasons for its success.

In 1903, the Barge Canal System replaced the Erie Canal and used more natural waterways, including the Oswego River. These rivers were dredged to 14 feet and electrical machinery replaced the hand operated locks. By 1917, the Barge Canal System, including the Erie and Oswego Canal, was completed.

⁷*Draft Northern Land Use Study*, prepared by the Town of Clay Department of Planning and Development, dated May 18, 2013.

The Barnam Hotel remained in operation through prohibition and the Great Depression, changing ownership several times. At some point it became known as Three Rivers Inn. Three Rivers Inn was widely known for featuring popular radio and television entertainment of the day, especially during the 1940's, 1950's and 1960's. Over time, Three Rivers Inn lost prominence and eventually served only as a transient apartment building, which it remained until it burned down in 1973. The Point has been vacant and underutilized ever since.



A historic photo of the Barnam Hotel



A historic aerial image shows the primarily agricultural land use pattern of the area surrounding the BOA

Existing Use

The BOA consists of a total of approximately 88 acres and of this total, less than 4 acres are in active use. Of the occupied properties, seven are residential and one is industrial. Land use classifications in the BOA include undeveloped/vacant, industrial (active and inactive), residential and highway/railroad. The acreage breakdown of current land use classifications in the BOA is as follows:

Undeveloped/Vacant	65 acres
Residential	2 acres
Active Industrial (Northern)	2 acres
Inactive Industrial (Sunoco/CIBRO)	14 acres
Highway/Railroad	5 acres

The vacant/undeveloped property is made up mostly of wooded land covering 55 acres. Most of this is an undeveloped portion of the former CIBRO asphalt plant property.

The inactive industrial uses include the former CIBRO asphalt plant that has been demolished as part the initial phase of an environmental cleanup (discussed under Brownfields). The former Sunoco/Atlantic asphalt terminal is also inactive and slated for demolition in the spring of 2014.

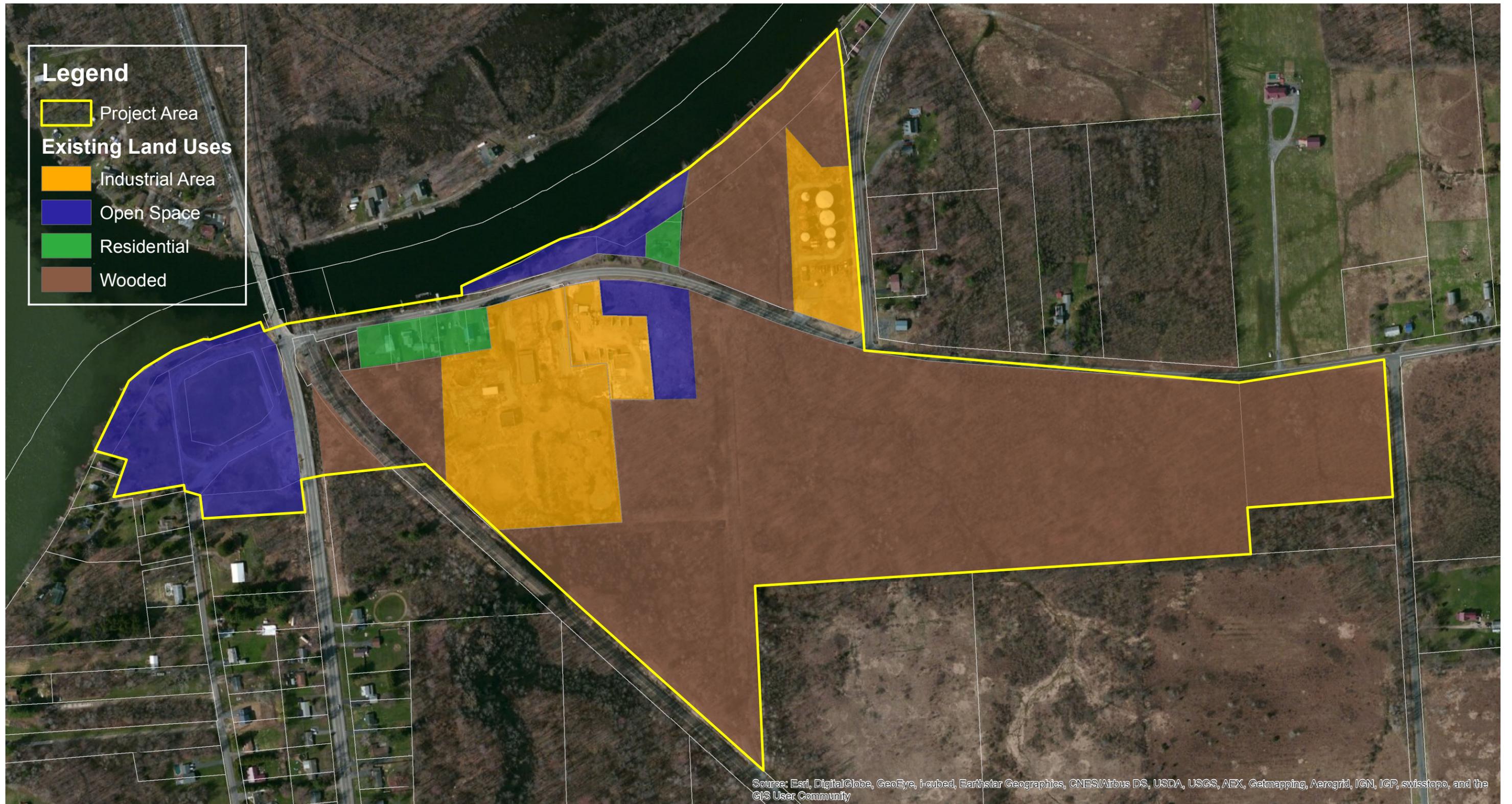
The active industrial site is the Northern Ready Mix plant, a concrete batch plant located on Maider Road. This plant operates seasonally and includes a cement silo, aggregate bunkers, a mixing plant, a concrete waste area and stormwater retention basin. The plant covers 1.8 acres.

The majority of the waterfront within the BOA is owned by the New York State Canal Corporation and is underutilized. There is a 350-foot long failing wharf at the Point that is occasionally used by the Canal Corporations to tie up dredging barges and other marine equipment. The Canal Corporation has a large maintenance facility on the Oswego River that was constructed in the late 1990's with a 950-foot long wharf for barge docking, located approximately 0.8 miles north of the Point.

Three of the residential properties on Maider Road have waterfront docking facilities.

Land use surrounding the BOA is primarily residential. Property to the east is rural, typified by large lots and single family homes. A small commercial building used for vehicle repairs is located just east of the BOA at the corner of Maider and Bonstead Roads. To the south is more densely developed single family homes along County Route 57, Gaskin Road and the Seneca River front. To the north across the Oneida River in Oswego County, the waterfront is developed as single family homes or seasonal camps.

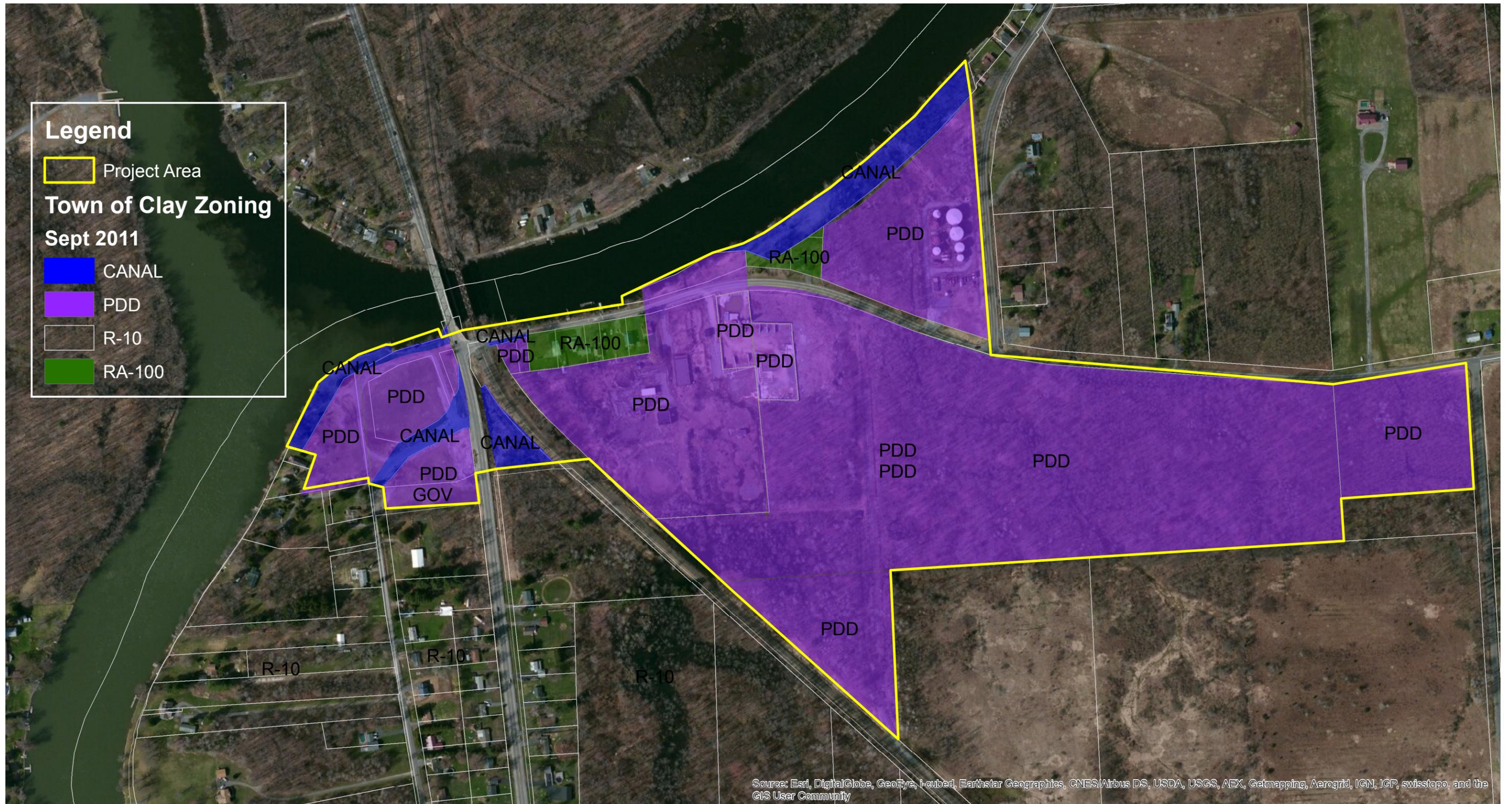
Refer to *Figure 4 - Existing Land Use Map*.



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TITLE:	EXISTING LAND USE MAP
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	4
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Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

Project Area

Town of Clay Zoning
Sept 2011

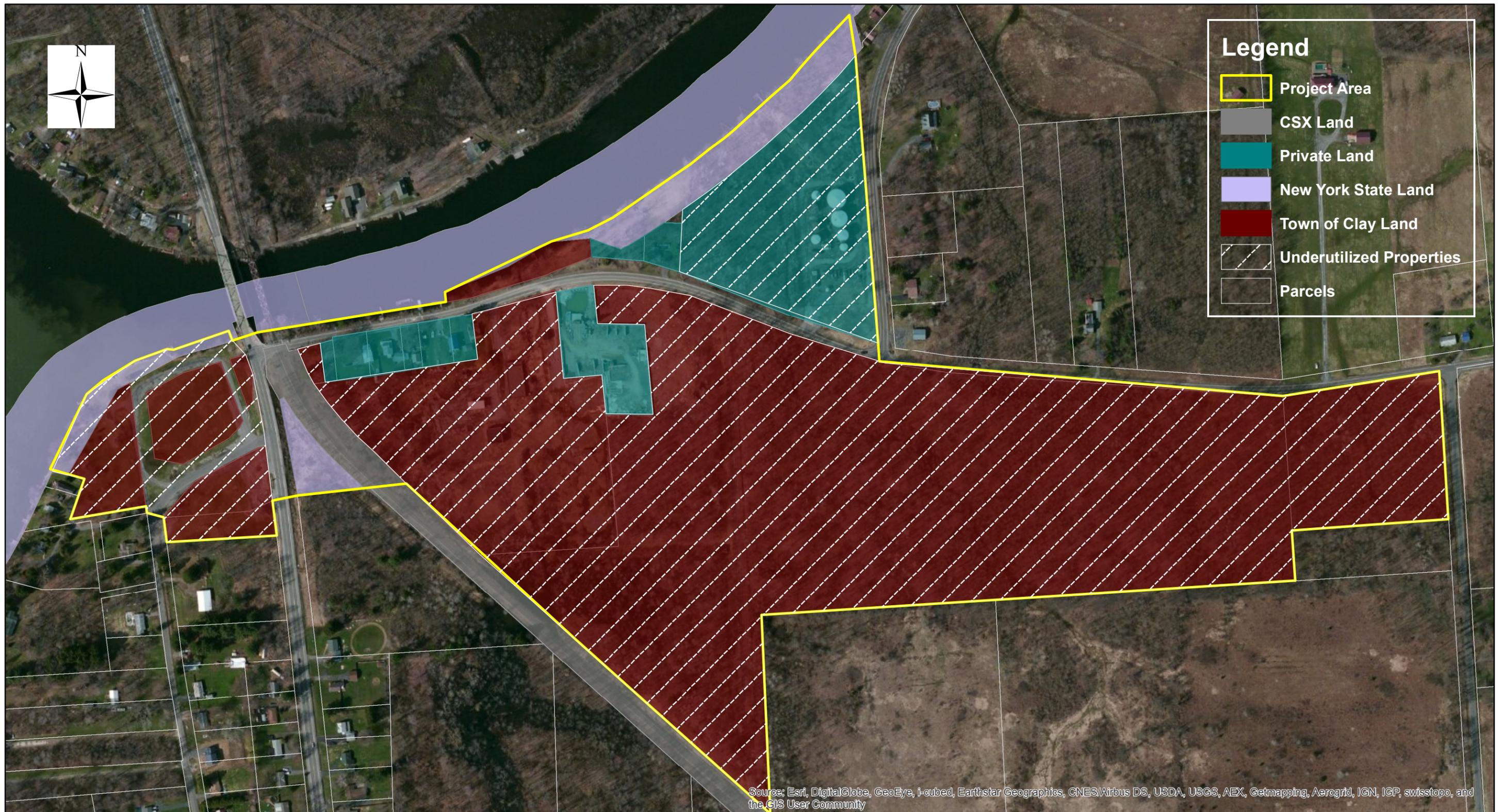
- CANAL
- PDD
- R-10
- RA-100



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TITLE:	EXISTING ZONING MAP
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	5
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TITLE: **LAND OWNERSHIP MAP**
 PROJECT: **TOWN OF CLAY - THREE RIVERS BOA**
 DATE: **JANUARY 2014**

FIGURE No.
6

D. Zoning

Zoning districts in the BOA include residential/agricultural, planned development and government-owned land. There are currently nine residential properties. The remaining parcels are owned by the Town of Clay, the New York State Canal Corporation or CSX Railroad. The acreage breakdown of zoned property in the BOA is as follows:

Residential/Agricultural (RA-100)	3.2 acres
Planned Development District (PDD).....	75.7 acres
New York State Canal, Highway and Railroad Property	9.1 acres

Refer to *Figure 5 - Existing Zoning Map*.

Land zoned as Planned Development District comprises 86 percent of the total acreage in the brownfield area. The Town of Clay zoning ordinance indicates the PDD zoning is intended as follows:

This district allows for a variety of land uses and flexible arrangements of lots, structures, and land uses in a well-planned and coordinated design. The flexibility of land uses and lots is achieved by the Town continuously participating in and approving stages of project planning and development. Any combination of land uses already permitted within the Town may be proposed for development on sites under this district. This district is also intended to accommodate land uses or scales of development that may be unique or require more consideration by the Town. This district may be applied anywhere in the Town, provided the project scale and design is found to further Town planning goals and to be compatible and coordinated with the environmental constraints and the existing and/or planned availability of public water, sewer, drainage, and transportation facilities.

The Town adopted this zoning for the parcels it currently owns. This is the most appropriate zoning classification for the redevelopment of the BOA as the town will be able to appropriately consider the future land use recommendations as set forth herein to guide its decision making in the review of projects proposed within the planned development district.

The RA-100 zoning in the Town of Clay requires a minimum lot size of 100,000 square feet (2.3 acres) and is intended for rural development or agricultural uses. In the BOA, the existing occupied residential parcels and government-owned lands (Canal Corporation) are zoned RA-100. A portion of the concrete batch plant is also zoned RA-100.

Properties to the south of the BOA are zoned R-10. According to the zoning ordinance, this zoning is intended to “*permit higher density, single-family uses and supportive nonresidential development on sites in the Town served by both public water and sewer*” and requires a minimum 10,000-square foot lot. This zoning is consistent with the lot size and public water available, but since the area is not served by public sewers, this lot size is probably not adequate for on-site septic systems. Properties to the east and southeast of the BOA are zoned RA-100, which is generally consistent with the uses in that area.

E. Land Ownership

Land ownership in the BOA is as follows:

Town of Clay	67.5 acres
New York State Canal Corporation	3.9 acres
Private Ownership	13 acres
Lands Committed to Roadways, Rights-of-Way and Railroad	±3.6 acres

The majority of the waterfront within the BOA is held by the NYS Canal Corporation. The Town owns a small parcel along the waterfront that was part of the CIBRO asphalt terminal property. CSX owns the waterfront under their bridge.

Refer to *Figure 6 - Land Ownership Map*.

F. Building Inventory

There are very few buildings in the BOA. They are as follows:

- Six single-family residences along Maider Road.
- One small building, seven large aboveground storage tanks and appurtenant facilities on the former Sunoco/Atlantic asphalt terminal property (slated for demolition in 2014).
- Diesel tank and concrete plant facilities at the Northern Ready Mix concrete batch plant

There are no buildings with significant architectural character, historic buildings or buildings listed on National Register of Historic Places in the BOA or in the vicinity of the BOA.

G. Transportation

Marine Transportation and Infrastructure

Three Rivers Point is in the “Gateway to the Great Lakes” segment of the Erie Canal. Three Rivers Point likely still sees more boat traffic than any other point along the Canal System due to its unique location between three canal locks and Onondaga Lake. Lock E23, located approximately 6 river miles to the east, is the busiest lock in the system and passes nearly 6,000 boats per year. Lock E24, located about 11 river miles to the west in the Village of Baldwinsville, is the second busiest lock. Onondaga Lake, an increasingly important water recreation destination, is located roughly 6 river miles to the south. There are more than 500 residences with at least 300 docks and four marinas that inhabit the 17 miles of waterway between Lock E23 and Lock E24. Lock O1 is located in the Village of Phoenix, approximately 2 river miles north on the Oswego River/Oswego Canal. Refer to Figure 2 for lock locations.

The Erie and Oswego Canals are used primarily by recreational boaters. In the spring and fall, transient boaters use the canals to go to and from their winter and summer locations. Canal touring is becoming increasingly popular with boaters from all over the United States and Canada, using the canal as a vacation destination. The canal tour boat Grand Mariner travels the Erie Canal with 88 passengers on a regular basis as part of a 14-day cruise. Access to Onondaga Lake and the City of Syracuse is easily accomplished from Three Rivers Point through the Onondaga Lake outlet. Onondaga Lake is currently undergoing a cleanup and rejuvenation of its own. A trail around the lake is currently under construction and plans for development of the Inner Harbor in Syracuse are moving forward. These developments are expected to increase waterfront access and demand for recreational boating.

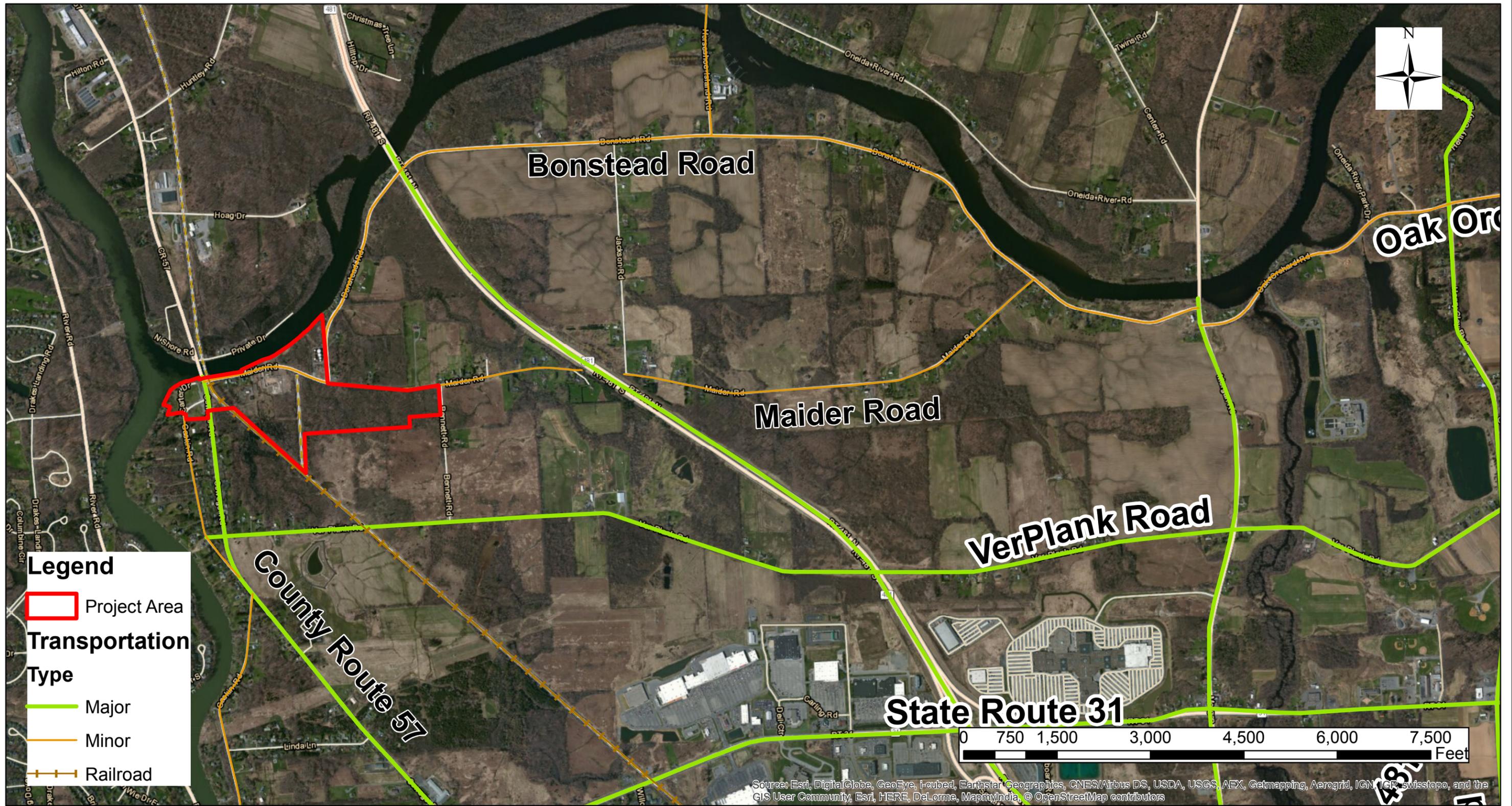
There is currently limited commercial boat use of the Erie Canal, although tonnage has been increasing since 2003. In part, this has been attributed to increased oil prices since barge transportation is a low cost option for shipping bulk commodities. Fuel usage for one barge is equivalent to 16 rail cars or 70 tractor trailers. In the peak year of 1951, New York State Canal Corporation statistics show that the system carried 3.67 million tons of cargo. The all-time low of 8,711 tons occurred in 2003. In 2012, shipping increased to over 40,000 tons and over 100,000 tons is anticipated for 2013. Materials



The Grand Mariner cruises the Erie Canal



A barge with dredging equipment at Three Rivers Point



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGR, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



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TITLE:	TRANSPORTATION SYSTEMS MAP
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	7
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that are being moved by barge recently include grain, wind turbine parts, precast concrete and environmental dredging equipment.



A historic photo of the Canal wharf



Current conditions at the Canal wharf

Within the BOA, waterfront structures include the Canal Corporation wharf at the Point, three private boat docks in the Oneida River along Maider Road across from the private residences and remnants of former barge unloading platforms (wooden pilings and docks) associated with the two former asphalt plants. The Route 57 and CSX bridges each have a headwall and two support columns along the waterfront. The CSX headwall is cut stone, protected by sheet pile below the water line. The headwall does not support the bridge, which has been raised and is supported by two concrete caissons behind the headwall.

The Canal wharf, which was constructed on wooden cribbing in about 1910, has failed and partially toppled into the river. The Canal Corporation currently plans to rebuild the wall in 2016. This area has been fenced off by the Canal Corporation, which is a significant barrier to the use and enjoyment of the waterfront at the Point.

Plans for redevelopment should consider the timing of Canal wharf repair and defer any permanent structures or walkways in the construction area. Significant shoreline erosion is occurring in the area of the wharf. The Canal Corporation should consider the need for a heavy wharf, since their nearby (0.8 miles north) maintenance facility has approximately 1,000 feet of bulkhead available for barge docking. A wall designed for erosion control and recreational boating might be more appropriate for the redevelopment of the Point.



Private residences along Maider Road

Roads and Bridges

There are three roads that bisect or border the BOA. County Route 57 bisects the area and is a local north and south transportation route. Route 57 continues to the north via the bridge over the Oneida River, and leads into Oswego County and the Village of Phoenix (± 2 miles). Maider Road intersects County Route 57 at the south end of the bridge and runs to the east along the Oneida River. Maider Road serves local traffic from east of the BOA, which is mainly rural residential. The northernmost portion of Gaskin Road is also within the project area. Gaskin Road is a side road (adjacent and parallel to County Route 57) that has been developed as a fairly dense subdivision of approximately 36 residences. There is very little traffic on the road other than that generated by these residences. Refer to *Figure 7 - Transportation Systems Map*.

In 2010, the Syracuse Metropolitan Transportation Council (SMTC) conducted a highway study of the State Route 31 corridor. This study reviewed and assessed potential impacts from future land use patterns and transportation alternatives. The assessment of the western section of Route 31 and the intersection of County Route 57 is relevant to the Three Rivers Area. Recommendations from this study were as follows:

- Revise existing Town of Clay and Cicero planning documents to include lower levels of future growth.
- New development should focus on increasing density and mixing uses.
- Enhance transit service with supportive land use practices.
- Upgrade Verplank Road.
- Build new local road connections in the Clay commercial area.
- Require new development to include pedestrian, bicycle and transit accommodations.
- Require roadway connections between residential areas (discourage cul-de-sacs).

In 2011, the SMTC conducted the Three Rivers Access Study. *Please refer to Appendix D*. The study area included the Towns of Clay and Schroepfel, as well as four main intersections of County Route 57, just south of the BOA. The study evaluated potential alternative redevelopment scenarios and analyzed their effects on traffic. The traffic analysis revealed that the possible impacts would not be significantly more than if no development occurred. Essentially, the impacts from increased traffic could be mitigated with appropriate measures, such as a turn lane and traffic signal. Based on these results, with some improvements, the transportation network does have capacity for additional commercial and residential growth. The report included the following recommended improvements and development scenarios for Three Rivers:

- Public park and/or campground
- Civic recreational park at Three River's Point
- Riverside trails
- Public sewer infrastructure
- Signal timing adjustments at the Route 57/31 intersection

- Study of the realignment of Maider Road
- Open space/natural resource preservation

These recommendations were considered in developing options for redevelopment.

The roadways and railroad do present some physical constraints to future development:

- The higher elevation of County Route 57 at the bridge and the CSX rail line create a visual and physical barrier to connecting the Point and the Eastern Area along Maider Road.
- The higher elevation of the CSX tracks south of the bridge complicate the possible relocation of the Maider Road intersection further to the south.
- The CSX rail line crossing at Maider Road will need to be taken into consideration when designing a pedestrian link between adjacent waterfront developments. CSX has indicated they do not normally grant easements to construct trails under their bridges due to safety concerns.
- The present location of Maider Road close to the edge of the Oneida River may limit waterfront access and future development along the river's edge near Route 57.
- The northern end of Gaskin Road exits onto County Route 57 and occupies the area that would be better used as part of the Three Rivers Point redevelopment.



View west along Maider Road towards the point. The rail crossing blocks views of the site.



View north along Route 57 approaching Oneida River. Maider Road intersects just south of the bridges, where the white vehicle waits to turn.

Possible mitigation measures for these constraints are as follows:

- Relocation of the Maider Road intersection onto County Route 57 is not practical due to the CSX rail crossing and the high elevation of the CSX tracks south of the current intersection. Consider installation of a traffic light at this intersection to improve traffic safety.
- The most desirable route for the waterfront pedestrian trail is under the highway and railroad bridges. Work with CSX railroad to mitigate their safety concerns about a trail under the bridge.
- Consider constructing a portion of the waterfront pedestrian trail over the water as a dock-like structure along the area of Maider Road that is close to the river edge. This section could serve a dual purpose as a boat dock.
- Relocate the intersection of the northern end of Gaskin Road further to the south on land currently owned by the Town. The entrance to the park will be from Gaskin Road. An increase

in traffic on Gaskin Road is unlikely, but possible. In the event that traffic noticeably increases, exploration of traffic calming elements may be reviewed, including speed bumps or additional signage.

Bicycle, Pedestrian, Snowmobile and Public Transportation

The New York State Department of Transportation has designated bicycle routes in the State. State Bicycle Route 5 runs east-west along State Route 31 passes 1.4 miles south of the BOA, at the intersection of County Route 57 and State Route 31. State Bicycle Route 5 is an on-road bicycle route that extends 365 miles from Niagara Falls across New York to the Massachusetts state line. The route parallels the Erie Canal and the New York State Canalway Trail. It intersects with State Bicycle Routes 9, 11, 14, 19 and 517, as well as the New York State Seaway Trail. None of the other roads in the BOA area have designated bikeways.

There are no designated pedestrian trails in the vicinity of the BOA. There are localized pedestrian trails in the Town of Lysander within the Radisson Community and in the Village of Baldwinsville. There are currently no pedestrian walkways with the potential for interconnection within a reasonable distance of the BOA.

The nearest designated snowmobile trail is part of the Cicero "Snow Owls" Club system that goes north from Euclid, generally along Morgan Road and into Oswego County. The next nearest trail is 6 miles to the north.

The Central New York Regional Transportation Authority (Centro) offers bus service that includes routes along County Route 57. Six local and two express buses run by the BOA each day between Syracuse and Oswego. Currently, the nearest stops are at Seneca Mall (4 miles south) and in Phoenix (2 miles north). There is a Park and Ride lot at Seneca Mall.

The possibilities for improving these alternate transportation options include:

- The addition of a bike lane on County Route 57 connecting with State Bicycle Route 5 at State Route 31
- The addition of a Centro bus stop at Three Rivers
- Development of localized pedestrian walkways within the proposed BOA, including a safe way to cross County Route 57, such as the previously mentioned trail under the bridges



View south of the CSX rail line where it intersects Mader Road – Route 57 runs parallel to the rail line, just to the right (west) of this photo.



Rail spur at the former CIBRO asphalt terminal

Rail Transportation

A CSX rail line bisects the BOA just east of Route 57 and crosses a bridge over the Oneida River. This is a lightly active freight line that crosses Maider Road at the intersection with Route 57. There is an inactive and disconnected rail siding from this line into the former CIBRO asphalt terminal. The siding has a run-around second track and was used for transporting asphalt.

Current concepts for redevelopment do not include an industrial or commercial component that would be able to utilize this asset. That does not rule out the option of using the siding in the future.

The higher elevation of the CSX rail line (and County Route 57) creates a visual and physical barrier to connecting Three Rivers Point and Maider Road. The CSX rail line crossing at Maider Road will need to be considered when planning a pedestrian link between adjacent waterfront developments.

H. Infrastructure

Water

The BOA is in the Town of Clay Gaskin Road Water District. A 12-inch diameter water main runs through the Point along Gaskin Road, crosses Route 57 and continues east along Maider Road. The water main ends near the western boundary of the Sunoco/Atlantic asphalt terminal property. Water is provided to the district by the Onondaga County Water Authority (OCWA). OCWA water sources include Lake Ontario and Otisco Lake. Refer to *Figure 8 -Water Service Map*.

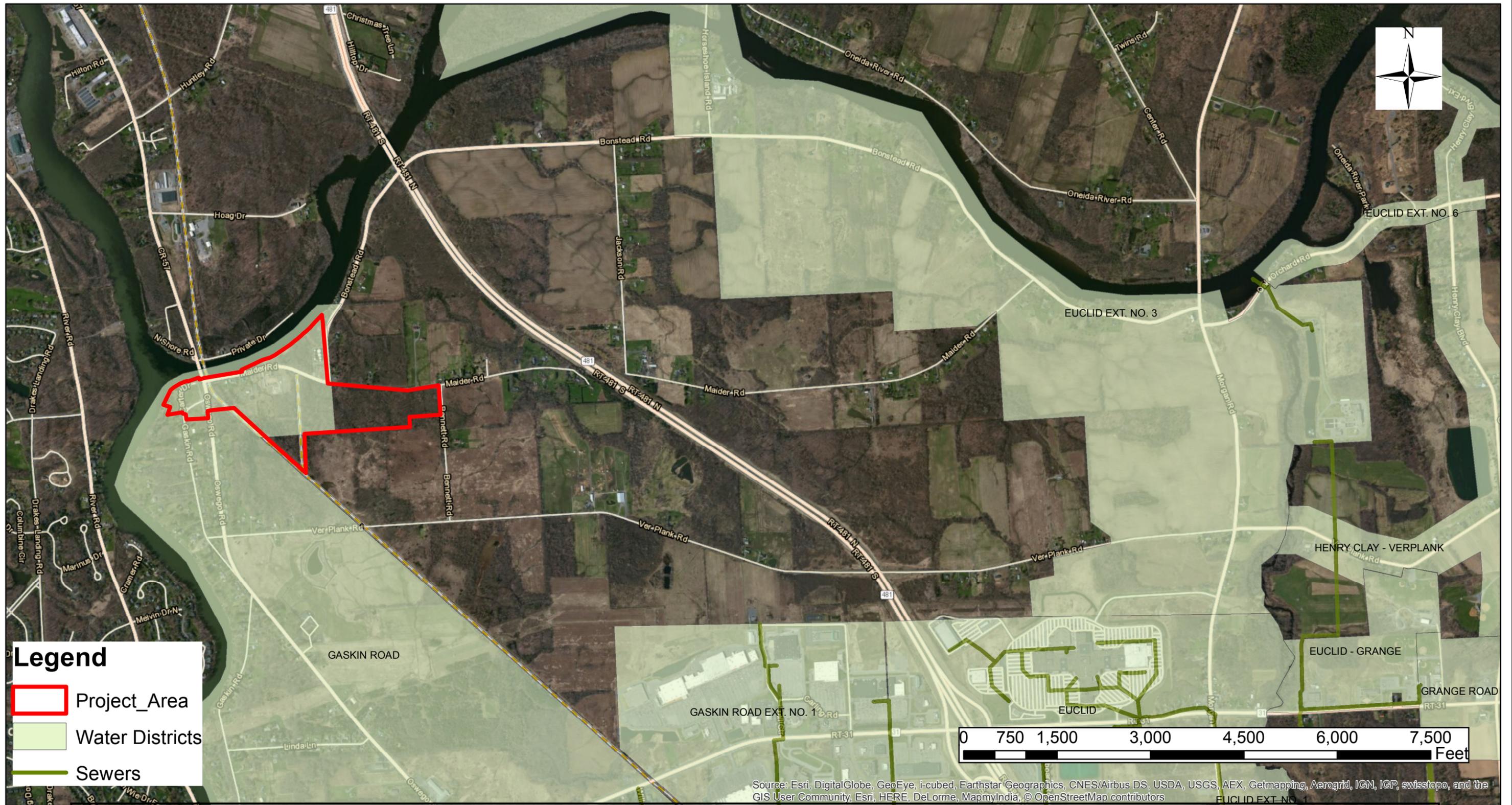
There is a plentiful supply of water and existing distribution network to support development at Three Rivers Point.

Wastewater

There is no public sewer infrastructure within the BOA. Residences in the BOA and in nearby areas have septic systems for on-site wastewater disposal. Soil conditions in and around the BOA, as mapped by the Soil Conservation Service (SCS), are identified as severely limited for septic systems. Refer to *Figure 9 - Soils Map*. The Onondaga County Health Department regulates septic systems and has indicated that failing septic systems are a common occurrence in this area.

The nearest available public sanitary sewer service is along State Route 31 (±1.4 miles south). Sanitary sewer service is provided by the Onondaga County Department of Water Environment Protection (OCDWEP) in the areas south of Route 31. Wastewater from this area flows to the Gaskin Road Pump Station, located 2.8 miles south of Three Rivers. From this pump station the sewage is then pumped via force main to either the Oak Orchard Wastewater Treatment Plant (WWTP), located approximately 3 miles to the northeast, or the Wetzel Road WWTP, located approximately 5 miles south of the BOA. Refer to *Figure 10 - Sewer Service Map*.

Horseshoe Island, located 1.9 miles east of the BOA along Bonstead Road, has public sewer service. This is a riverfront community in the Town of Clay of approximately 122 residences that formed a Town sewer district and installed a low pressure sewer system in 2003. The system includes seven miles of low-pressure force main and is connected to the Oak Orchard WWTP.



Legend

- Project Area
- Water Districts
- Sewers

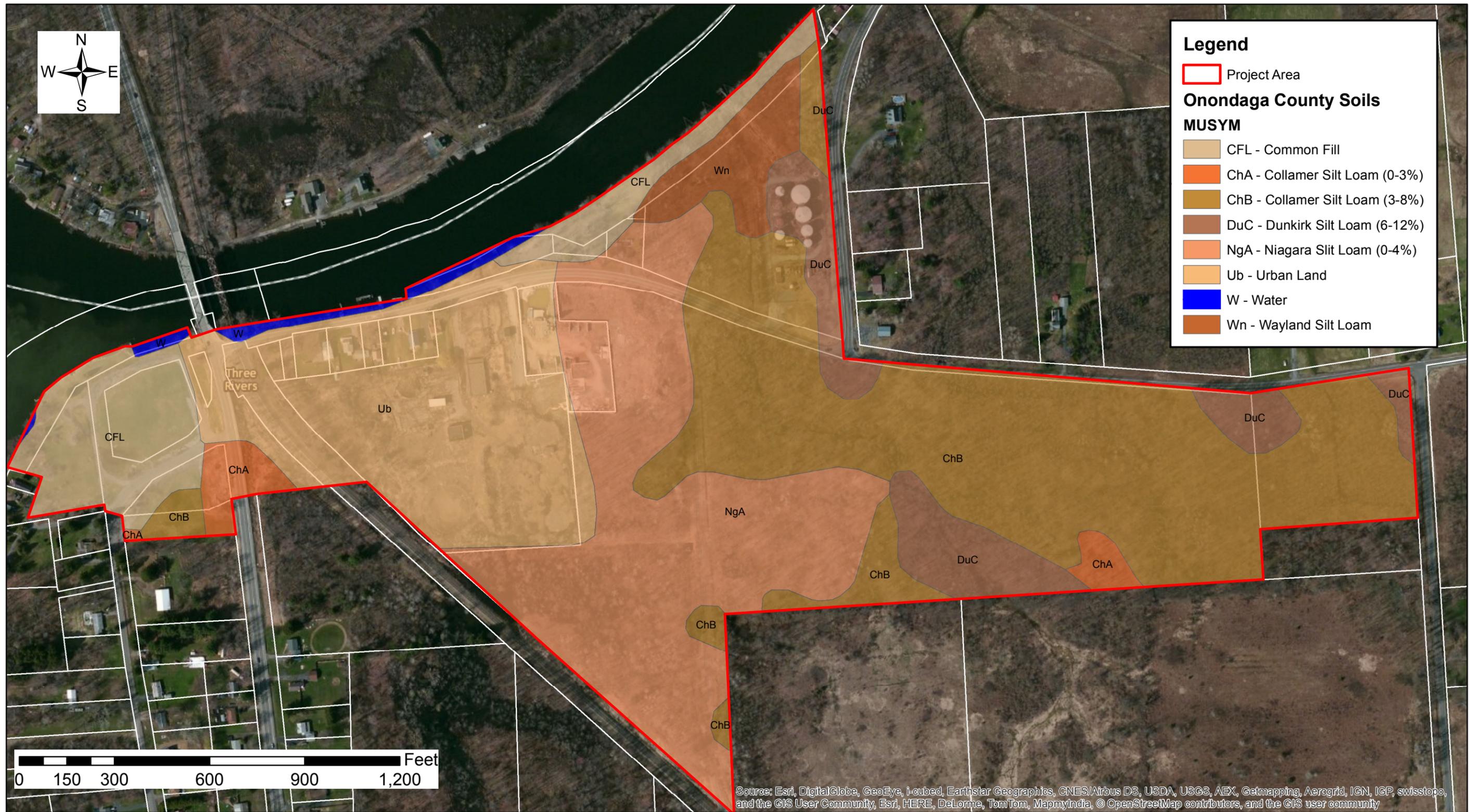
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



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TITLE:	WATER SERVICE MAP
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	8
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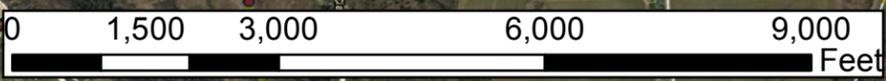
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TITLE:	SOILS MAP
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	9
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Legend

- Project Area
- Manholes
- Sewers



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



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TITLE:	SEWER SERVICE MAP
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	10
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The poor soil conditions for on-site wastewater disposal and the lack of public sewers in the BOA are significant limitations for potential development at Three Rivers Point. Potential wastewater disposal options include:

- For the initial phases of development at the Point, construction of a non-conventional septic system on the point itself or in the Eastern Area may be possible to serve restrooms, a restaurant and/or entertainment venue that are project elements identified for the initial phases of redevelopment. Due to the soil conditions, septic systems are not considered a long-term solution nor could septic systems serve a large scale development.
- A more permanent solution would be to provide public sewers to the Three Rivers Point. This would involve formation of a sewer district and construction of a collection system, pump station and force main to convey the sewage to the Gaskin Road Pump Station. The sewer district could include Gaskin Road, Linda Lane and Three Rivers Point. This district would include over 200 existing residences with questionable septic systems, many located along the River.
- Development of a smaller low pressure sewer system serving just the BOA with a force main connection to sewers along Route 31.

The Oak Orchard WWTP is currently exceeding its design biochemical oxygen demand (BOD) loading eight months per year. As a result, the OCDWEP, in cooperation with the DEC, has imposed a moratorium on new sewer connections. This is limiting potential development in all of the northern area of the Town of Clay, as well as Three Rivers Point. OCDWEP is currently studying the WWTP capacity aimed at increasing the design permit limit. Other measures, such as reducing flows to the plant by eliminating extraneous infiltration and inflows to the sewer system, are possible solutions to permitting new discharges to the Oak Orchard WWTP. Permanent diversion of flows to the Wetzel Road WWTP may also be a solution.

A study of the formation of the sewer district should be undertaken to determine the economic viability while the OCDWEP assesses options for wastewater conveyance and treatment.

Energy and Telecommunications

National Grid provides electric and natural gas services throughout the BOA. There are no limitations for such service. Telephone and cable television service from Verizon are also readily available in the BOA.

I. Brownfield, Vacant and Underused Sites

All of the parcels in the BOA were reviewed to assess their environmental history to evaluate the potential for environmental contamination. The assessment included a site walkover inspection, interviews with people knowledgeable of the area and environmental regulators, and a review of environmental records, including the Environmental Data Resources, Inc. (EDR) report containing a Summary of United States Environmental Protection Agency (EPA) and DEC databases, historic aerial

photographs, historic United States Geological Survey (USGS) topographic maps and city directory. Historic Sanborn maps are not available for this area.

Profiles of Brownfield and Underutilized Properties forms were completed for each and are included in Appendix B.

The six existing residential properties do not have any known or recorded environmental issues that would trigger the need for further investigation. Profile forms were not completed for these properties. The assessment identified the following brownfield, vacant and/or underused sites in the BOA:

Brownfield, Vacant and Underutilized Sites

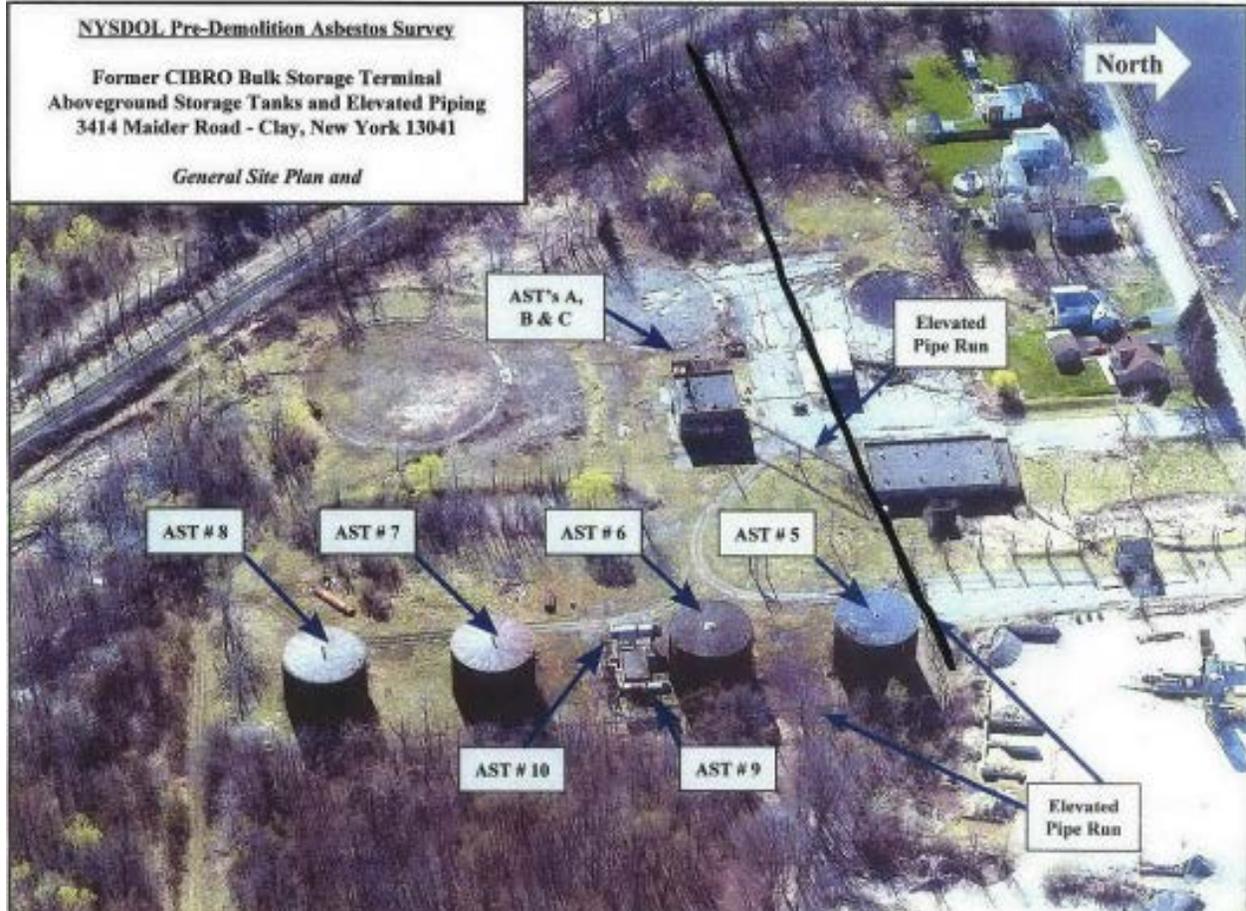
<u>Site</u>	<u>Acres</u>	<u>Current Use</u>
Former CIBRO Asphalt Terminal	56.5	Vacant, environmental investigation/cleanup underway by Town
Sunoco Asphalt Terminal	7.4	Vacant, environmental investigation/cleanup completed
Northern Ready Mix Concrete Batch Plant	1.8	Active concrete batch plant and waste concrete disposal area
Three Rivers Point	5.0	Vacant, open public space with limited water access

Refer to Figure 6 for the site locations.

Former CIBRO Asphalt Plant

The former CIBRO asphalt plant property includes three tax parcels with a total of approximately 57 acres. The western parcel (Tax ID 017.-03-09.1) was the storage tank and processing area of the asphalt plant. The eastern parcel (Tax ID 017.-03-11) had a pump building and a railroad siding where tank car loading/unloading was performed but otherwise was mainly unused by the asphalt plant. The northern parcel (Tax ID 017.-03-09.2) is a narrow strip of land along the Oneida River and Maider Road that was used for barge unloading. Refer to *Figure 6 -Land Ownership Map*.

Historic aerial photographs indicate the facility was constructed between 1938 and 1951. The EDR report indicated several petroleum spills on the property and its classification as a former DEC-regulated Major Oil Storage Facility (MOSF). Refer to Appendix C for additional information.



An aerial view of the former CIBRO asphalt plant

The Town of Clay acquired the CIBRO property in 2002 when it became available due to CIBRO bankruptcy. The Town applied for and was accepted to enter the CIBRO site into the DEC Environmental Restoration Program (ERP). The ERP is a program to provide municipalities with funds for environmental investigation and remediation of brownfield sites. The program currently provides 90% matching funding for these activities. To date, the ERP has contributed funding for the demolition of the tanks, buildings and other facilities at the site, the investigation of the nature and extent of the contamination, and an assessment of options for cleanup. The tank demolition was completed in 2006 and the buildings were demolished in 2011.

The Site Investigation/Remedial Alternatives (SI/RA) report⁸ was completed in 2010. The key findings in the report include:

- Widespread soil contamination with asphalt
- Localized soil contamination with fuel oil and gasoline
- No impact to eastern portion of the property
- Recommended demolition of existing structures so additional investigation could be completed in those areas.
- Recommended a cleanup to standards that would allow for unrestricted use of the property
- Recommended further cost evaluation of two remedial options for cleanup of an estimated 9,000 tons of contaminated soil. The options to be evaluated are excavation and off-site disposal or on-site thermal treatment

The demolition of the structures has been completed and the additional investigation work recommended in those areas is expected to be completed in early 2014. It is anticipated that the Town of Clay will apply for funding under the ERP for the remediation. Funds are allocated from the DEC as they become available through the State Legislature. Refer to the *Profile* forms for each tax parcel in Appendix B-1, 2 and 3 for additional information.



Railroad siding on former asphalt plant



Localized soil contamination at the CIBRO site

⁸Site Investigation and Remedial Alternatives Analysis Report, prepared by C&S Engineers, Inc., dated May 2010.

Sunoco / Atlantic Asphalt Terminal

The Sunoco/Atlantic asphalt terminal property is privately owned by Atlantic Refining and Marketing Corporation, which was acquired by Sunoco in about 1988. The property is a 7.35-acre parcel (Tax ID 016.-01-03.1), with approximately 700 feet of waterfront bordering Canal Corporation land on the



The Sunoco Asphalt Terminal

Oneida River. Refer to *Figure 6 - Land Ownership Map*. The asphalt facilities were demolished and removed from the site in 2014. These facilities included eight large aboveground storage tanks with capacities ranging from 125,000 to 2,654,000 gallons, several smaller tanks, one 10,000-gallon underground storage tank, two boilers, a pipeline to the barge loading/unloading dock and a small building. The facility was regulated by the DEC as a MOSF. The site had been inactive for several years.

The EDR report indicated several historic petroleum spills on the property and its classification as a DEC-regulated MOSF. Historic aerial photos indicate the plant was constructed between 1960 and 1966. Refer to Appendix C for additional information.

The demolition project included asbestos abatement, universal waste (electrical capacitors, light ballasts, bulbs, etc.) disposal and removal of the tanks, foundations and related asphalt facilities. Additionally, any soil encountered during the demolition which visually appeared to be impacted with asphalt was segregated and shipped off-site for disposal.

An environmental investigation completed after the demolition included redeveloping and sampling eight existing monitoring wells and excavation of eight test pits. Soil and groundwater samples were analyzed for petroleum volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). The analytical results showed low or non-detect levels of petroleum compounds in soil at concentration below DEC cleanup guidance values. No petroleum VOCs or SVOCs were detected in the groundwater. Test pits showed some residual asphalt contamination in the subsurface.

The DEC reclassified Spill No. 0803245 as closed on February 15, 2015. The existing groundwater monitoring wells are planned to be removed. Refer to the *Profile* form in Appendix B-4 for additional information.

Northern Ready Mix Concrete Batch Plant

The Northern Ready Mix concrete batch plant is located on a 1.83-acre parcel on Maider Road (Tax ID 017.-03-10), adjacent to the former CIBRO asphalt plant. Concrete batch plants use cement, aggregate (stone), sand, water and various additives to make concrete for local delivery by concrete mix trucks. In general, environmental issues associated with current and/or historic practices at a typical concrete batch plant are limited to short-term stormwater impacts. These impacts are related to the elevated pH of concrete and high suspended solids of stormwater runoff typically associated with plant operations. Such discharges can result in localized and short-term water quality impacts, but fortunately do not generally result in any known long-term environmental impact. This is in part due to the fact that elevated pH discharges are neutralized by the low pH of normal rainfall. The runoff from concrete batch plants is regulated by the DEC under the terms of the General Permit for Stormwater Discharges Associated with Industrial Activity. The permit requires periodic monitoring of the stormwater runoff, implementation of Best Management Practices (BMPs) and other measures to reduce environmental impacts.

Other potential issues that could complicate reuse of a typical concrete batch plant include historic practices of dumping waste concrete on-site. This can result in large deposits of solid concrete that must be broken up and properly disposed of before redevelopment can occur.



The Northern Ready Mix Concrete Batch Plant

The Northern Ready Mix plant in the BOA appears to be a typical concrete batch plant, with BMPs for stormwater runoff as required by the DEC and historic waste concrete deposits. Historic aerial photographs indicate the plant was constructed between 1960 and 1966. The EDR report identified one

active 2,000-gallon diesel aboveground storage tank, installed in 1964. The EDR report also identified a recorded spill at the property. The spill was reported in August 1992 as a complaint about dead trees and a discharge to the river. The DEC investigated and did not identify an environmental issue and closed the spill file.

There is currently no indication of an environmental issue on the property which would require a cleanup. Redevelopment would require removal of the aboveground diesel tank and performance of a tank closure site assessment, demolition of existing plant facilities and removal of waste concrete. Waste concrete could potentially be recycled by crushing for use as aggregate.

Refer to the *Profile* form in Appendix B-5 for additional information.

The Point

The Point property consists of five tax parcels plus an adjacent Canal Corporation waterfront parcel. Gaskin Road runs through the Point and intersects Route 57. The total area of the Point is approximately 5 acres. There is approximately 800 feet of waterfront on the adjacent Canal Corporation lands. In 2003, the Town of Clay acquired the former Three Rivers Point Hotel properties

(Tax IDs 017.-01-01.1, 017.-01-02.1, 017.-01-02.2 and 017.-01-02.3). In 2007, they acquired the adjacent former Poor Richards restaurant (Tax ID 017.-02-01).



A view of The Point (Three Rivers Point) from the Route 57 bridge

In 1889, the Barnam Hotel was on the Point and later renamed Three Rivers Inn. The location served as a popular attraction for people from all over New York until the 1960's. Three Rivers Inn gradually declined to use as a transient apartment building, which it remained until it burned down in 1973.

The former Poor Richards restaurant property is a 0.6-acre parcel located south of the waterfront property, across Gaskin Road. The property was developed as Monty's restaurant as early as the 1920's. There are no records or other indications of any environmental concerns for this parcel.

The EDR report identified three DEC spill events for the Point. One spill was regarding leaking sewage and one was regarding a boat leaking fuel. The third spill involved some drums dumped in the river that were discovered by the Onondaga County Sheriffs Department on a practice diving exercise on November 26, 2002 (DEC Spill No. 0260061). The DEC retained an environmental contractor to remove approximately 13 drums from the river and properly dispose of them. None of these spills present an environmental concern to the properties.

The EDR report did not identify any historic petroleum storage, hazardous waste generation or other potential environmental concerns for the properties. Based on this information, there is no need for further environmental assessment of the Point properties. Refer to the *Profile* forms in Appendices B-6 and B-7 for additional information.

The four sites discussed above are identified as Strategic Sites for redevelopment of the BOA.

J. Parks, Open Space and Waterfront Access

Existing Parks and Open Space

No parks currently exist within the BOA, but the Town has an extensive array of parks. Refer to *Figure 11 - Parks and Open Space Map*. An excerpt from the Town website describes the other parks and green spaces within the Town:

The Town operates four town-wide facilities, which are designed to accommodate large activities and functions. The four town-wide parks are Clay Park South, (located at 7200 Buckley Road), Clay Park Central I and Clay Park Central II (located at 4821 Wetzel Road and 7858 Henry Clay Boulevard), Clay Park North, (located at 4483 Route 31 behind to Town Hall), and Meltzer Park (located at 8400 Stearns Road). Neighborhood parks, which number 28, are generally smaller in size and located in densely populated residential areas. These are primarily designed for neighborhood drop in type of recreational activities: organized league play, whether it be youth or adult, is discouraged. New is our Clay Historical Park on the west side of the rail road tracks at 4939 Route 31 in the Village of Clay. Located at the Clay Historical Park is the Museum in an old railroad car, a log cabin, barn and welcome center.

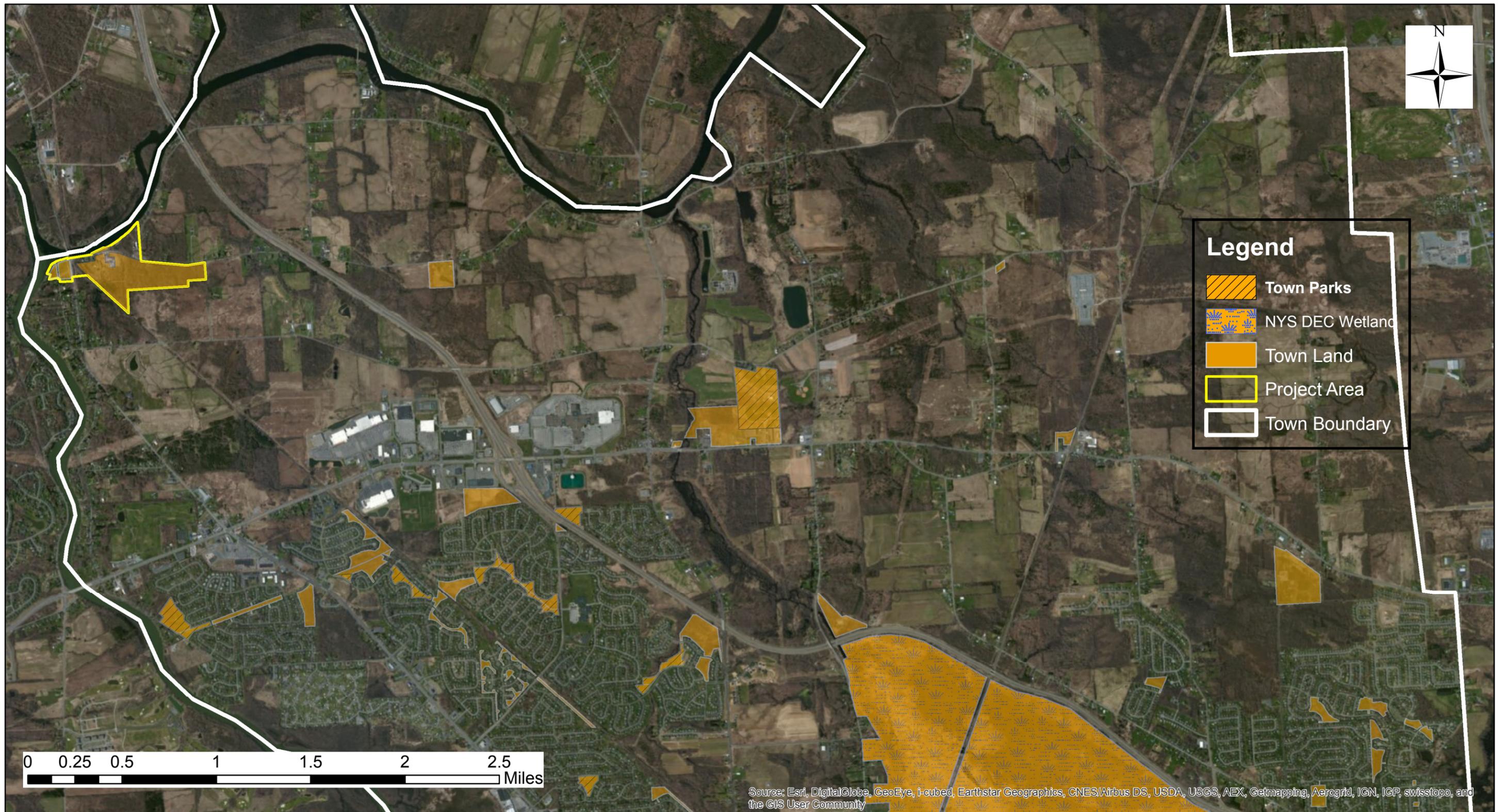
The closest town-wide park is Meltzer Park, located approximately 4 miles east of the BOA. The nearest neighborhood park is Kimbrook Park, located 2 miles to the south. Meltzer Park is designated for sporting use as baseball and softball fields for the Town's little league. Kimbrook Park is a small neighborhood park with a few playground facilities and paved basketball court.

Clay Park Central I and Clay Park Central II have extensive facilities, including soccer and baseball fields, pavilions, an amphitheater and restrooms. These parks are located adjacent to the North Area YMCA. Hickory Hills Golf Course is located about 1.6 miles south of the BOA. Hickory Hills is an executive-type golf course (mainly par 3 holes) that also has a miniature golf course and driving range.

Planned Parks and Open Space

The Town of Clay has an extensive and successful park program, but the one recreational environment it is lacking is waterfront. Due to the success of ball fields, athletic programs and other activities based around structures, pavilions and open spaces at the other park locations, a park at Three Rivers Point would offer Town residents a different recreation and entertainment experience.

Specific recommendations and conceptual layouts are discussed in the Summary Analysis, Findings and Recommendations Section.



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

TITLE: **PARKS AND OPEN SPACE MAP**
 PROJECT: **TOWN OF CLAY - THREE RIVERS BOA**
 DATE: **JANUARY 2014**

FIGURE No.

11

K. Historic and Archeological Resources

The BOA has a unique and interesting history. Perhaps because of co-occurrence of the ecological diversity and long growing season coupled with its location at the confluence of major natural waterways, the Three Rivers Point area was historically used by Native Americans as a seasonal food camp and as a meeting area. Regional archaeological findings from the Owasco people date back as early as 1200 AD. Their descendants, the Iroquois, also used the site as a seasonal food camp and central meeting grounds. The site was in the Onondaga tribe's territory at the geographical and political center of the Iroquois Confederacy. The Onondaga were members of the Haudenosaunee - the People of the Long House - along with the Seneca, Cayuga, Oneida, Mohawk and later the Tuscarora, also known collectively as the Iroquois. As the "keepers of the council fire" the Onondaga were the host for meetings of the five (and later six) nations of Haudenosaunee. The Onondaga and Iroquois history at Three Rivers Point and in the region provides an almost unlimited opportunity - an opportunity to explore not only the past, but the world we all share today and the prospect for the future. Refer to Appendix E for additional information on Native American history surrounding Three Rivers Point.

The first Europeans arrived at the site in 1780, during the Revolutionary War. One of the more interesting stories from that period relates to British prisoner of war named Patrick McGee. McGee was tied to a tree at Three Rivers Point, which he described as a "clearing without a shrub or tree, handsomely covered with grass, for a distance of more than a mile along the banks of the river." He liked the site so much that he returned there 13 years later, built a house and lived out his life. Settlement took place slowly for two decades, then took off in 1810 and the period subsequent to the conclusion of the War of 1812, which brought many people, former soldiers, their families and other settlers to this region rich with natural resources near the shores of Lake Ontario.



A historic marker just north of Route 57 bridge

Water-based transportation is among the most important themes in the history of Three Rivers Point, from the travels along these ancient water bodies by members of the Iroquois confederacy or in the relatively more recent history associated with the Barge Canal traffic. In 1918, the third enlargement of the Erie Canal was completed, putting Three Rivers Point directly on the route. The industries in the BOA used the new canal system for transport at first, then railroad transport via what is now the CSX rail line, and eventually highway transport. As the preferred means of commercial transport shifted away from barge and rail toward highways, and industry in Upstate New York declined in general, most of the commercial industry left the BOA. The CSX rail line is still in limited use today, and the canal is also still in use, although mostly for recreational boating. The last commercial use at Three Rivers Point was Three Rivers Inn, which was an important hotel and entertainment establishment up until 1973, when it burned.

Thus the BOA, and especially Three Rivers Point, has a long and varied history that will be important to incorporate into any site development. Despite the significant history, it is unlikely that the waterfront

areas of the BOA would still contain significant intact Native American archaeological artifacts due to the extensive fill placement and soil disturbance that occurred during the construction of the canal and other transportation-related development for the creation of the highways and rail system nearby. Therefore, it is not likely that there are any historic or cultural resources present or in an undisturbed state in the BOA. The Town, through its consultant team, have reached out to the New York State Department of Parks, Recreation, and Historic Preservation and the New York State Historic Preservation Office (SHPO) to determine if any further investigation is required before revitalization plans and site improvements begin in the future as the plan is advanced and projects are designed for construction. The consultant team is awaiting responses.

Refer to *Figure 12 - Historic and Archeologically Significant Map* for additional information.

L. Natural Resources and Environmental Features

This section provides an overview of important natural resources and environmental features in the BOA. Part of the process of planning for redevelopment is to assess potential impacts on these resources.

Geology and Soils

The BOA is located in the physiographic area of central New York referred to as the Ontario Lowland.⁹ It is an area of low-relief topography bordering Lake Ontario to the north and the higher terrain of the Appalachian Uplands south of Syracuse. The bedrock geology map of New York¹⁰ indicates the underlying sedimentary rock formation is Silurian-age Lockport Group dolostone. A 6-inch diameter water well drilled in Three Rivers had a reported depth to bedrock of 41 feet.¹⁰ An average depth of 35 feet for wells completed in the Lockport Group was reported based on a well inventory by Winkley.¹¹ Glacial soil deposits overlie the bedrock throughout the area. Fine-grained glacial lake sediments and till are common soil units in this physiographic area. SCS mapping¹² in the BOA indicates silt loam soils with slow permeability are present throughout, consistent with a lake depositional origin. Fine sand, silt and clay are the primary soil grain sizes. These soils are poorly drained in areas of low relief and slight slope.

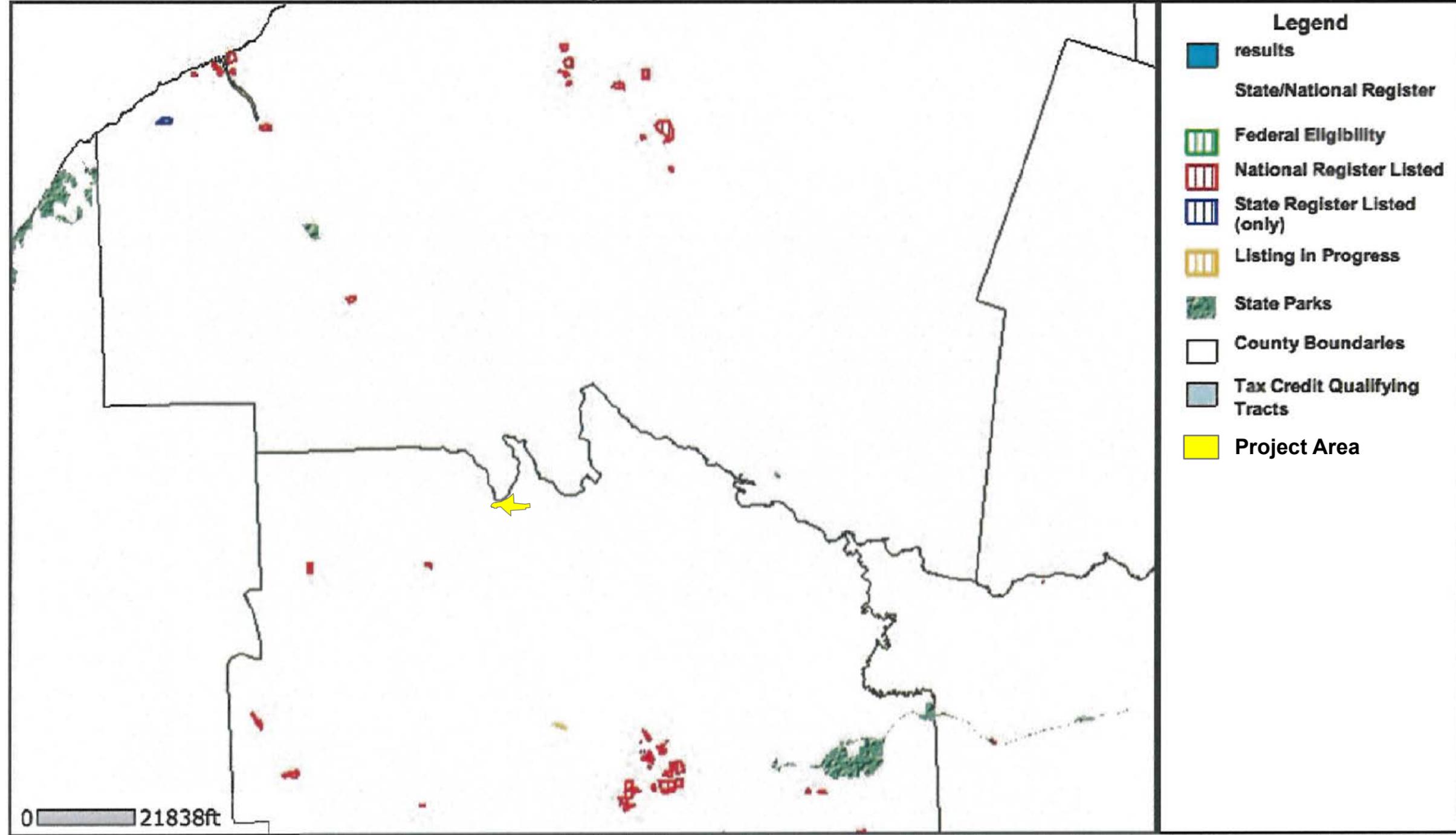
⁹United States Department of the Interior Geological Survey, *Groundwater Resources in the Eastern Oswego River Basin, New York*; Basin Planning Report ORB-2, Kantrowitz, I.H., 1970.

¹⁰New York State Museum and Science Service Geologic Map of New York, Finger Lakes Sheet, 1970.

¹¹*The Hydrogeology of Onondaga County, New York*, Department of Geology, Syracuse University, Winkley, S.J., 1989; Table 2.

¹²Soil Survey of Onondaga County, New York.

Northern Onondaga



0 21838ft

January 7, 2014

Disclaimer: This map was prepared by the New York State Parks, Recreation and Historic Preservation National Register Listing Internet Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.



This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

TITLE: **HISTORIC AND ARCHAEOLOGICALLY SIGNIFICANT MAP**
 PROJECT: **TOWN OF CLAY - THREE RIVERS BOA**
 DATE: JANUARY 2014

FIGURE No.
12

Groundwater Use and Condition

Groundwater conditions in the BOA have been evaluated based on published sources of information regarding the topography, soils, geology and hydrogeology in the area. The USGS compiled a hydrogeology map of the glacial outwash aquifer deposits in the Baldwinsville-Seneca River area.¹³ Post-glacial river deposits accumulated along much of the current Seneca River valley, including the Seneca River northward from Onondaga Lake up to the Three Rivers area. These aquifer deposits are noted to range in yield from 5 to 50 gallons per minute (gpm) to more than 350 gpm, and are an important source of water supply for rural residents, industry and community water systems in northwestern Onondaga County. In the Three Rivers/BOA area, the aquifer is mapped as being 20 feet thick overlain by fine-grained silt and clay lake deposits, with an expected yield range of 50 to 100 gpm. It should be noted that the aquifer is not of high value, and as such would not limit development in any way. The eastern half of the BOA, located further away from the river, will likely not be underlain by the aquifer units. Water level elevation data evaluated by the USGS indicated a general groundwater flow direction in the aquifers off the river valley sidewalls toward the center of the valley and current river course. The water quality in the underlying bedrock, and perhaps even the overlying sand and gravel aquifer, may be relatively hard and saline as a result of groundwater flow paths associated with the bedrock formations in the region.

Shallow groundwater can be expected to be present seasonally or perennially perched in the fine-grained silt-clay soil occurring as the surficial geologic deposit in the BOA. SCS mapping notes the presence of such shallow groundwater is common in these low permeability soil units. This groundwater will be of very limited value as a source of water, given the low yield characteristics of the soil and susceptibility to seasonal occurrence.

Public water supply mains from the Gaskin Road Water District service all of Gaskin Road and Route 57, with a main extending approximately 0.25 miles east along Maider Road where it terminates. Water for the developed area along the Gaskin Road-Route 57 area is primarily provided by the public system, while the more sparsely developed area east along Maider Road and north on Bonstead Road is provided by individual, private wells. New development in the area would tie into the existing water supply mains, and would not require drilling any wells.

Wetlands

Wetlands in New York State are regulated by both the DEC and the United States Army Corps of Engineers (ACOE). The DEC regulates wetlands that are 12.4 acres in size or larger and smaller wetlands of unusual significance. The ACOE regulates areas meeting the definition of a wetland regardless of size. A permit is required to perform any work resulting in the disturbance of a DEC-regulated wetland or disturbance of any area within 100 feet of a designated wetland. The ACOE does not require a permit (notification only) for disturbances of less than 0.1 acres. A permit is required by

¹³United States Department of the Interior Geological Survey, Water Resource Report 85-4094, *Geohydrogeology of the Glacial Outwash Aquifers in the Baldwinsville Area, Seneca River, Onondaga County, New York*.

the ACOE for projects that disturb more than 0.1 acre if that disturbance is not already covered under a Nationwide Permit.

Wetlands are defined by the ACOE and EPA as *“areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.”*

Wetlands are protected under the 1977 Clean Water Act and Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act). Due to their high level of nutrients, wetlands are very productive ecosystems. They sustain a vast array of plant life that in turn supports a wide variety of wildlife. In addition to their habitat value, wetlands serve to mitigate flood damage and filter excess nutrients from surface runoff.

There are no mapped State or Federal regulated wetlands in the BOA. There may be localized areas, particularly in the wooded portion of the Eastern Area and on the Sunoco property, that meet the definition of a Federal wetland. These areas should be evaluated by a wetlands scientist prior to redevelopment.

Water Quality

Water quality in the Seneca and Oneida Rivers from Cross Lake to Oneida Lake is monitored by an ongoing study being completed by the OCDWEP (Onondaga County Department of Water Environment Protection). This study has seven sampling locations in the two rivers within the Town of Clay. Data collected from these locations include water temperature, dissolved oxygen, specific conductivity, salinity, pH and oxygen reduction potential (ORP).

Onondaga County has performed water quality monitoring at selected stations along the Seneca-Oneida-Oswego River system since 1993. The water quality survey study area spans the Seneca River from Cross Lake to Three Rivers junction, as well as portions of the Oneida and Oswego Rivers. The most recent report, dated November 2007, covers the 2006 monitoring period. The wet summer of 2006 kept stream flow high in the Seneca River throughout most of the summer and prevented violations of ambient water quality standards for ammonia-nitrogen and nitrite-nitrogen. Frequent measurements detected brief periods where dissolved oxygen concentrations dropped below the standards. Overall, water quality data collected from the Seneca River during 2006 was comparable to the data collected in previous surveys. The introduction of zebra mussels in the early 1990's resulted in dramatic adverse changes in water quality in the river. The river's water quality conditions continue to be strongly influenced by zebra mussels.

There are two municipal WWTPs (wastewater treatment plants) within the Town of Clay, both owned and operated by the OCDWEP. The Wetzel Road WWTP is located on the west end of Wetzel Road, on the east shore of the Seneca River, and is a trickling filter secondary treatment plant with post-chlorination. Typical daily flow through this plant is approximately 2.5 million gallons. The Oak Orchard WWTP is located on Oak Orchard Road, on the south shore of the Oneida River. Typical daily flow through this plant is 5.7 million gallons. This plant employs the pure oxygen aeration activated sludge process.

While not documented, there are other point source discharges of stormwater to both rivers from highway and private drainage culverts. There are also point source discharges to the Seneca and Oneida Rivers upstream of the Town of Clay from other municipal and industrial wastewater treatment plants. While outside the Town, these discharges contribute to the water quality in the waterfront corridor.

Non-point discharge sources to the rivers include overland runoff, roadway runoff and stormwater runoff from agricultural fields.

Both the Seneca and Oneida Rivers are classified by the DEC as Class B waters. Class B waters are best suited for primary and secondary contact recreation and fishing. Class B waters are also considered suitable for fish propagation and survival. Tributaries to the rivers along the waterfront corridor are primarily Class C waters. Suitable usage for Class C waters is fishing.

Aquatic Habitats

There are several qualities that make Three Rivers Point a unique aquatic habitat. It is the confluence of two major river ecosystems in the Oswego River Basin (*Figure 13 - Oswego River Drainage Basin*). From the east, the Oneida River flows from Oneida Lake. From the west, the Seneca River receives water from a majority of the Finger Lakes. Together, these rivers form the Oswego River at Three Rivers Point. The Oswego River Basin collects water from 5,122 square miles or approximately 10% of New York State.

Terrestrial Habitats

The terrestrial area bordering the rivers in the BOA consists primarily of uplands. Included in the area are deciduous forests and open fields. Elm, black ash, beech and red maple are very prevalent plant species found in the wooded areas. Thick conifer stands are found along the Oneida River. Grasses, sedges and a variety of rushes cover open areas. Dogwood, ash and thorn apple stands are common shrubs found throughout the area.

Aquatic and Terrestrial Ecology

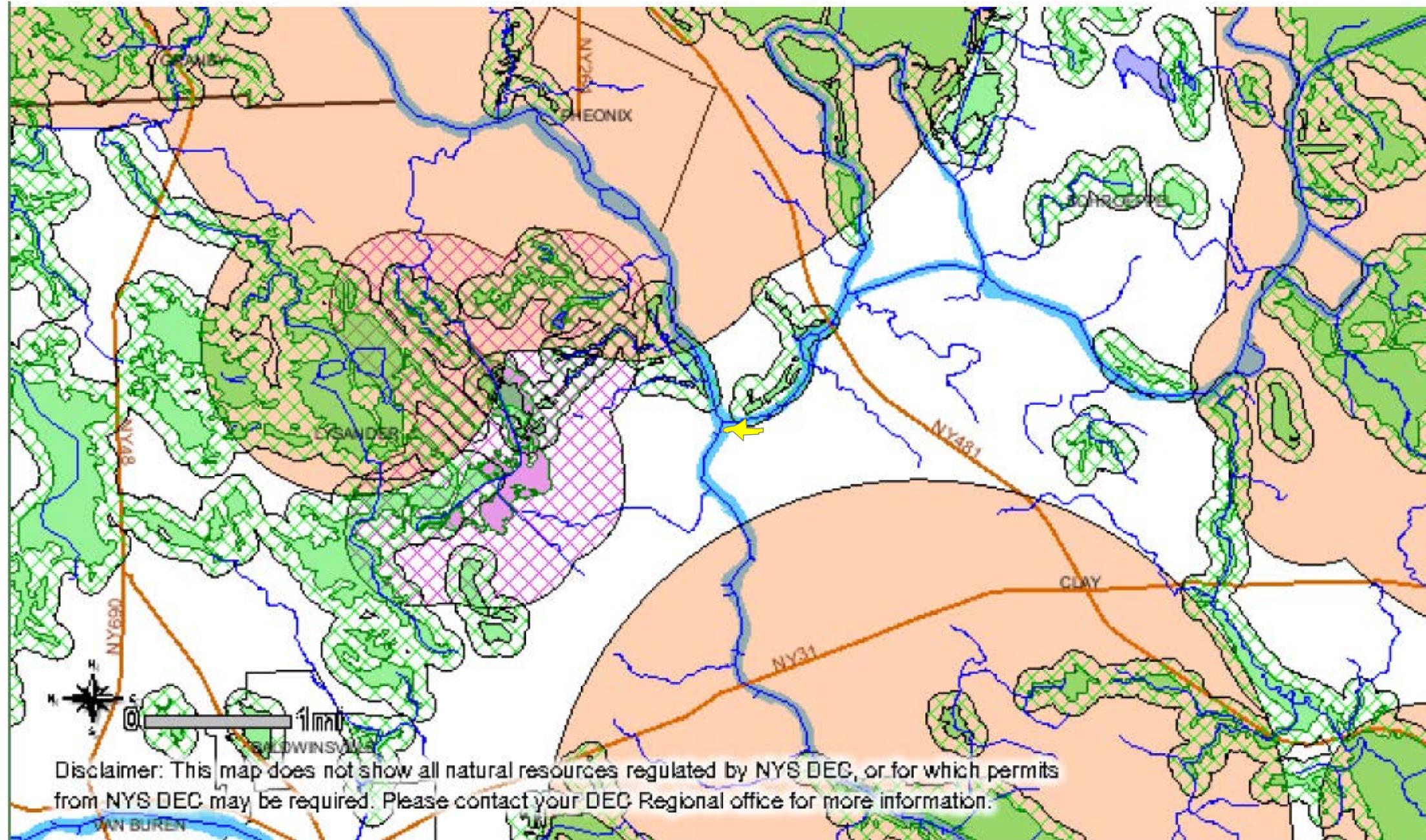
This ecosystem in the vicinity of the BOA supports a large and diverse population of animals. There have been several separate surveys conducted over the last 25 years in the general area. These studies have estimated that there are 123 species of birds, 24 species of amphibians, 23 species of reptiles, 58 species of mammals and well over 130 species of macro invertebrates, including insects and worms, in the vicinity. Tables 4 through 9 list the individual species from the separate surveys conducted. It is reasonable to assume that most of these species could be located in the waterfront corridor. There have been several accounts of aquatic life, including zebra mussels (Lake Ontario), tiger musky (Otsico Lake), brown trout (Nine Mile Creek) and lake sturgeon (Oneida Lake), that have all migrated through the river systems. The dominant mollusk species of the area is the invasive Zebra Mussel, whose long-term effects on the environment are still unknown. Refer to *Figure 14 - Natural Resources and Environmental Features Map*.



This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

TITLE:	OSWEGO RIVER DRAINAGE BASIN
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	13
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- Visible Layers**
- Classified Streams
 - Classified Ponds
 - State-Regulated Freshwater Wetlands
 - Wetland Checkzone
 - Rare Plants and Rare Animals
 - Significant Natural Communities Buffered
 - Natural Communities Nearby
 - Significant Natural Communities
 - Interstate Highways
 - Counties
 - Project Area

Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.



This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

TITLE:	NATURAL RESOURCES AND ENVIRONMENTAL FEATURES
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	14
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Flood Plains

Flooding has not been a significant threat to real property in the Town of Clay over the past 50 years. Since 1970, there have been just four declared Presidential Disasters in Onondaga County resulting from rain and storm events. Real property damage within the BOA from these four events is likely to have been minimal. The 100-year flood boundary covers a small portion of the Three Rivers Point area, the area north of Maider Road and a portion of the former Sunoco/Atlantic asphalt terminal. Refer to *Figure 15 - Flood Plain Map*.

Critical Environmental Areas

Municipalities may designate specific geographic areas within their boundaries as “Critical Environmental Areas” (CEAs). To be designated as a CEA, an area must have an exceptional or unique character with respect to one or more of the following:

- A benefit or threat to human health;
- A natural setting (e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality);
- agricultural, social, cultural, historic, archaeological, recreational, or educational values; or
- An inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change.

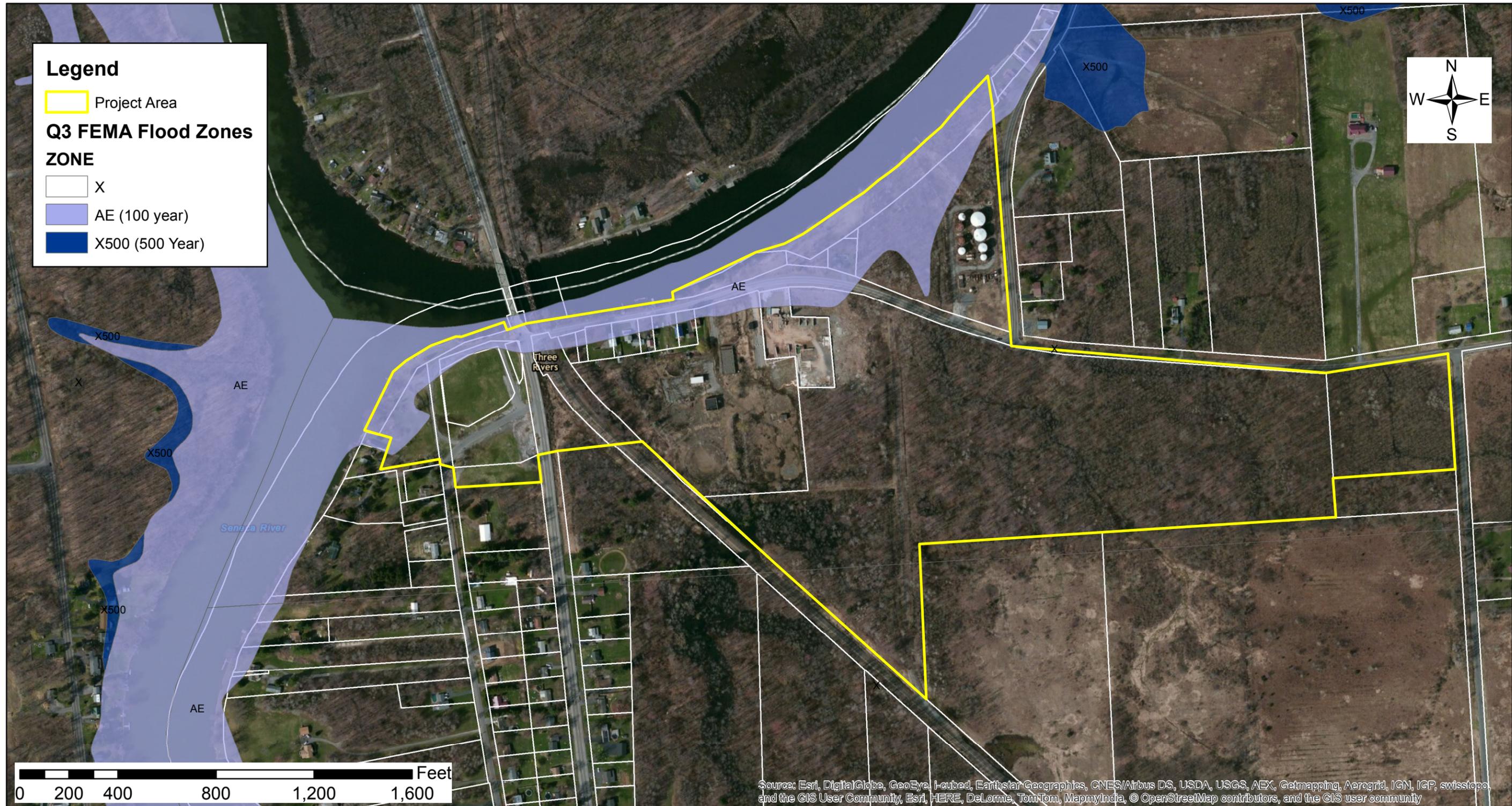
The purpose of such a designation is to provide additional protection for such areas from negative environmental impacts. Following designation, the potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA is a relevant area of environmental concern and must be evaluated in the determination of significance prepared pursuant State Environmental Quality Review Act (SEQRA) Section 617.7.

There are no designated CEAs in the BOA.

The DEC maintains databases and maps important environmental areas including unique geologic features, Rare Plants and Rare Animals, Significant Natural Communities, Natural Communities Vicinities. There are no such designated areas in the BOA or in the vicinity.

M. Environmental Impact Review

A Full Environmental Assessment Form (EAF) has been completed to address SEQRA compliance. Refer to Appendix G.



This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

TITLE:	FLOOD PLAIN MAP
PROJECT:	TOWN OF CLAY - THREE RIVERS BOA
DATE:	JANUARY 2014

FIGURE No.	15
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N. Economic and Market Trends Analysis

Based on the analysis of demographic, economic, retail and housing trends in and around the Town of Clay, we have identified a number of market opportunities for the proposed BOA. These concepts are consistent with the project objectives of 1) redeveloping Three Rivers Point *“as a multi-use focal point of the community with access by both water and land”* and 2) redeveloping available properties along the west end of Maider Road, emphasizing water-enhanced and dependent uses. It should be noted that any *private* investment in retail and restaurant operations will require significant new activity at Three Rivers Point, as prospective entrepreneurs are unlikely to be interested until the area shows signs of cleanup, redevelopment and reuse. The site has sat idle for many years. Although it has excellent proximity to and views of the waterfront, Three Rivers Point is in a quiet residential neighborhood with relatively limited drive-by traffic. Specific on-site activities and programming (e.g., recreational, cultural) will be necessary to draw people to Three Rivers Point and establish it as a destination. Refer to Appendix F for additional information.

Restaurant Opportunities

The market analysis showed that there are more than 200 restaurants within a 20-minute drive time of the proposed BOA, with more limited service/fast food eateries than full service restaurants. About 30% of the latter are in the Town of Clay. Ten restaurants in the trade area are located directly on the waterfront, with all but one open year-round. Six of these have entertainment on-site or nearby, three have banquet facilities and two offer boat-up service. They are situated in very different locations, however. The three Baldwinsville establishments, for example, are located in a densely-developed central business district with excellent pedestrian access, while the five waterfront restaurants in Brewerton are more oriented to vehicular and boat traffic. Some of the Brewerton establishments are perceived as dated, more popular years ago than they are today.

An estimated \$231.5 million per year, or \$2,921 per household, is spent on food away from home by households living in the trade area. Restaurant spending is strongly influenced by demographic and socioeconomic characteristics, such as age, income and household composition. Consistent with higher median income levels in Clay, spending on food away from home by households living in the Town averages \$3,084, or a total of \$71.7 million annually. Overall, high capture rates for restaurants and drinking places indicate that these establishments attract customers from a broad market. High traffic counts along Route 31, Interstate 481 and other roadways, along with the concentration of retail activity in and around Clay, likely contribute to the high level of sales and capture rates among both fast food and full-service restaurants within the 20-minute drive time zone. While this does not necessarily mean the market cannot support additional restaurants, it does suggest that any new establishments will need to find an appropriate niche in order to compete. Based on this information, we believe that a viable restaurant concept for the Three Rivers Point site should have following characteristics:

- ***Emphasize the Waterfront.*** First and foremost, the proposed restaurant should distinguish itself by taking advantage of its attractive, high-value location, providing opportunities for customers to enjoy the riverside environment and scenery. Dockage access and boat parking would allow the restaurant to easily serve canal boaters. Water, river and boating themes

should be incorporated into the menu and/or represented in the restaurant's interior design. Highlighting the site's Native American cultural heritage either in the restaurant or elsewhere on-site would be a plus.

- **Casual Dining.** Given the opportunity to capitalize on the number of people expected to participate in recreational activities including boating, fishing and walking at Three Rivers, a casual, relaxed ambiance should be created. The establishment should appeal to a broad market comprised of individuals and groups, both couples and families with children (one-third of all trade area households have children under age 18).
- **Mid-Scale Pricing, with an Average Check of \$15 to \$25 Per Person.** We recommend positioning the restaurant as a mid-priced establishment that would appeal to the middle class to upper-middle households residing within a 20-minute drive time of the site. While there are pockets of affluence in Clay and Lysander, there may not be enough high income households to support a higher priced restaurant.
- **Potential for Banquets, Weddings and Parties.** The unfilled demand for restaurant banquet space in the area could not be determined within the scope of this study, but developing Three Rivers Point as a destination for recreation and special events may stimulate interest in using the site to accommodate gatherings such as parties and weddings. Additional space either in the restaurant or in an outside park pavilion could be added in the future, based on demand.
- **Appropriate Marketing.** The restaurant at Three Rivers Point should be promoted not only through "traditional" marketing channels, but also in conjunction with local and State parks, nature centers and wildlife management areas to reach complementary target markets, including people interested in outdoor recreation. It should also be listed on the websites of the New York State Canal Corporation, the Syracuse Convention and Visitors Bureau and other tourism promotion sites to capitalize on visitation and boating activity in the region.

Retail Opportunities

Although shopping activity at Three Rivers Point is likely to be limited, it is nevertheless worth considering the retail market opportunities for the proposed BOA. As previously noted, retail sales data confirm Clay's overall competitive position as a retail center serving a large region. There are high capture rates in most retail categories. Additionally, nearby Destiny USA, the Syracuse megamall, has become a major magnet for Canadian tourism, generating a huge increase in visitation from our northern neighbor. Once they are done shopping, these Canadian visitors are looking for other things to do and see in the Syracuse area.

There may be an opportunity for a small, independent retail operation at Three Rivers Point to serve boaters and other recreational users once the site has become more established as a destination. The retail analysis most sales are captured within the 20-minute drive time zone in clothing and accessories stores (\$5.4 million) and in sporting goods, hobby, book and music stores (\$3.1 million). A retailer could sell such items as hiking, biking, fishing and boating gear from this location provided a high level of service and ample variety of merchandise is offered to compete with nearby big-box stores. However, the seasonality of activity on the site could make profitability a challenge. An alternative might be for an existing retailer to establish a satellite location here during the summer months only. Another

possibility would be for the Town to lease small kiosks or booths at Three Rivers Point to retail vendors in season or during community events. This would allow for micro-level retail operations with limited investment.

Residential Opportunities

The consultant team has identified property on the east side of the proposed BOA, along the western end of Maider Road, for future residential use, with existing residences near the intersection of County Route 57 retained and parcels on the north side of the road reserved for public waterfront access. The latter would be linked to Three Rivers Point via a waterfront promenade routed under the bridges. In the absence of public sewers, and with a moratorium on new connections to the Oak Orchard WWTP, it may be years before residential development can proceed in this area.

In the meantime, the land can be used for recreation and conservation purposes, or for such low-impact community uses as nature trails and ball fields. The proposed waterfront trail and other water-based amenities at Three Rivers Point are expected to have a positive economic impact on the neighborhood. Over the last 20 years, numerous studies have found that trails, greenways and public parks increase real property values and the marketability of adjacent properties. Open space and trails are also highly valued by potential homebuyers. Given their desirability, any residential development that occurs in the proposed BOA should be clustered to retain open space and natural features. This may in fact reduce overall development costs and maximize profits for the developer. The Town of Clay's *Northern Land Use Study*, which covers this area, also called for retaining its "rural open land character."

To determine a potential market for housing in the proposed BOA, this study defined a residential market area comprised of the Towns of Cicero, Clay, Lysander and Van Buren. Between 2000 and 2010, the number of households in this area increased by nearly 9%, with an additional 3% increase projected by 2017. The highest rates of growth are among householders (heads of household) aged 45 to 64. These householders are more likely than other age groups to be homeowners. Since 2001, there has been a considerable amount of new residential construction in the residential market area, with 4,605 building permits issued for single-family homes and 152 permits for multi-family structures comprising nearly 1,400 housing units. Despite an increase in the development of multi-family housing, single-family homes continue to account for most of the housing stock, and sales have been relatively steady. Anecdotally, however, there are indications of increased demand in the region for smaller, low-maintenance housing units, like townhouses, and for quality rental units, as tighter credit standards have made it more difficult to purchase a home. Some developers are hedging their bets by offering multiple housing products, e.g., garden apartments, townhouses, single-family residences, or by phasing construction based on current market demand. Responding to the growing need, companies are also developing market-rate housing for seniors who no longer want to maintain a home but do not require full-time care.

In the long run, economic trends and changing demographics are likely to impact housing demand, as described in the Future of Housing section of this study. Recent news stories have asserted that young people between the ages of 16 and 34 are driving about 20% less today than ten or twenty years ago. This could affect where these young people choose to live. They may prefer urban neighborhoods that are walkable and have public transit. Similarly, the ULI study previously cited noted that so-called

“Leading Edge Boomers” in their 50’s and early 60’s are committed to staying physically active and do not define themselves as “seniors.” This segment of the market may place a higher value on housing that is accessible to trails and parks, rather than traditional senior housing. In conclusion, residential opportunities in the proposed BOA represent only a small part of regional housing demand, but include a variety of housing types. Low-maintenance townhouses and patio homes could be developed to serve householders ages 45 to 64 that represent the largest share of the market, while apartments and townhomes may be more suited to young families interested in a neighborhood offering access to water-based recreation and trails. Any future residential development at this location will enhance demand for the restaurant and other amenities at Three Rivers Point.

SECTION FOUR

SUMMARY ANALYSIS, FINDINGS, AND RECOMMENDATIONS OF THE BOA AND STRATEGIC SITES

A. Key Findings and Recommendations

Overview

The Clay BOA presents a great opportunity for creating an attractive waterfront amenity for the Town and region. More than a park, Three Rivers Point is poised to become a centerpiece for people to come and enjoy the natural beauty, walk along the water, paddle a canoe or kayak, tie up their boat, have a picnic, try their luck at fishing or just sit and relax. This natural and recreational setting would be complemented with a new mixed-use development that takes advantage of the desirable waterfront location and the abundance of underused Town-owned lands. Former industrial and commercial uses have caused environmental degradation, but this condition should not continue to deter the use of the once valuable land any longer. It is an area that had been utilized by Native Americans for thousands of years. Today the primary aspects that made it such an important site, the abundant natural resources and a location at the confluence of three major rivers, continue to be the driving factors inspiring the community of Clay to actively pursue revitalization here.

As it has been described in previous sections, there are two distinct areas of the Clay BOA: the Three Rivers Point site, which is west of County Route 57, and the rest of the property in the BOA, located east of Route 57. These are separated mainly because of the consensus that Three Rivers Point should be the first area slated for redevelopment, with the rest of the BOA following. The four 'Strategic Sites' include Three Rivers Point, the Former CIBRO Asphalt Plant site, the Sunoco/Atlantic Asphalt Terminal site, and the Northern Ready Mix Concrete Batch Plant site. In addition to these properties, improvements to the underutilized waterfront area owned by the Canal Corporation are key to advancing the goals of this revitalization plan.

The Northern Ready Mix Plant is still in use, although the Town may attempt to work with the owner to find a good new location and negotiate a deal for the land at some point. Several single-family residences nearby are also currently occupied. However, aside from these two uses, the rest of the BOA is largely vacant and serves no active purpose. The steering committee recommends that the whole BOA be zoned PDD to allow for maximum flexibility and mixed-uses. The Northern Ready Mix Plant would be included into this PDD zoning.

Previous Studies

In addition to the most recent community input developed as part the current planning process, it should be noted that the information and ideas covered in this Nomination Study have also considered data and suggestions from numerous previous studies and reports written over the past two decades. Most prominently, the first round of nomination for the Clay BOA was prompted by the Town of Clay's LWRP (2008), which called for the redevelopment of these brownfield areas. The Three Rivers Access Study conducted in 2011 developed programming and planning directives, especially focused on traffic analysis and land use alternatives which provided an ideal segue into the BOA nomination process.

The concept of redeveloping the area now considered the BOA has been at the forefront of the Town of Clay and other parties' priorities for over two decades. A well-researched Cornell student's master's thesis that studied demographics, State recreation plans, site analysis and historical research to draw

conclusions about possible recreational and historical interpretation uses for the Three Rivers Point site was used for background information for this BOA study. This nomination also draws upon the suggestions from the New York State Erie Canal Recreationway Plan (1995), the Town of Clay Three Rivers Point Redevelopment Study (2000), the Route 31 and Route 57 Land Use and Circulation Study (2006), the Clay-Cicero Route 31 Transportation Study and the Town of Clay Draft Northern Land Use Study (2011). Together, these reports strongly promote some of the most important qualities that have been targeted for this project: waterfront revitalization, brownfield redevelopment and the promotion of walkable, mixed-use development.

Limitations to Development

As has been explained in previous reports, two important limiting factors to development of the BOA at this time involve environmental quality and sewer/septic questions. Were it not for the contamination and possible pollutants in the soil, this area would otherwise be of high ecological value. However, these environmental issues are currently disabling the Town from making better use of the land. Because there is a desire to redevelop the area, and especially since the BOA contains contaminated sites near waterways, there is great incentive to restore environmental quality. There are no mapped State or Federal regulated wetlands in the BOA, but there may be localized areas, particularly in the wooded portion of the Eastern Area and on the Sunoco property, that meet the definition of a Federal wetland. As previously stated, these areas should be evaluated by a wetlands scientist prior to redevelopment.

The other concern regards the capacity to which the site can support large numbers of people due to a lack of sewage service. There are currently no public sewer lines in this area and reported soil conditions are not conducive to the use of septic systems. The Town should study the feasibility of forming a sewer district for the BOA. The district could include only the BOA or be expanded to provide sewers for the area to the south along Gaskin Road and Linda Lane. As an interim measure to support timely development of the Three Rivers Point, the possibility of constructing a small community septic system in the BOA east of Route 57 should be evaluated.

Transportation

Transportation improvements will also need to be made in order to facilitate revitalization of the BOA and to encourage alternate transportation systems. For example, besides arriving by car or by boat, it would be a benefit to revitalization to have a bus stop near Three Rivers Point and dedicated bicycle lanes along Route 57 and/or Gaskin Road. The implementation of these transportation alternatives may enable people who do not have a car or a boat to access the site. Furthermore, Three Rivers Point could become a fun destination for people to reach by bicycle and eventually be linked in to an area-wide bicycle route system.

It is very important that development within the BOA be as walkable as possible. It is the recommendation of nearly all of the previous studies mentioned that walkable communities be developed at this location. One important pedestrian connection is to link Three Rivers Point to the Eastern Area of the BOA, which are separated by Route 57 and the CSX rail line. The consultant team has presented the idea of establishing a pedestrian trail that starts at the western portion of Three

Rivers Point and runs along the waterfront/Maider Road to the Eastern Area of the BOA. This would necessitate a pedestrian underpass beneath the highway and rail bridges, and is being investigated.

Recommended Land Uses

While traditional industry no longer makes sense in this area due to a decline in shipping by water and the general decline of manufacturing in New York, the site still holds great potential for a more appropriate mix of uses. Recreation, for example, is an ideal use for this site. Because the BOA is along the Erie Canal in a central location en route to various water bodies and ports, many boaters pass by. The site could cater to recreational boaters, as well as those who just want to be near the water. This recreational component is seen by the Steering Committee as the key to providing an initial reason for people to come to the BOA.

All development planned for the BOA should be sustainable and environmentally conscious. The environmental restoration, land reuse and smart growth ideals behind this project form a basis of ecological sensitivity that should resonate throughout any future development. The Town of Clay is seeking to restore the land, celebrate the historical uses of the area, provide quality public space along the waterfront, and plan for a successful and sustainable waterfront.

It is agreed that the Three Rivers Point site is especially well-suited to serve as a potent force for revitalization of the whole BOA area, should redevelopment be executed correctly (i.e. in accordance with market findings, with respect for the resources of the site and the wishes of the community). Not so long ago, Three Rivers Point was home to a world-class hotel and entertainment venue. Prior to that, it served as an important Native American meeting grounds and seasonal food camp. The Town's intention is to reestablish the site as a destination for people to gather, partake in various recreational activities, learn about the significant history of the area, enjoy the beautiful riverfront setting, and possibly dine at a unique eatery or view a performance at an outdoor amphitheater. Three Rivers Point would act as a catalyst for redevelopment of the rest of the BOA if this goal is effectively accomplished. Plans for this integral component to revitalization are described in greater detail in *Section 4 Part B*.

The main land uses that the Steering Committee sees for the eastern BOA area include recreation, public waterfront access, future medium-density residential, support uses such as a community septic or wastewater treatment system, and possibly some limited "neighborhood commercial." Neighborhood commercial would include smaller, low-impact retailers such as a general store or coffee shop, which would provide nearby residents with easy access to everyday needs. It would not necessarily be located where it is shown on the map, but wherever is most convenient to residents and could generate the most business. The community septic or wastewater treatment system placement will likewise be dependent upon various factors such as soil suitability and the location of other development.

All development will be dependent on what the market can support. Because the BOA itself and the surrounding areas are currently only sparsely populated and not within any main commercial or residential districts, it is critical to make sure there will be enough demand to support whatever development occurs. That is why the consultant team suggests a carefully measured, strategic, incremental process to planning the revitalization of the BOA following environmental restoration. Refer to *Figure 16 - Projected BOA Land Uses*.



WATERFRONT ACCESS:
boat launch, parking (day use only)

PLANNED RESIDENTIAL COMMUNITY:
small lots homes - patio homes / town homes / garden apartments

CONSERVATION SUBDIVISION:
50% conserved land / open space
0.5 - 1.0 homes per acre density
interim recreational or trails use



This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

Title:	Projected BOA Land Uses
Project:	TOWN OF CLAY THREE RIVERS BOA
Date:	JANUARY 2014

FIGURE NO.
16



This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

Title:	Long-Term Concept Plan
Project:	TOWN OF CLAY THREE RIVERS BOA
Date:	JANUARY 2014

FIGURE NO.	17
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This concept plan was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund and with state funds provided through the Brownfield Opportunity Areas Program.

Title:	Intermediate Concept Plan
Project:	TOWN OF CLAY THREE RIVERS BOA
Date:	JANUARY 2014

FIGURE NO.	18
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Conservation Subdivision and Interim Recreation Land on (eastern) former CIBRO property

The successional forests on former CIBRO property in the easternmost parcel of the BOA could serve a low-impact interim purpose, such as nature trails or lacrosse/soccer fields. The area could be developed with a conservation subdivision type of residential housing in the future if and when the market is able to support it. Otherwise it could keep its recreational uses, go back to natural area, be rented for agriculture, etc. Both recreation and residential neighborhoods would generally be a favorable land use for this area due to the relatively low-impact nature of these types of development and the fact they encourage a local population base that would help to “energize” the area.

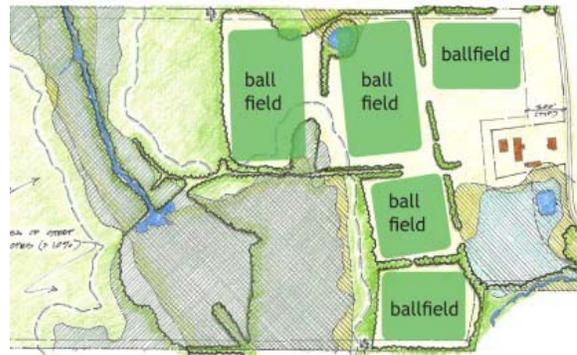
- CONSERVATION SUBDIVISION**
- Detached single-family housing
 - Clustered housing saves undisturbed land
 - 50% conserved land, 50% development
 - 0.5-1.0 homes per acre density
 - Land could be used for conservation and/or trails until there is enough housing demand



Nature trails could serve as an interim (or permanent) land-use for a future conservation subdivision.



Houses in a conservation subdivision are located strategically so as to preserve natural areas. Architectural styles and densities are variable.



This sequence shows how vacant land could be planned in such a way as to serve recreational purposes in the short-term while setting up a good framework for eventual residential development should demand grow.

Planned Residential Community on Northern Ready Mix Plant and (western) former CIBRO property

Planned residential communities may take many forms, but their distinguishing factor from other types of residential neighborhoods is that they are carefully planned, which typically results in better use of land and shared community spaces such as parks or other neighborhood amenities. It is suggested that the Northern Ready Mix property and the western portion of the former CIBRO property, which borders the CSX rail line, could provide a good opportunity for planned residential community development because of the proximity to the waterfront, the proposed Three Rivers Point assets, and existing residential. A medium-density residential community would make sense at this location in the BOA being that the goal is to promote mixed-use development and a lively waterfront; too much density would be out of scale in this currently rural area, while too little density may not create the population needed for revitalization.

PLANNED RESIDENTIAL COMMUNITY

- Garden apartments, townhomes, patio homes (active adults 55+ neighborhood opportunity)
- Multi-family homes are more energy efficient and make more efficient use of space and utilities
- 25% public/common spaces and amenities, 75% development
- 6-10 homes per acre density
- Will create greater demand for waterfront park and visa versa



Conceptual graphic of a planned residential community

Wastewater Treatment

Some form of wastewater treatment will be necessary in order to support any level of substantial residential or commercial development. The town may be willing to extend sewer lines out to new development if it is determined to be feasible and approvable. For an interim situation, one possible opportunity would be to create a community septic system which, like regular septic systems, eliminate the need for costly infrastructure extensions, but provide joint wastewater treatment for a group of properties instead of individually. The siting of either a traditional wastewater treatment system or a community septic system would require soil suitability testing and further planning, so a definite location has not yet been determined, but a plausible location has been suggested in Figure 16, depending upon further testing.



This community septic system field shows how innocuous (and even aesthetically-pleasing) this type of treatment can be if designed well. Source: Dodson+Flinker, permission for

Public Waterfront Amenities

The waterfront is perhaps inarguably the most important aspect of this brownfields revitalization project. Therefore, providing a varied mix of public waterfront access opportunities is pivotal. Three Rivers Point will offer both active recreational uses such as boating and fishing, as well as passive enjoyment of the waterfront via a parklike setting with great views to the water. The promenade that will be a main feature of the point will transition to a less formal trail as it transitions to the area of the Sunoco brownfield, with opportunities for benches and fishing spots along the way. The trail could also potentially connect to a larger trail network in the future.

Public waterfront access at the Sunoco site and along Maider Road could provide additional recreational opportunities for nearby residential areas and visitors. It is envisioned that this area would involve more passive and informal recreational areas than at the point. The main elements could include trails, picnic areas, water access, boat launches, open space, woodland, historical interpretation and other non-intensive uses.



Waterfront access on the eastern side of the BOA could be less formal than at the point



Informal seating area at water's edge

WATERFRONT PARK AND ENTERTAINMENT

- Can act as a springboard to promote revitalization and development of the BOA
- Provide waterfront access for everyone
- Will feature active and passive recreational opportunities, with both free and for-cost options

WATERFRONT TRAIL / PROMENADE

- Connect the waterfront areas, transitioning from more active to more passive uses
- Could provide fishing spots and benches
- Could potentially connect to a larger trail network

PUBLIC WATER FRONT ACCESS

- Provide recreational waterfront for nearby residential areas as well as visitors
- More passive recreation than 'park and entertainment' like at Three Rivers Point
- Will ensure preservation of beautiful natural area
- Main elements may include trails, picnic areas, water access, boat launch, open space, woodland, historical interpretation, and other

B. Three Rivers Point: Summary Analysis and Recommendations

Three Rivers Point has great natural and aesthetic qualities that will attract individuals and families looking to spend a leisurely day at a park that is more unique and interesting than the typical neighborhood park. Thus, it is important that any recreational areas planned for the BOA provide a somewhat “special” character that will entice people to visit the site specifically for the experiential qualities. Such qualities may include but are certainly not limited to a strong sense of place developed through careful design and detailing, beautiful landscaping, gardens and picnic areas, a vibrant and social waterfront, a unique eatery, a place for interesting performances, and a fun and engaging playground.

The historical significance of the site also plays a strong role in the Town’s desire to make better use of the land. Given the history, it would be prudent to provide appropriate interpretive materials (at a minimum) so as to publically recognize and celebrate the area’s interesting former uses and significance to Native American heritage. With proper planning and design, the interpretive function could be harmoniously integrated with recreational activities in a park-like setting. It could also be tied into nearby historical and cultural centers as a “satellite site”, whereby users could visit Three Rivers Point in conjunction with a trip to museums such as the newly renovated *Sainte Marie Among the Iroquois*. It has been noted in recent studies that visitors to Onondaga County are specifically seeking out experiential and historical interpretation activities such as these.

The consultant team prepared a conceptual layout for Three Rivers Point that serves primarily as a waterfront park, entertainment venue and public open space, but also as a historical site and a potential restaurant facility. The main focus of the layout is keeping the waterfront views open. The entrance drive curves in such a way that visitors will be oriented to the waterfront upon arrival. The design features amenities including a waterfront “promenade,” lush gardens with areas of historical interpretation, a restaurant facility (or smaller/seasonal eatery initially), an open-air performance space, a playground and adequate parking facilities. It is assumed that the site will require a fairly sizeable amount of parking, since most traffic to the site will initially be personal vehicles. In order to satisfy possible demand for parking during public events or peak hours, the design incorporates a large number of overflow parking spaces with a permeable/naturalized paving surface. Essentially, the spaces would look like grass and have the capacity to infiltrate stormwater while also having the structure to allow for driving and parking. Refer to *Figure 17 - Long-Term Concept Plan*.

“Three Rivers Point must establish an identity for itself which is novel but also in keeping with the Canal Vision as an ‘incomparable resource’”

-Ursula Dean Hopkins, *Three River Point: Evolution of the New York Landscape* in her Master’s Thesis about future development potential for Three Rivers Point

The canal wharf was constructed around 1910 on wooden cribbing with a concrete cap. The wharf has failed and toppled into the river, resulting in significant shoreline erosion. The Canal Corporation plans to rebuild the wharf in 2016. The area is currently fenced off, which is a significant barrier to the use and enjoyment of the waterfront at the Point. Plans for redevelopment of Three Rivers Point should therefore consider the timing of Canal Corporation wharf repair and coordinate the placement of any permanent structures or walkways with the construction plans for the wharf. The Town should also request that the Canal Corporation consider appropriate design and material selection for the new wharf to maximize the beauty of the setting, since their nearby (0.8 miles north) maintenance facility has more than 1,000 feet of wharf available for barge docking and related activities. A wall designed for erosion control and recreational boating, with occasional canal operation and maintenance use, might be most appropriate for the redevelopment of the Point.



This photo-simulation illustrates the desired character for the promenade and park area at the water's edge of Three Rivers Point. (Please note this is an artistic interpretation and does not necessarily represent a design for construction.)

Because the majority of the reconstruction near the water's edge may need to wait until the Canal Corporation reconstructs the bulkhead wall, the consultant team has also prepared an interim site plan for Three Rivers Point that focuses on visually cleaning up the site. This entails clearing brush,

removing excess gravel and asphalt, providing delineated parking areas and installing a new sign. Refer to *Figure 18 - Intermediate Concept Plan*. It is important to show improvements and maintenance at the site to notify the public that something is happening on this land which has been more or less abandoned for several decades. Activity at the site will hopefully build anticipation and public support and involvement in the planning and design processes for redevelopment.

C. Action Items Outline for Step 3

The following is a summary of steps for further action that would need to be completed should the Clay BOA advance to Step 3 of the BOA program. It is not an exhaustive list but rather a preliminary overview of anticipated tasks to be undertaken.

Feasibility Analysis: baseline information

- Obtain topographic survey of key brownfield opportunity sites
- Delineate wetlands as required by Federal/United States Army Corps of Engineers' regulations
- Conduct phase 1A cultural resources assessment
- Conduct soils tests for septic suitability
- Conduct a sewer feasibility assessment for extending public sewers to the point

Waterfront Concept Development

- Develop waterfront access plans for all waterfront areas within the BOA including bulkhead and promenade, multi-use path under railroad and highway bridges, canoe and kayak launches, boat docks, and other waterfront access opportunities)
- Develop Three Rivers Point waterfront park design for site amenities and parking
- Coordinate with NYS Canal Corporation on plans for reconstruction of the bulkhead at the point

Economic Development Refinement

- Prepare a developers' kit for waterfront restaurant site
- Design conservation subdivision concepts for residential development

Environmental Site Remediation

- Advance site cleanup plans with New York State Department of Environment Conservation and affected property owners.

Implementation Funding

The New York State Consolidate Funding Application (CFA) process is the premier program (currently) at the state level for securing financial assistance to advance the town's vision for the Three Rivers Point area. The primary need is for cash to help pay for the design, engineering and construction of the infrastructure and surface improvements at the Three Rivers Point site itself. Toward that end the programs and partners envisioned for this include:

1. Canal bulkhead repair and promenade: New York State Canal Corporation capital program and Canalway Grants Program
2. Waterfront access improvements: including kayak/canoe dock, parking, boat dock area and supporting parking, pathways and landscape improvements
 - a. New York State Department of State Waterfront Revitalization Program
3. General site enhancements: Entranceway, signage, landscaping, lawn areas, etc.
 - a. NYS Office of Parks, Recreation & Historic Preservation - Environmental Protection Fund Municipal Grant Program
4. Green infrastructure: Permeable parking lot, rain gardens, street tree program.
 - a. New York State Environmental Facilities Corporation, Green Innovative Grant Program
5. Wastewater treatment: planning, environmental and engineering analysis of sewer district extension, community septic system and interim/short term plan for wastewater treatment.
 - a. New York State DEC/EFC Wastewater Infrastructure Engineering Planning Grant

Federal funding programs (check when Notice of Funding Availability - NOFA, is announced) include:

1. Restoration of brownfield sites: For improvements to Town (former Cibro) property and former Sunoco site.
 - a. U.S. Environmental Protection Agency
2. Boating facilities:
 - a. Funds are awarded to NYSOPRHP for the development and maintenance of facilities for transient, non-trailerable (greater than 26 feet) recreational boats. (In New York State, all applicants must apply through NYS OPRHP.)

Local sources: New York State towns are all challenged by rising costs and the property tax cap. Nonetheless, many communities are self-funding important community enhancement projects in recognition of the values a well-conceived project would bring to residents' quality of life and the amenity value added to overall real estate and property values in the community.

The use of local "force account" personnel and equipment is one of the more cost-effective ways to secure some of the improvements needed on the Three Rivers Point property. Some of the larger and more involved tasks will require a larger investment of time, materials, personnel and equipment. Capital financing may be needed to make some of the bigger jobs a reality. Longer term financing, through bond anticipation notes and bonding can help provide much needed capital so the town can make better use of the property on the point, while reducing the impact to taxpayers as the benefits for these community investments will inure to the town and its taxpayers for many decades. For example, at an interest rate of 3.5 percent over 20 years, the annual payment for principal and interest on \$1.0 million is \$70,000; if extended over 30 years, the payments would be down to approximately \$54,000 per year.

In summary, ideally, a combination of town force account staff and equipment, local financing and state and federal grants would be all combined to advance the vision of a restored and revitalized Three Rivers Point for the Town of Clay.

APPENDICES

APPENDIX A

Community Outreach Supporting Materials

THREE RIVERS REVITALIZATION AREA
Brownfield Opportunity Area
Step 2 Nomination Study
Town of Clay

MINUTES
STEERING COMMITTEE MEETING #1

March 28, 2013 at 1:00 pm

Damian Ulatowski, Town Supervisor, greeted the group and thanked the Steering Committee members for volunteering their time.

Joel Plumley, President of Plumley Engineering, set the expectation for the project: to get something done at the Point!

Julie Sweet, New York State Department of State (DOS), gave an overview of the BOA Program.

Mike Welti, Behan Planning and Design, presented a summary of the BOA site, previous studies, community participation plan, project schedule and initial ideas for the project.

Discussion among the group followed, with the following main highlights:

- We should plan to apply for the Step 3 BOA grant by the end of September, even if we are not completely finished with Step 2 work, if a specific project is identified.
- The BOA boundary is flexible.
- The Stakeholders list should include Oswego County officials, as well as the Village of Phoenix (and Town of Schroepfel).
- The project should include a regional perspective with regard to other waterfront redevelopment projects and potential tie-ins to trail systems.
- There is need for quality public space that this project could provide.
- Public sewers are needed for any significant development. Soils are not suitable for septic systems. Sewer extensions into undeveloped areas are in contradiction to the County's policy to limit urban sprawl. Possible justification for sewers could include failing septic systems for residences along Gaskin Road and Linda Lane. Any public sewers should be limited to service only the Point. Consider all options for on-site wastewater treatment.

- The waterfront at the Point is Terminal property owned by the Canal Corporation and cannot be sold. The Canal Corporation typically enters into agreements with municipalities for shared use, reserving perhaps 200 feet for their use at certain times of the year.
- The seawall at the Point is in poor condition. The Canal Corporation has a capital project to replace the wall in 2016.
- The Canal Corporation has updated maps of all waterfront services available online.
- The possibility of a walking trail under the highway and railroad bridge was discussed.
- The railroad spur that runs through the former CIBRO property was discussed.
- A draft Vision Statement will be prepared and circulated for review.
- Development of a project website was discussed.
- The Sunoco asphalt terminal is a key property. The DEC will investigate their options for pursuing some action by Sunoco to address environmental issues at the property.
- The former CIBRO asphalt terminal, owned by the Town, is in the DEC's Environmental Restoration Program (ERP) and is in the investigation phase. There is \$12,000,000 in the new State budget for the ERP.
- What is the appropriate level of development for the Point? For the remainder of the project area? To be discussed.
- Project Schedule: Copy attached.
- Project Maps: Copy of the BOA boundary map (Figure 3 from the Application) is attached. Requests for additional maps welcomed.

Action Items / Responsible Party / Deadline:

- Finalize stakeholder list / Dawn
- Submit comments on the Community Participation Plan / All / by April 5
- Investigate options for sewer extension and on-site treatment options / Plumley

- Seawall / Work to move the Canal Corporation schedule up from 2016 and begin working on a shared use agreement / Bob Germain
- Investigate requirements for constructing a walking trail under the bridges / Dan Petrella and Plumley
- Ownership of the railroad spur to be confirmed / Dan Petrella
- Draft Vision Statement and circulate for review / Plumley
- Develop materials for project website / Mike Welti
- Investigate status of Sunoco asphalt terminal / Mary Jane Peachy, DEC
- Submit any ideas for the appropriate level of development and type of development / All

Next Meeting: 4 to 6 weeks (notice to be sent via email)

Distribution: Attendee List (attached)

TOWN OF CLAY BOA – STEERING COMMITTEE MEETING #1 ATTENDEES

Joel D. Plumley, P.E.
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Julie Sweet
DOS Project Manager
NYS DEPT. OF STATE
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STEERING COMMITTEE MEMBERS

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Neighbor
Telephone:
E-Mail: **NOT PRESENT**

John Carter
Neighbor
Telephone:
E-Mail: **NOT PRESENT**

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THREE RIVERS REVITALIZATION AREA
Brownfield Opportunity Area
Step 2 Nomination Study
Town of Clay

Steering Committee Meeting #2

May 9, 2013, 1:00 pm

Minutes

Damien Ulatowski, Town Supervisor, greeted the group and thanked the Steering Committee members for volunteering their time.

Julie Sweet, New York State Department of State (DOS), was not able to attend in person but participated by phone.

John Behan, Behan Planning and Design, presented a review of the last meeting, scope and schedule, presented the community participation plan. The outline of the initial public meeting was discussed. Establishment of a stakeholders list was discussed and begun.

Land uses and site concepts were presented for discussion.

A visual preference survey was taken by all in attendance.

The draft Vision Statement was presented and accepted.

Regional Perspective Map was presented.

Public Sewers were discussed as a key to development of the eastern properties. The County recently suspended new sewer connections to the Oak Orchard WWTP, which would serve this area. Sewer alternatives were discussed. Soils generally limit potential for septic systems.

The appropriate level of development was discussed.

Sunoco Asphalt Terminal – DEC reportedly pursuing proper closure of facility

Former CIBRO Asphalt Terminal Cleanup Status

The Community Participation Plan was accepted. Discussed potential stakeholders and public meetings.

Action Items/Responsible Party/Deadline:

- Finalize stakeholder list – Dawn
- Draft Vision Statement and circulate for review - Plumley

Next Meeting: 4-8 weeks, notice to be sent via email.

Distribution: Attendee List (attached)

THREE RIVERS REVITALIZATION AREA
Brownfield Opportunity Area
Step 2 Nomination Study
Town of Clay

MINUTES
STEERING COMMITTEE MEETING #3

November 7, 2013 at 1:30 pm

Dale Vollmer and Matthew Martin from Plumley gave a presentation on progress including:

- Minor boundary change – remove existing peripheral residential properties
- Canal property at the point
- Proposed Land Uses
- Existing point
- Phase I - The Point
- Interim cleanup measures by Town Highway Dept.
- Draft Concept
- Intermediate Concept
- Conceptual Phases
 - 1-Promenade, parking, playground, comfort station, docks, reconfigured entrance
 - 2-Entertainment venue, waterfront pavilion, more parking
 - 3-Restaurant, shops, more parking
- Land Use Options
 - Interim Uses – Open space, recreational
 - Conservation Subdivision
 - Planned Residential Community
 - Neighborhood Commercial
 - Wastewater Treatment – Community Septic
 - Waterfront Options
- Concept for the Point
- Current Concept

The results of the Public Workshop held on October 27 were discussed.

- Generally supportive and enthused about the project
- Visual Preference Survey Results
- Marina owner concerns about overnight tie-ups

Progress on Stakeholder Interviews was discussed. Ellen Pemrick of EMPCO presented her findings to date on the economic analysis. Proposed restaurant concept was a casual dining, with need for entertainment and recreation to generate business, possibly with banquet capability for weddings, parties, etc.

Next Steps

- Complete Stakeholder Interviews
- Finalize draft Step 2 Nomination Study report by the end of the year.

THREE RIVERS REVITALIZATION AREA
Brownfield Opportunity Area
Step 2 Nomination Study
Town of Clay

MINUTES
PUBLIC MEETING #1

October 27, 2013 at 1:00 to 3:00 pm

Dale Vollmer and Matthew Martin from Plumley attended.

A Power Point presentation ran throughout the meeting with the following:

- BOA boundary map
- Zoning
- Proposed Land Uses
- Existing point
- Phase I - The Point
- Interim cleanup measures by Town Highway Dept.
- Draft Concept
- Intermediate Concept
- Conceptual Phases
 - 1-Promenade, parking, playground, comfort station, docks, reconfigured entrance
 - 2-Entertainment venue, waterfront pavilion, more parking
 - 3-Restaurant, shops, more parking
- Land Use Options
 - Interim Uses – Open space, recreational
 - Conservation Subdivision
 - Planned Residential Community
 - Neighborhood Commercial
 - Wastewater Treatment – Community Septic
 - Waterfront Options
- Concept for the Point
- Current Concept

A Visual Preference Survey was completed with display boards with various styles of the Point project features including general character, pavilions, pathways, waterfront restaurants, small boat launches, seating areas and performance venues. Results were varied but in general the public liked the slides with busy waterfront features, gazebo type pavilions, pathways with neat unobstructed waterfront (no fence), park-like seating areas, non-commercial entertainment venues.

Approximately 40 people attended. Of particular interest were the owners of the Pirates Cove marina and restaurant located on the Oneida River approximately 1 mile east of the project. They were generally supportive of the project but concerned that overnight tie-ups would detract from their business. Generally the public was enthused about the project.

APPENDIX B

Profiles of Brownfield and Underutilized Properties

Appendix B-1

Nomination Study
 Descriptive Profile of Brownfield and Underutilized Properties – Page 1

Assessment of Overall Importance and Ranking:

High	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

Tax Map Information (section, block and lot number(s)): **017.-03-09.1**

Name: **Former CIBRO Asphalt Terminal (East Lot-Tank and Processing Area)**
 Address: **3414 Maider Rd., Clay, NY 13041-9636**
 Owner: **Town of Clay**
 Municipality: **Town of Clay**
 Publicly Owned: (yes or no) **Yes**
 Foreclosure List: (yes or no) **No**
 Size: (acres) **10.83**
 Existing Buildings: (number and general condition) **None**
 Condition: (good, fair, poor) **N/A**
 Zoning: **Planned Development District (PDD)**

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (Check all that apply)

Municipal Water:	<input checked="" type="checkbox"/>	Electrical Service:	<input checked="" type="checkbox"/>
Municipal Sewer:	<input type="checkbox"/>	Telecom Service:	<input checked="" type="checkbox"/>
Natural Gas:	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	<u>Maider Road</u>	Access Road:	<u>County Route 57</u>
Miles to Highway:	<u>0</u>	Rail Service:	<u>CSX and Siding</u>
Closest Interstate:	<u>481</u>	Closest Airport:	<u>SYR Hancock</u>
Miles to Interchange:	<u>3.5 miles</u>		

Appendix B-1

Nomination Study
Descriptive Profile of Brownfield and Underutilized Properties – Page 2

Site Status: *Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

**Former asphalt terminal was acquired by the Town of Clay.
Has not been operational since 1980s. Currently vacant.**

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

Storage tanks and buildings demolished. Mostly open or brush covered. Wooded area at southern end.

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

Northern Ready Mix concrete batch plant is located to the northeast, Maider Road to the north, five residential homes to the northwest, the CSX railroad track to the west and vacant wooded land to the south. A former barge unloading area is located to the north across Maider Road.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and groundwater conditions.)*

**Former CIBRO bulk petroleum and asphalt terminal. Refer to detailed history below.
The Town has entered the site into the DEC Environmental Restoration Program.**

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

Site Investigation/Remedial Alternatives Report is nearing completion. Investigation indicated widespread residual asphalt and fuel oil in soil and groundwater. Gasoline impacts in the former garage area. Excavation and off-site disposal of an estimated 9,000 tons of contaminated soil will likely be the selected remedial method.

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

Commercial/residential /recreational. Residential use will likely require more rigorous cleanup than commercial or recreational uses.

Ranking Explanation: *(Assessment of overall importance and ranking.)*

High

Location on Map: *(Refer to Figure 7)*

Digital Photo of Property: *(Below)*

Use and Environmental History:

The former CIBRO bulk petroleum and asphalt terminal was located at the property between early 1920's to the late 1990's. The terminal had 14 bulk storage tanks used for fuel and asphalt storage. The tanks were as follows:

Tank	Description	Tank	Description
No.1	840,000 gal AST, contained fuel oil	No.6	1,050,000 gal AST, contained asphalt
No.2	2,310,000 gal AST, contained fuel oil	No.7	1,050,000 gal AST, contained asphalt
No.3	2,310,000 gal AST, contained fuel oil	No.8	1,050,000 gal AST, contained asphalt
No.3	5,250,000 gal AST, contained fuel oil	No.9	21,000 gal AST on rack, contained asphalt
No.11	14,000 gal AST on rack, unknown usage	No.10	21,000 gal AST on rack, contained asphalt
No.5	1,050,000 gal AST, contained asphalt		

Boiler House Tanks:

Tank A	1,000 gal (est.) horizontal AST, unknown usage
Tank B	5,000-6,000 gal (est.) rectangular AST, unknown usage
Tank C	8,000-9,000 gal (est.) rectangular AST, unknown usage
Tank D	3,000 gal UST, fuel oil

Ten tanks were removed as an Interim Remedial Measures (IRM) in 2006 as part of the DEC Environmental Restoration project (ERP) sponsored by the Town of Clay. Four tanks were removed prior to the town of clay taking possession of the property (Tanks # 1-4 and Tank#11).

A former barge unloading area is located to the north of the property near the residential homes on Maider road.

The site has a significant history of regulatory action associated with petroleum spills, asbestos issues, neighborhood complaints and petroleum contaminated soils.

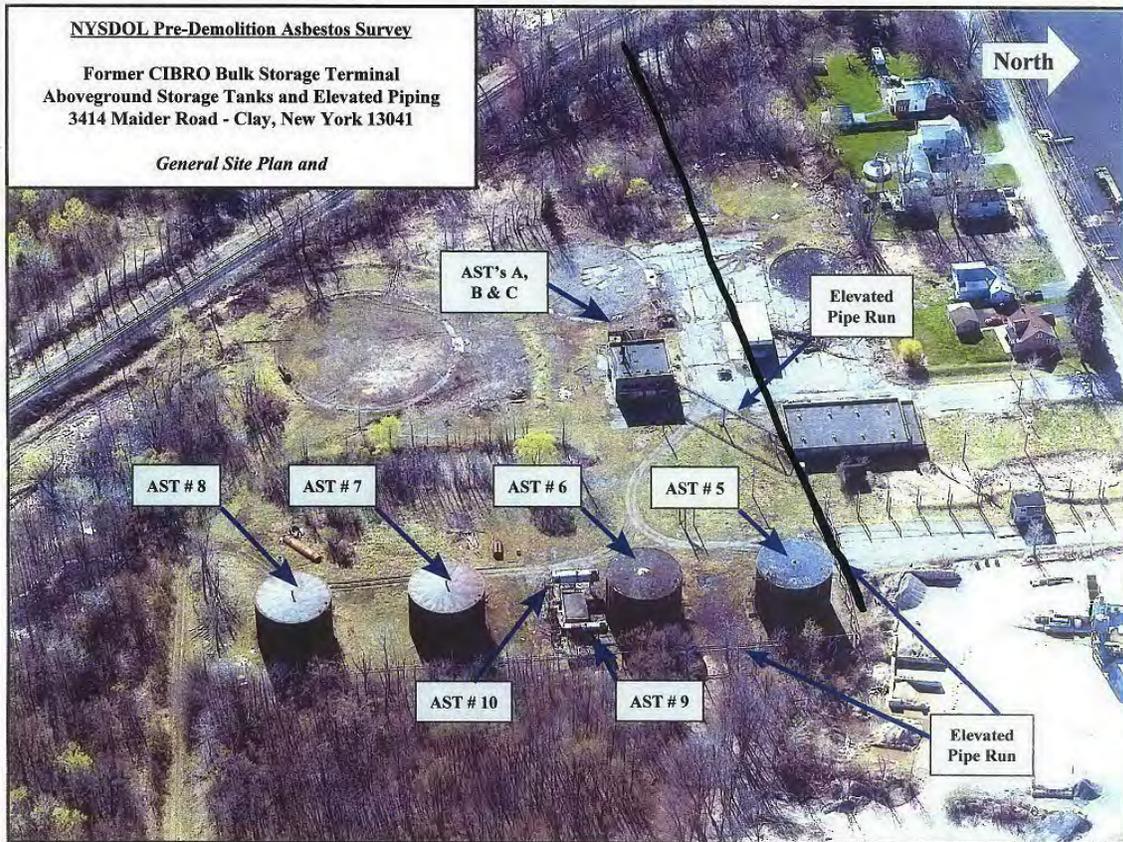
- Between 05/1987 and 10/1999, at least seven spills were reported to the NYSDEC (3 unknown petroleum releases, 3 tank test failures and one for petroleum on the ground). All were closed except for *Spill # 9502212* (\$25,000 fine and no closure).
- A proceeding associated with complaints from a neighbor claiming his basement was impacted by discharges from CIBRO, NYSDEC collected samples from the basement. The results showed low levels of SVOCs. Relocation of the neighbor was not required.
- During the investigation of *Spill # 9502212*, DEC and DOH observed asbestos pipe insulation being unsafely handled and potentially released to the environment by a CIBRO site contractor. Burning petroleum was also observed at the site.
- In 1995 a neighbor was affected by low levels of asbestos "chrysotile" which was detected in an air sample collected by NYSDOH.

Note: Spill#9502212 (unknown petroleum) was closed on 06/21/2001

Status of Remedial Investigation:

- In 2001/2002, C&S conducted a preliminary site investigation on behalf of the town of Clay to identify the extent of potential impacts to the site associated with the past use of the site by Cibro. The preliminary investigation included:
 - Regulatory history of the property; Freedom of information law requests, local health departments and several NYSDEC offices.
 - Site reconnaissance to identify site features and potential areas of concern.
 - Limited test pitting and media sampling (soil, groundwater and surface water samples)
- Refer to the *January 21, 2002 Preliminary Site Investigation Report, by C&S* for more information.
- In July of 2003 a site Investigation work plan was prepared by C&S. The plan was developed to better define the nature and extent of contamination at the site. It was developed based on the results from the preliminary site investigation and consistent with the NYSDEC ERP policy DER-97-4058 and other applicable guidance. Refer to *C&S Site Investigation Work Plan, July 2003* for more details.
 - In June of 2006 an Interim Remedial Measures (IRM) was initiated which included asbestos abatement conducted during July and August of 2006. This was concurrent with the removal of the remaining ASTs and piping systems.
 - In September 2006 the removal of the 3,000 gal fuel oil tank, associated piping and petroleum impacted soils was implemented. Backfill of the excavated soil was completed September 7, 2006.
 - Between Jan 22-25 of 2007, 55 test pits were excavated from which 27 analytical samples for full TCL/TAL parameters were generated. Refer to Table 5, in the *Site Investigation/Remedial Alternative Analysis Report, May 2010 prepared by C&S*, for a full data summary for the test pits.
 - The three general areas on site that had VOCS and SVOCS detected in the soil borings and test pits were:
 - The North boundary area (between the residences along Maider road and the former fuel tanks) approximately 30,000 square feet.
 - The area north of the former garage, approximately 7,000 square feet.
 - The rail siding area in two distinct areas totaling approximately 1,500 square feet.
 - Five sediment samples (0-2 feet) were collected along the south shore of the Oneida River adjacent to the site. The data indicated the presence of VOCs (acetone 120 µg/kg) and maximum total SVOCs at one sediment sampling point was 3,644 µg/kg). No PCBs or pesticides were detected.

PHOTOS









Appendix B-2

Nomination Study
Descriptive Profile of Brownfield and Underutilized Properties – Page 1

Assessment of Overall Importance and Ranking:

High	<input type="checkbox"/>
Medium	<input checked="" type="checkbox"/>
Low	<input type="checkbox"/>

Tax Map Information (section, block and lot number(s)): **017.-03-11.0 and 12.0**

Name: **Former CIBRO Asphalt Terminal (West Lot-Train Unloading and Wooded Areas)**
Address: **3473 Maider Rd, Clay, NY 13041-9636**
Owner: **Town of Clay**
Municipality: **Town of Clay**
Publicly Owned: (yes or no) **Yes**
Foreclosure List: (yes or no) **No**
Size: (acres) **50.2**
Existing Buildings: (number and general condition) **None**
Condition: (good, fair, poor) **N/A**
Zoning: **Planned Development District (PDD)**

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (Check all that apply)

Municipal Water:	<input checked="" type="checkbox"/>	Electrical Service:	<input checked="" type="checkbox"/>
Municipal Sewer:	<input type="checkbox"/>	Telecom Service:	<input checked="" type="checkbox"/>
Natural Gas:	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	<u>Maider Road</u>	Access Road:	<u>County Route 57</u>
Miles to Highway:	<u>0 mile</u>	Rail Service:	<u>CSX and Siding</u>
Closest Interstate:	<u>481</u>	Closest Airport:	<u>SYR Hancock</u>
Miles to Interchange:	<u>3.5 miles</u>		

Appendix B-2

Nomination Study
Descriptive Profile Of Brownfield And Underutilized Properties – Page 2

Site Status: *Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

Vacant wooded land with rail siding from CSX track.

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

The former asphalt unloading building has been demolished. The property is vacant except for rail siding.

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

Bennett Road and one single-family residence are located to the east, vacant wooded area to the south, former CIBRO tank and processing area and active concrete batch plant to the west, and Maider Road to the north. Across Maider Road is Sunoco/Atlantic inactive asphalt terminal.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and groundwater conditions.)*

Former asphalt train loading/unloading area and pipeline to tank and processing area. These facilities have been removed. Soil contamination with asphalt was identified. Evidence of former residential or agriculture structures, driveways and household waste disposal areas were also observed during a site walk over conducted 2007.

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

Former asphalt train unloading area has been investigated and will be remediated under the DEC ERP. The DEC determined that no further investigation was warranted on the remainder of the property, as stated in a letter dated November 24, 2008.

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

Commercial/residential/recreational

Ranking Explanation: *(Assessment of overall importance and ranking.)*

Medium, based on small area with environmental impact to be addressed during cleanup of the main CIBRO site.

Location on Map: *(Refer to Figure 7)*

Digital Photo of Property: *(Below)*

PHOTOS









Appendix B-3

Nomination Study
 Profile of Brownfield and Underutilized Properties – Page 1

Assessment of Overall Importance and Ranking:

High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input checked="" type="checkbox"/>

Tax Map Information (section, block and lot number(s)): **017.-03-09.2**

Name: **Former CIBRO Asphalt Terminal (North Lot-Barge Unloading/Loading Area)**

Address: **3414 Maider Rd., Clay, NY 13041-9636**

Owner: **Town of Clay**

Municipality: **Town of Clay**

Publicly Owned: (yes or no) **Yes**

Foreclosure List: (yes or no) **No**

Size: (acres) **0.8**

Existing Buildings: (number and general condition) **None**

Condition: (good, fair, poor) **N/A**

Zoning: **Planned Development District (PDD)**

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (Check all that apply)

Municipal Water:	<input checked="" type="checkbox"/>	Electrical Service:	<input checked="" type="checkbox"/>
Municipal Sewer:	<input type="checkbox"/>	Telecom Service:	<input checked="" type="checkbox"/>
Natural Gas:	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	<u>Maider Road</u>	Access Road:	<u>County Route 57</u>
Miles to Highway:	<u>0</u>	Rail Service:	<u>No</u>
Closest Interstate:	<u>481</u>	Closest Airport:	<u>SYR Hancock</u>
Miles to Interchange:	<u>3.5 miles</u>		

Appendix B-3

Nomination Study
Profile of Brownfield and Underutilized Properties – Page 2

Site Status: *Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

**Former asphalt terminal was acquired by the Town of Clay.
Has not been operational since the 1980's. Currently vacant.**

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

This property is a strip of land along the Oneida River and Maider Road. It is overgrown with brush. The remnants of a pipeline to the asphalt plant and associated pylons and dock are in the river adjacent to the property.

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

The main asphalt plant property and the Northern Ready Mix concrete batch plant are located to the south across Maider Road. The Oneida River is to the north. Vacant Canal Corporation lands are located to the east and west.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and groundwater conditions.)*

**Former CIBRO bulk petroleum and asphalt terminal. Refer to detailed history below.
The Town has entered the site into the DEC Environmental Restoration Program.**

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

Site Investigation/Remedial Alternatives Report is nearing completion. Investigation indicated no impacts in soil on this parcel. Sediments in the adjacent river area had low impacts. No remediation is anticipated to be required for this parcel or the river sediments.

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

Recreational waterfront with walking trail and possible boat access.

Ranking Explanation: *(Assessment of overall importance and ranking.)*

Low

Location on Map: *(Refer to Figure 7)*

Digital Photo of Property: *(Below)*

PHOTOS







Appendix B-4

Nomination Study
 Profile Of Brownfield And Underutilized Properties – Page 1

Assessment of Overall Importance and Ranking:

High	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

Tax Map Information (section, block and lot number(s)): **016.-01-03.1**

Name: **Sunoco/Atlantic Asphalt Terminal**
 Address: **Maider Road, Clay, NY 13041-9636**
 Owner: **Atlantic Refining and Marketing Corp.**
 Municipality: **Town of Clay**
 Publicly Owned: (yes or no) **No**
 Foreclosure List: (yes or no) **No**
 Size: (acres) **7.35**
 Existing Buildings: (number and general condition) **Vacant-formerly one office/laboratory building, eight large aboveground storage tanks (capacities ranging from 125,000 to 2,653,540 gallons), boilers, several smaller tanks, and a pipeline to barge loading/unloading dock**
 Condition: (good, fair, poor) **Fair, vacant property, cleanup recently completed, some residual asphalt contamination**
 Zoning: **I-2 Industrial**

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (Check all that apply)

Municipal Water:	<input checked="" type="checkbox"/>	Electrical Service:	<input checked="" type="checkbox"/>
Municipal Sewer:	<input type="checkbox"/>	Telecom Service:	<input type="checkbox"/>
Natural Gas:	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	<u>Maider Road</u>	Access Road:	<u>County Route 57</u>
Miles to Highway:	<u>0</u>	Rail Service:	<u>No</u>
Closest Interstate:	<u>481</u>	Closest Airport:	<u>SYR Hancock</u>
Miles to Interchange:	<u>3.5</u>		

Attachment B-4

Nomination Study
Profile Of Brownfield And Underutilized Properties – Page 2

Site Status: *Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

**Currently vacant. A former asphalt terminal was demolished in 2014.
Approximately 700 feet of waterfront border Canal Corporation lands.**

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

Site is vacant, mostly an open field. Western one third is undeveloped and may contain some wetlands.

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

The property is bounded to the east by Bonstead Road, to the north by Oneida River, to the west by a residential property and to the south by Maider Road.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and groundwater conditions.)*

The property was used as an asphalt terminal since the mid-1960's. The terminal was inactive for several years prior to demolition in 2014. Groundwater and soil impacts with petroleum have been identified on the property. DEC Spill No. 0803245 is listed as open for the property.

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

An environmental investigation was conducted after the demolition in 2014. Soil analyses showed some residual petroleum impacts but below DEC cleanup levels. Groundwater analyses showed no petroleum impacts. Test pits showed some residual asphalt contamination in the subsurface.

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

This is a key waterfront property for redevelopment of the BOA. Projected uses include public waterfront access, specifically a waterfront promenade, and associated uses such as neighborhood commercial.

Ranking Explanation: *(Assessment of overall importance and ranking.)*

High, due to the strategic location, extensive waterfront and potential availability after demolition of the asphalt facilities and cleanup by the owner.

Location on Map: *(Refer to Figure 7)*

Digital Photos of Property: *(Below, prior to demolition)*

PHOTOS







Appendix B-5

Nomination Study
Profile Of Brownfield And Underutilized Properties – Page 1

Assessment of Overall Importance and Ranking:

High	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

Tax Map Information (section, block and lot number(s)): **017.-03-10.0**

Name: **Northern Ready Mix Concrete Batch Plant**
Address: **3428 Maider Rd, Clay, NY 13041-9636**
Owner: **Northern Ready Mix, Inc.**
Municipality: **Town of Clay**
Publicly Owned: (yes or no) **No**
Foreclosure List: (yes or no) **No**
Size: (acres) **1.83**
Existing Buildings: (number and general condition) **One concrete block building. In use.**
Condition: (good, fair, poor) **Fair**
Zoning: **Split: West portion: Industrial (I-2); East portion: Residential/Agricultural (RA-100)**

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (Check all that apply)

Municipal Water:	<input checked="" type="checkbox"/>	Electrical Service:	<input checked="" type="checkbox"/>
Municipal Sewer:	<input type="checkbox"/>	Telecom Service:	<input checked="" type="checkbox"/>
Natural Gas:	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	<u>Maider Road</u>	Access Road:	<u>County Route 57</u>
Miles to Highway:	<u>0</u>	Rail Service:	<u>No</u>
Closest Interstate:	<u>481</u>	Closest Airport:	<u>SYR Hancock</u>
Miles to Interchange:	<u>3.5</u>		

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Nomination Study
Descriptive Profile Of Brownfield And Underutilized Properties – Page 2

Site Status: *Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

Seasonally active concrete batch plant on western portion. Eastern portion contains a former waste concrete disposal area.

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

Ready mix plant includes portable concrete and sand silos, aggregate bins, stormwater retention basin, 2,000-gallon aboveground diesel tank, office/garage building and numerous large concrete blocks stacked as retaining walls.

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

Other industrial lands surround the site, with the former CIBRO site is located to the south, east and west, Sunoco/Atlantic Refining to the northeast, Maider Road to the north and railroad tracks to the east.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and groundwater conditions.)*

The property has been used as a concrete batch plant since the mid-1960's. Waste concrete has been used as fill. Short-term runoff events could impact surface waters, but otherwise no long-term environmental impacts are indicated.

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

N/A

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

Possible redevelopment as part of planned residential community and associated public waterfront access.

Ranking Explanation: *(Assessment of overall importance and ranking.)*

High, based on central location in the eastern area of the BOA. Continued use for industrial purposes is not conducive to adjacent redevelopment.

Location on Map: *(Refer to Figure 7)*

Digital Photo of Property: *(Below)*

PHOTOS







Appendix B-6

Nomination Study
 Profile of Brownfield and Underutilized Properties – Page 1

Assessment of Overall Importance and Ranking:

High	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

Tax Map Information (section, block and lot number(s)): **017.-01-01.1, 02.1, 02.2, 02.3**

Name: **The Point (four tax parcels, plus Canal Corporation land and Gaskin Road)**
 Address: **8879 Gaskin Rd., Clay, NY 13041-9636**
 Owner: **Town of Clay**
 Municipality: **Town of Clay**
 Publicly Owned: (yes or no) **No**
 Foreclosure List: (yes or no) **No**
 Size: (acres) **±5**
 Existing Buildings: (number and general condition) **None**
 Condition: (good, fair, poor) **N/A**
 Zoning: **Planned Development District (PDD)**

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input checked="" type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (Check all that apply)

Municipal Water:	<input checked="" type="checkbox"/>	Electrical Service:	<input checked="" type="checkbox"/>
Municipal Sewer:	<input type="checkbox"/>	Telecom Service:	<input checked="" type="checkbox"/>
Natural Gas:	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	<u>County Route 57</u>	Access Road:	<u>County Route 57</u>
Miles to Highway:	<u>0</u>	Rail Service:	<u>No</u>
Closest Interstate:	<u>481</u>	Closest Airport:	<u>SYR Hancock</u>
Miles to Interchange:	<u>3.5 mile</u>		

Appendix B-6

Nomination Study
Descriptive Profile Of Brownfield And Underutilized Properties – Page 2

Site Status: *Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

The property is currently vacant and used as an unofficial park.

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

Property has ±800 feet of waterfront at the junction of the Onedia and Seneca Rivers. The waterfront has a 300-foot bulkhead wall that is part of the Canal Corporation infrastructure. The wall is failing and the waterfront is fenced off from public access in this area.

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

Adjacent land to the south is a residential subdivision along Gaskin Road.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and groundwater conditions.)*

The property was developed as a waterfront in the 1800's and remained as such through several generations of buildings until the 1970's. There is no industrial use history or records indicating oil tanks or other potential environmental issues at the Point.

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

N/A

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

This property is the "diamond in the rough" for redevelopment of Three Rivers Point. The planned reuse is a waterfront park with an amphitheater and possibly a restaurant. Facilities will include boat docking, playground, restrooms, etc.

Ranking Explanation: *(Assessment of overall importance and ranking.)*

High, based on its strategic location and as a magnet for redevelopment of the remainder of the BOA.

Location on Map: *(Refer to Figure 7)*

Digital Photo of Property: *(Below)*

PHOTOS











EXTERIOR OF NEW HOTEL AND DINING PORCH

Appendix B-7

Nomination Study
 Profile of Brownfield and Underutilized Properties – Page 1

Assessment of Overall Importance and Ranking:

High	<input checked="" type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

Tax Map Information (section, block and lot number(s)): **017.-02-01**

Name: **The Point (former Poor Richards Restaurant)**
 Address: **8865 Gaskin Rd., Clay, NY 13041-9636**
 Owner: **Town of Clay**
 Municipality: **Town of Clay**
 Publicly Owned: (yes or no) **No**
 Foreclosure List: (yes or no) **No**
 Size: (acres) **±0.6**
 Existing Buildings: (number and general condition) **None**
 Condition: (good, fair, poor) **N/A**
 Zoning: **Planned Development District (PDD)**

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (Check all that apply)

Municipal Water:	<input checked="" type="checkbox"/>	Electrical Service:	<input checked="" type="checkbox"/>
Municipal Sewer:	<input type="checkbox"/>	Telecom Service:	<input checked="" type="checkbox"/>
Natural Gas:	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	<u>County Route 57</u>	Access Road:	<u>County Route 57</u>
Miles to Highway:	<u>0</u>	Rail Service:	<u>No</u>
Closest Interstate:	<u>481</u>	Closest Airport:	<u>SYR Hancock</u>
Miles to Interchange:	<u>3.5 mile</u>		

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Nomination Study
Descriptive Profile Of Brownfield And Underutilized Properties – Page 2

Site Status: *Describe the site's current condition in terms of use and operational status, i.e. vacant, abandoned, partially developed, partially used.)*

The property is currently vacant and unused.

Property Description: *(Describe physical characteristics of the property, buildings, and natural features based on field observations and/or aerial photographs.)*

**Property is located to the south of the waterfront, across Gaskin Road.
The property is a vacant grass lot.**

Description of Adjacent Land Uses: *(Describe existing adjacent land uses.)*

Adjacent land to the south is a residential subdivision along Gaskin Road.

Use and Environmental History: *(Based on existing available information, describe the site's operational history, potential contamination issues, and groundwater conditions.)*

The property was developed as Monty's Restaurant in about the 1920's. It remained a restaurant until about 2007, when it was acquired by the Town and the building was demolished. There are no records or other indications of environmental issues on the property.

Status of Remedial Investigation: *(Describe type and status of investigation undertaken and whether or not a remediation strategy has been defined.)*

N/A

Use Potential and Redevelopment Opportunities: *(Describe the type of future use and redevelopment most appropriate for the site.)*

**This property will support redevelopment of Three Rivers Point.
The planned reuse will likely be a parking lot.**

Ranking Explanation: *(Assessment of overall importance and ranking.)*

Medium, based on strategic location away from the Point, but still a strategically important site to support redevelopment of the Point.

Location on Map: *(Refer to Figure 7)*

Digital Photo of Property: *(Below)*

PHOTOGRAPHS





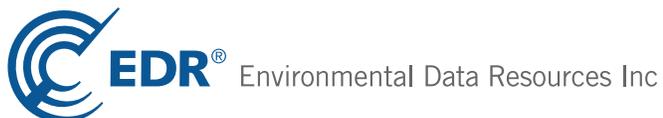
APPENDIX C

Environmental Data Resources Radius Report

Clay BOA
3473 Maider Road
Clay, NY 13041

Inquiry Number: 3542530.2s
March 12, 2013

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3473 MAIDER ROAD
CLAY, NY 13041

COORDINATES

Latitude (North): 43.2001000 - 43° 12' 0.36"
Longitude (West): 76.2721000 - 76° 16' 19.56"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 396646.8
UTM Y (Meters): 4783606.0
Elevation: 381 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 43076-B3 BALDWINVILLE, NY
Most Recent Revision: 1978

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2011
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
THREE RIVERS ASPHALT TERMINAL 3473 MAIDER ROAD CLAY, NY 13041	CERCLIS RCRA NonGen / NLR FINDS MANIFEST NY Spills Date Closed: 2/8/2011 MOSF PRP	NYD986954154
SUN SYRACUSE THREE RIVERS TERMINA 3473 MAIDER ROAD CLAY, NY 13041	MOSF UST MOSF AST	N/A
SUNOCO INC 3473 MAIDER RD CLAY, NY 13041	MANIFEST	N/A

EXECUTIVE SUMMARY

THREE RIVERS ASPHALT TERMINAL
3473 MAIDER RD RD 2 CLAY NY 13041
CLAY, NY 13041

ICIS

N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Inactive Hazardous Waste Disposal Sites in New York State
VAPOR REOPENED..... Vapor Intrusion Legacy Site List

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Facility Register

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

TANKS..... Storage Tank Facility Listing
CBS UST..... Chemical Bulk Storage Database
CBS AST..... Chemical Bulk Storage Database
CBS..... Chemical Bulk Storage Site Listing
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Registry of Engineering Controls
INST CONTROL..... Registry of Institutional Controls
RES DECL..... Restrictive Declarations Listing

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Agreements
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

ERP..... Environmental Restoration Program Listing
BROWNFIELDS..... Brownfields Site List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
SWTIRE..... Registered Waste Tire Storage & Facility List

EXECUTIVE SUMMARY

SWRCY..... Registered Recycling Facility List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
DEL SHWS..... Delisted Registry Sites
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST AST..... Historical Petroleum Bulk Storage Database

Local Land Records

LIENS 2..... CERCLA Lien Information
LIENS..... Spill Liens Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
US MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
RAATS..... RCRA Administrative Action Tracking System
RMP..... Risk Management Plans
HSWDS..... Hazardous Substance Waste Disposal Site Inventory
UIC..... Underground Injection Control Wells
DRYCLEANERS..... Registered Drycleaners
NPDES..... State Pollutant Discharge Elimination System
AIRS..... Air Emissions Data
E DESIGNATION..... E DESIGNATION SITE LISTING
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
Financial Assurance..... Financial Assurance Information Listing
2020 COR ACTION..... 2020 Corrective Action Program List
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH..... Coal Ash Disposal Site Listing

EXECUTIVE SUMMARY

PCB TRANSFORMER..... PCB Transformer Registration Database
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
US AIRS..... Aerometric Information Retrieval System Facility Subsystem

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 11/19/2012 has revealed that there is 1 LTANKS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CIBRO SYRACUSE PROPERTY CORP.</i> Date Closed: 9/26/1988 Date Closed: 6/10/1987	<i>3412 MAIDER ROAD</i>	<i>WNW 0 - 1/8 (0.005 mi.)</i>	<i>D14</i>	<i>48</i>

HIST LTANKS: A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database.

A review of the HIST LTANKS list, as provided by EDR, and dated 01/01/2002 has revealed that there

EXECUTIVE SUMMARY

are 2 HIST LTANKS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MAIDER ROAD; CIBRO PETRO. Date Closed: 06/10/87	3412 MAIDER ROAD	WNW 0 - 1/8 (0.005 mi.)	D13	46
CIBRO SYRACUSE PROPERTY CORP. Date Closed: 09/26/88	3412 MAIDER ROAD	WNW 0 - 1/8 (0.005 mi.)	D14	48

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, and dated 01/02/2013 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RAYMOURS FURNITURE	SENECA MALL RT 57	0 - 1/8 (0.000 mi.)	C11	39

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the AST list, as provided by EDR, and dated 01/02/2013 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTHERN READY MIX INC	3428 MAIDER RD	0 - 1/8 (0.000 mi.)	7	29

MOSF AST: Major Oil Storage Facilities Database. Facilities are licensed pursuant to Article 12 of the Navigation Law, 6 NYCRR Part 610 and 17 NYCRR Part 30. These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater. Includes MOSF's licensed or closed since April 1, 1986, (responsibility was transferred from DOT on October 13, 1985) plus available data obtained from DOT facilities licensed since Article 12 became law on April 1, 1978.

A review of the MOSF AST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 MOSF AST site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIBRO SYRACUSE PROPERTY CORP.	3412 MAIDER ROAD	WNW 0 - 1/8 (0.005 mi.)	D15	52

MOSF: These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

A review of the MOSF list, as provided by EDR, and dated 01/02/2013 has revealed that there is 1 MOSF site within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIBRO SYRACUSE PROPERTY CORP.	3412 MAIDER ROAD	WNW 0 - 1/8 (0.005 mi.)	D14	48

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

HIST UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the HIST UST list, as provided by EDR, and dated 01/01/2002 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RAYMOURS FURNITURE	SENECA MALL RT 57	0 - 1/8 (0.000 mi.)	C11	39

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 11/19/2012 has revealed that there are 9 NY Spills sites within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THREE RIVERS ASPHALT TER. Date Closed: 8/7/2002	MAIDER RD	0 - 1/8 (0.000 mi.)	B5	24
THREE RIVERS AREA Date Closed: 1/24/1993	MAIDER ROAD	0 - 1/8 (0.000 mi.)	B6	27
CIBRO PLANT Date Closed: 2/15/2000	MAIDER RD	0 - 1/8 (0.000 mi.)	B8	31
CONRAIL Date Closed: 4/18/1995	RT 57 AT MAIDER RD.	0 - 1/8 (0.000 mi.)	C9	34
PEOPLE'S CONCRETE PLANT Date Closed: 9/18/1992	MAIDER RD. & RT. 57	0 - 1/8 (0.000 mi.)	C10	37
CONSTRUCTION SITE (OLD CIBRO) Date Closed: 6/12/2006 Date Closed: 6/18/2012	3414 MAIDER RD	WNW 0 - 1/8 (0.003 mi.)	D12	44
CIBRO Date Closed: 6/21/2001 Date Closed: 5/25/1995	MAIDER RD	WNW 0 - 1/8 (0.005 mi.)	E16	56
ABANDONED ASPHALT COMPANY 3 RIVERS BRIDGE-PHOENIX Date Closed: 9/16/1992	3400 MAIDER ROAD, OFF O ONIEDA RIVER-3 RIVERS B	WNW 0 - 1/8 (0.006 mi.) WNW 0 - 1/8 (0.051 mi.)	E17 19	62 66

EXECUTIVE SUMMARY

NY Hist Spills: This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database.

A review of the NY Hist Spills list, as provided by EDR, and dated 01/01/2002 has revealed that there are 7 NY Hist Spills sites within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>THREE RIVERS ASPHALT TER.</i>	<i>MAIDER RD</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>B5</i>	<i>24</i>
<i>THREE RIVERS AREA</i>	<i>MAIDER ROAD</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>B6</i>	<i>27</i>
<i>CIBRO PLANT</i>	<i>MAIDER RD</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>B8</i>	<i>31</i>
<i>CONRAIL</i>	<i>RT 57 AT MAIDER RD.</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>C9</i>	<i>34</i>
<i>PEOPLE'S CONCRETE PLANT</i>	<i>MAIDER RD. & RT. 57</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>C10</i>	<i>37</i>
<i>CIBRO</i>	<i>MAIDER RD</i>	<i>WNW 0 - 1/8 (0.005 mi.)</i>	<i>E16</i>	<i>56</i>
<i>3 RIVERS BRIDGE-PHOENIX</i>	<i>ONIEDA RIVER-3 RIVERS B</i>	<i>WNW 0 - 1/8 (0.051 mi.)</i>	<i>19</i>	<i>66</i>

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/12/2013 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NYSDOT BIN 4027420</i>	<i>RT 57 OVER ERIE CANAL</i>	<i>WNW 0 - 1/8 (0.008 mi.)</i>	<i>C18</i>	<i>63</i>

MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the MANIFEST list, as provided by EDR, and dated 11/01/2012 has revealed that there is 1 MANIFEST site within approximately 0.25 miles of the target property.

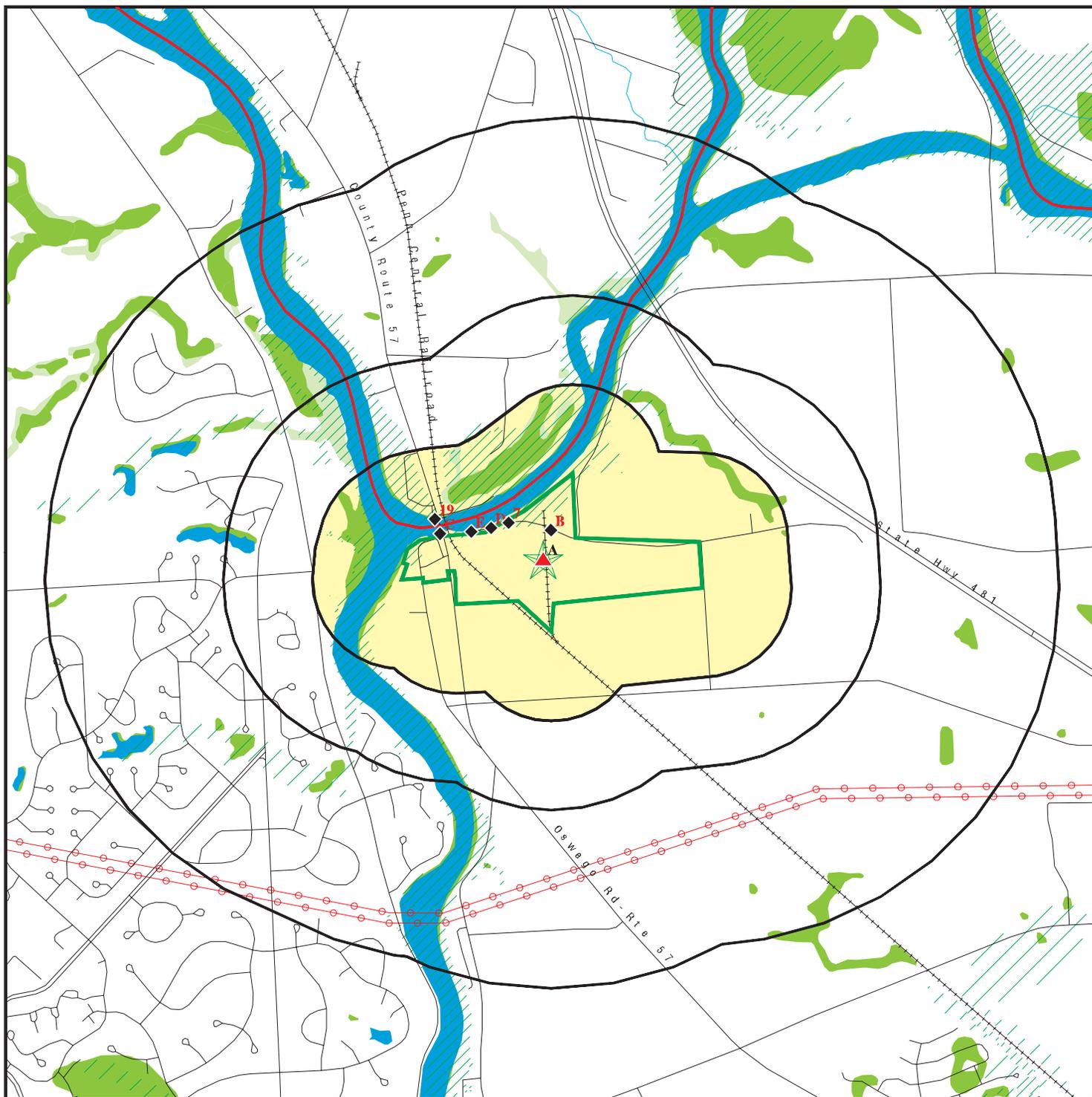
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NYSDOT BIN 4027420</i>	<i>RT 57 OVER ERIE CANAL</i>	<i>WNW 0 - 1/8 (0.008 mi.)</i>	<i>C18</i>	<i>63</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 31 records.

<u>Site Name</u>	<u>Database(s)</u>
THREE RIVERS GAME MANAGEMENT AREA	CORRACTS,RCRA-NLR,FINDS,RCRA-TSDF
M G INDUSTRIAL PAINTING	RCRA-SQG,FINDS,MANIFEST
GLIDER OIL CO	FINDS,RCRA-NLR,MANIFEST
SEARS ROEBUCK & COMPANY 1203	FINDS,MANIFEST,RCRA-NLR
MACYS EAST - CLAY #142	RCRA-CESQG,MANIFEST
SEARS ROEBUCK & CO 1203	MANIFEST
CUSTOM COLLISION	FINDS,MANIFEST,RCRA-NLR
WICKES LUMBER COMPANY	FINDS,RCRA-NLR,MANIFEST
D.V. SOTHERDEN INC.	UST
DIX 264	UST,HIST UST
SHARON CHEVROLET INC	AST
TOWN OF CLAY	RCRA-LQG
CLAY TOWN OF POLICE DEPT	FINDS,RCRA-NLR
CLAY SLF	FINDS
BLACK CREEK ROAD PIT	FINDS
ALDI FOODS - CLAY	FINDS
CLAY - T COMSTOCK RD WATER DISTRIC	FINDS
HENRY CLAY BLVD OVER MUD CREEK	FINDS
MACYS - CLAY #142	FINDS
CLAY GOLF COURSE	FINDS
CLAY SHOPPING CENTER	FINDS
CLAY TOWN OF - EUCLID STORAGE BUIL	FINDS
CLAY MS4 STORM SEWERS	FINDS
BFI WASTE SYSTEMS/VAN BUREN CLAY P	FINDS
THREE RIVERS	SPILLS,HIST SPILLS
RT 481	SPILLS,HIST SPILLS
SOUTH SIDE OF SHOULDER RTE 20	SPILLS
SKANEATELES LAKE	SPILLS
PVT PROPERTY	SPILLS
METROPOLITAN WATER BOARD	CBS AST
KWIK-FILL #A0022-002	HIST UST

OVERVIEW MAP - 3542530.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

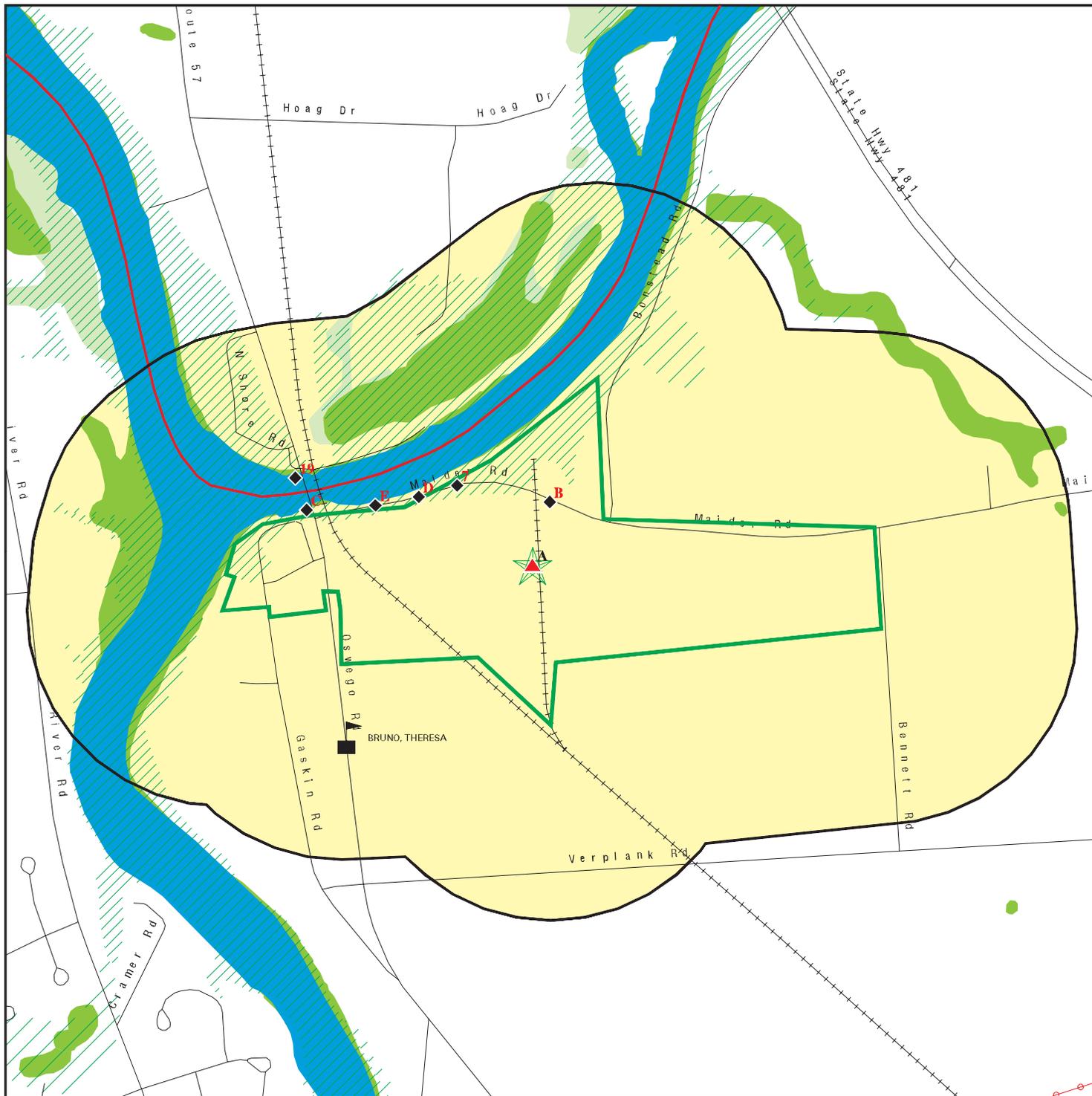
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Clay BOA
 ADDRESS: 3473 Maider Road
 Clay NY 13041
 LAT/LONG: 43.2001 / 76.2721

CLIENT: Plumley Engineering
 CONTACT: May El Prince
 INQUIRY #: 3542530.2s
 DATE: March 12, 2013 4:50 pm

DETAIL MAP - 3542530.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  County Boundary
-  Power transmission lines
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Clay BOA ADDRESS: 3473 Maider Road Clay NY 13041 LAT/LONG: 43.2001 / 76.2721</p>	<p>CLIENT: Plumley Engineering CONTACT: May El Prince INQUIRY #: 3542530.2s DATE: March 12, 2013 4:51 pm</p>
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500	1	0	0	0	NR	NR	1
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
VAPOR REOPENED	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LTANKS	0.500		1	0	0	NR	NR	1
HIST LTANKS	0.500		2	0	0	NR	NR	2
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal registered storage tank lists								
TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
CBS UST	0.250		0	0	NR	NR	NR	0
MOSF UST	0.500	1	0	0	0	NR	NR	1
AST	0.250		1	0	NR	NR	NR	1
CBS AST	0.250		0	0	NR	NR	NR	0
MOSF AST	0.500	1	1	0	0	NR	NR	2
MOSF	0.500	1	1	0	0	NR	NR	2
CBS	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
RES DECL	0.125		0	NR	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
ERP	0.500		0	0	0	NR	NR	0
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
SWTIRE	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		1	0	NR	NR	NR	1
HIST AST	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125	1	9	NR	NR	NR	NR	10
NY Hist Spills	0.125		7	NR	NR	NR	NR	7
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	1	1	0	NR	NR	NR	2
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP	1	NR	NR	NR	NR	NR	1
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
HSWDS	0.500		0	0	0	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250	2	1	0	NR	NR	NR	3
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
E DESIGNATION	0.125		0	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
PRP	TP	1	NR	NR	NR	NR	NR	1
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
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MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1 **THREE RIVERS ASPHALT TERMINAL**
Target **3473 MAIDER ROAD**
Property **CLAY, NY 13041**

CERCLIS **1000553006**
RCRA NonGen / NLR **NYD986954154**
FINDS
MANIFEST
NY Spills
MOSF
PRP

Site 1 of 4 in cluster A

Actual:
381 ft.

CERCLIS:

Site ID: 0204050
EPA ID: NYD986954154
Facility County: ONONDAGA
Short Name: THREE RIVERS ASPHALT TERM
Congressional District: 27
IFMS ID: 02HD
SMSA Number: 8160
USGC Hydro Unit: 04140202
Federal Facility: Not a Federal Facility
DMNSN Number: 0.00000
Site Orphan Flag: N
RCRA ID: Not reported
USGS Quadrangle: Not reported
Site Init By Prog: Not reported
NFRAP Flag: Not reported
Parent ID: Not reported
RST Code: Not reported
EPA Region: 02
Classification: Not reported
Site Settings Code: Not reported
NPL Status: Not on the NPL
DMNSN Unit Code: Not reported
RBRAC Code: Not reported
RResp Fed Agency Code: Not reported
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)
Non NPL Status Date: 04/13/01
Site Fips Code: 36067
CC Concurrence Date: Not reported
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

Alias Comments: Not reported

Site Description: NON OPERATING ASPHALT TERMINAL, REQUESTED BY NYSDEC 3/20/96 REASON BEING ADDED IS POSSIBLE REMOVAL ACTION TO REMOVE ASBESTOS FROM EXISTING STORAGE FACILITIES AND ASSOCIATED PIPING TO PREVENT RELEASE. NON OPERATING ASPHALT TERMINAL, REQUESTED BY NYSDEC 3/20/96 REASON BEING ADDED IS POSSIBLE REMOVAL ACTION TO REMOVE ASBESTOS FROM EXISTING STORAGE FACILITIES AND ASSOCIATED PIPING TO PREVENT RELEASE.

CERCLIS Assessment History:

Action Code: 001
Action: REMOVAL ASSESSMENT
Date Started: 04/25/96
Date Completed: 04/26/96
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1000553006

Action Anomaly: Not reported

Action Code: 001
Action: Notice Letters Issued
Date Started: Not reported
Date Completed: 05/23/96
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: UNILATERAL ADMIN ORDER
Date Started: Not reported
Date Completed: 08/15/96
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMOVAL
Date Started: 08/19/96
Date Completed: 10/30/96
Priority Level: Cleaned up
Operable Unit: SITEWIDE
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Time Critical
Action Anomaly: Not reported

RCRA NonGen / NLR:

Date form received by agency: 01/01/2007
Facility name: THREE RIVERS ASPHALT TERMINAL
Facility address: 3473 MAIDER RD RD 2
CLAY, NY 13041
EPA ID: NYD986954154
Mailing address: MARKET ST 9-11PC
PHILADELPHIA, NY 19103
Contact: Not reported
Contact address: MARKET ST 9-11PC
PHILADELPHIA, NY 19103
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1000553006

Owner/Operator Summary:

Owner/operator name: ATLANTIC REFINING & MARKETING
Owner/operator address: 1801 MARKET ST
PHILADELPHIA, PA 19103
Owner/operator country: US
Owner/operator telephone: (215) 977-6108
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ATLANTIC REFINING & MARKETING
Owner/operator address: 1801 MARKET ST
PHILADELPHIA, PA 19103
Owner/operator country: US
Owner/operator telephone: (215) 977-6108
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 01/01/2006
Facility name: THREE RIVERS ASPHALT TERMINAL
Classification: Not a generator, verified

Date form received by agency: 07/08/1999
Facility name: THREE RIVERS ASPHALT TERMINAL
Classification: Not a generator, verified

Date form received by agency: 04/07/1992
Facility name: THREE RIVERS ASPHALT TERMINAL
Site name: SUN COMPANY
Classification: Large Quantity Generator

Date form received by agency: 06/03/1991
Facility name: THREE RIVERS ASPHALT TERMINAL
Classification: Small Quantity Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1000553006

Violation Status: No violations found

FINDS:

Registry ID: 110006098677

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) is the Superfund database that is used to support management in all phases of the Superfund program. The system contains information on all aspects of hazardous waste sites, including an inventory of sites, planned and actual site activities, and financial information.

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

NY MANIFEST:

EPA ID: NYD986954154
Country: USA
Mailing Name: SUNOCO INC
Mailing Contact: MARILYN SHUP
Mailing Address: 10 INDUSTRIAL HGWY
Mailing Address 2: MS4
Mailing City: LESTER
Mailing State: PA
Mailing Zip: 19029
Mailing Zip4: Not reported
Mailing Country: USA
Mailing Phone: 800-877-6444

Document ID: PAE6113870
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC
Trans1 State ID: PAAH0317
Trans2 State ID: Not reported
Generator Ship Date: 960820

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1000553006

Trans1 Recv Date: 960820
Trans2 Recv Date: Not reported
TSD Site Recv Date: 960830
Part A Recv Date: 960917
Part B Recv Date: 960923
Generator EPA ID: NYD986954154
Trans1 EPA ID: PAD982661381
Trans2 EPA ID: Not reported
TSD ID: PAD085690592
Waste Code: D018 - BENZENE 0.5 MG/L TCLP
Quantity: 00600
Units: P - Pounds
Number of Containers: 002
Container Type: DM - Metal drums, barrels
Handling Method: L Landfill.
Specific Gravity: 100
Year: 96

Document ID: NYB7103376
Manifest Status: Completed copy
Trans1 State ID: Not reported
Trans2 State ID: Not reported
Generator Ship Date: 961004
Trans1 Recv Date: 961004
Trans2 Recv Date: Not reported
TSD Site Recv Date: 961004
Part A Recv Date: Not reported
Part B Recv Date: 961028
Generator EPA ID: NYD986954154
Trans1 EPA ID: NY0000097444
Trans2 EPA ID: Not reported
TSD ID: NYD057770109
Waste Code: D001 - NON-LISTED IGNITABLE WASTES
Quantity: 00167
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: B Incineration, heat recovery, burning.
Specific Gravity: 100
Waste Code: Not reported
Quantity: 00298
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: B Incineration, heat recovery, burning.
Specific Gravity: 100
Year: 96

Document ID: NYB1546965
Manifest Status: Completed copy
Trans1 State ID: DU5886
Trans2 State ID: Not reported
Generator Ship Date: 910725
Trans1 Recv Date: 910725
Trans2 Recv Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1000553006

TSD Site Recv Date: 910726
Part A Recv Date: Not reported
Part B Recv Date: 910806
Generator EPA ID: NYD986954154
Trans1 EPA ID: NYD986866457
Trans2 EPA ID: Not reported
TSD ID: NYD043815703
Waste Code: D008 - LEAD 5.0 MG/L TCLP
Quantity: 01100
Units: P - Pounds
Number of Containers: 002
Container Type: DM - Metal drums, barrels
Handling Method: L Landfill.
Specific Gravity: 100
Waste Code: Not reported
Quantity: 00440
Units: G - Gallons (liquids only)* (8.3 pounds)
Number of Containers: 008
Container Type: DM - Metal drums, barrels
Handling Method: B Incineration, heat recovery, burning.
Specific Gravity: 100
Year: 91

Document ID: Not reported
Manifest Status: Not reported
Trans1 State ID: NYR000115733
Trans2 State ID: Not reported
Generator Ship Date: 2010-02-16
Trans1 Recv Date: 2010-02-16
Trans2 Recv Date: Not reported
TSD Site Recv Date: 2010-03-11
Part A Recv Date: Not reported
Part B Recv Date: Not reported
Generator EPA ID: NYD986954154
Trans1 EPA ID: Not reported
Trans2 EPA ID: Not reported
TSD ID: NYD049836679
Waste Code: Not reported
Quantity: 6.0
Units: K - Kilograms (2.2 pounds)
Number of Containers: 1.0
Container Type: DF - Fiberboard or plastic drums (glass)
Handling Method: L Landfill.
Specific Gravity: 1.0
Year: 2010
Manifest Tracking Num: 002472689FLE
Import Ind: N
Export Ind: N
Discr Quantity Ind: N
Discr Type Ind: N
Discr Residue Ind: N
Discr Partial Reject Ind: N
Discr Full Reject Ind: N
Manifest Ref Num: Not reported
Alt Fac RCRA Id: Not reported
Alt Fac Sign Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1000553006

Mgmt Method Type Code: H132

SPILLS:

Facility ID: 1006014
DER Facility ID: 349269
Facility Type: ER
Site ID: 439351
DEC Region: 7
Spill Number: 1006014
Spill Date: 8/31/2010
Spill Cause: Vandalism
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Spill Closed Date: 2/8/2011
SWIS: 3424
Investigator: cxrossi
Referred To: Not reported
Reported to Dept: 8/31/2010
CID: Not reported
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 8/31/2010
Spill Record Last Update: 2/8/2011
Spiller Name: DAVE-NATIONAL GRID
Spiller Company: NATIONAL GRID
Spiller Address: 3473 MAIDER RD
Spiller City,St,Zip: CLAY, NY
Spiller Company: 999
Contact Name: DAVE-NATIONAL GRID
Contact Phone: (315) 460-2796
DEC Memo: National Grid/Op Tech excavated soil in fenced in area down to 4 ft bgs. Confirmation sampling performed. ~ctr~ 2/8/11
Remarks: TRANSFORMER CAP REMOVED BY VANDALS AND LARGE AMOUNT SPILLED. CLEANUP BEING SCHEDULED.

Material:

Site ID: 439351
Operable Unit ID: 1189996
Operable Unit: 01
Material ID: 2184962
Material Code: 0020A
Material Name: TRANSFORMER OIL
Case No.: Not reported
Material FA: Petroleum
Quantity: 200
Units: Gallons
Recovered: Not reported
Resource Affected: Not reported
Oxygenate: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1000553006

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

Facility ID: 0803245
DER Facility ID: 349269
Facility Type: ER
Site ID: 399953
DEC Region: 7
Spill Number: 0803245
Spill Date: 6/18/2008
Spill Cause: Other
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.

Spill Closed Date: Not Closed
SWIS: 3424
Investigator: kakahill
Referred To: Not reported
Reported to Dept: 6/18/2008
CID: 408
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 5
Date Entered In Computer: 6/18/2008
Spill Record Last Update: 6/27/2008
Spiller Name: BRAD FISH
Spiller Company: SUNOCO
Spiller Address: 10 INDUSTRIAL HIGHWAY
Spiller City,St,Zip: LESTER, PA 19029
Spiller Company: 999
Contact Name: BRAD FISH
Contact Phone: (610) 833-3433
DEC Memo:

This is the former Sun/Atlantic Three Rivers Terminal facility (see related spills). I attempted to contact Brad Fish, however his message indicated that he was out of country until 6/23. I did speak with Justin Domago, GES, and he indicated that GES is dismantling the tanks and piping under contract with Sunoco. While capping off some pipes, they noticed globules of product (assumed to be tar) on a pool of standing rain water. They dug small test pit by hand in this area and encountered soil with PID readings in 200 ppm range. Justin indicated that all the existing tanks have been emptied, so this may be residual product from operational time. Justin agreed that an

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1000553006

Remarks: investigation will need to be performed and will speak with Brad upon his return and contact me next week.06/27/08 LVM for Brad Fish. Spoke to Justin and he indicated that Brad plans to travel to Syracuse for a site visit week of July 14th. He will let me know date.
WHILE ESCAVATING FOUND ELEVATED PID READINGS; FORMER ASPHALT TERMINAL;
Not reported

Material:

Site ID: 399953
Operable Unit ID: 1156801
Operable Unit: 01
Material ID: 2147788
Material Code: 0066A
Material Name: UNKNOWN PETROLEUM
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

[Click this hyperlink](#) while viewing on your computer to access additional NY_SPILL: detail in the EDR Site Report.

MOSF:

Facility ID: 7-1380
Program Type: MOSF
Dec Region: 7
Expiration Date: N/A
Tank Status: Inactive
UTMX: 396746.16807000
UTMY: 4783936.9233400

PRP:

PRP name: SUN COMPANY INC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

A2 **SUN SYRACUSE THREE RIVERS TERMINAL**
Target **3473 MAIDER ROAD**
Property **CLAY, NY 13041**

MOSF UST **S102633447**
MOSF AST **N/A**

Site 2 of 4 in cluster A

Actual:
381 ft.

MOSF UST:
Facility ID: 7-1380
SWIS Code: 31
Facility Town: CLAY
Contact Phone: () -
Emerg Contact: Not reported
Emergency Telephone: () -
CBS Number: Not reported
SPDES Num: Not reported
Total Tanks: 14
Total Capacity: 2653540
Avg Throughput: 0
License Stat: 3
Facility Status: INACTIVE FACILITY
Facility Type: STORAGE TERMINAL/PETROLEUM DISTRIBUTOR
Prod Xfer Options: Tank Truck
Expiration Date: / /
Applic Rcvd: 03/11/1996
Operator: Not reported
Owner Name: SUN COMPANY INC
Owner Address: 1801 MARKET ST
Owner City,St,Zip: PHILADELPHIA, PA 19103-
Owner Telephone: (215) 977-6136
Owner Type: Corporate/Commercial
Owner Status: 1
Owner Mark: Third Owner
Mail To Name: SUN COMPANY INC
Mail To Address: 1801 MARKET ST
Mail To Address 2: 10 PENN CENTER
Mail City,St,Zip: PHILADELPHIA, PA 19103-
Mail To Contact: ROSEANN ALOI
Mail To Telephone: (215) 246-8690
Legal Agent Name: CORPORATION TRUST CO
Legal Agent Address: 277 PARK AVENUE
Legal Agent City,St,Zip: NEW YORK, NY 10017-
Date Filed: 12/70

Tank ID: 14
Tank Location: UNDERGROUND
Install Date: 06/60
Capacity (Gal): 10080
Product: 8
Tank Status: In Service
Tank Type: Steel/carbon steel
Tank Internal: None
Tank External: None
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: None
Second Contain: Remote Impounding Area
Leak Detection: Other
Overfill Protection: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUN SYRACUSE THREE RIVERS TERMINAL (Continued)

S102633447

Dispenser: Suction
Test Date: 10/90
Date Closed: 00/00
Latitude: 43|12|00
Longitude: 76|16|35
Status of Data: Complete
Inspected Date: / /
Inspector Initials: Not reported
Inspector Status: Not reported
Pipe Flag: True
License Issued: / /
Vessel Id: Not reported
Renew Flag: True
Renew Date: 11/19/1996
Federal Id No: Not reported
COI Date: / /

MOSF AST:

MOSF Number: 7-1380
SWIS Code: 31
Facility Town: CLAY
Facility Phone: () -
Emergency Contact Name: Not reported
Emergency Contact Phone: () -
Total Tanks: 14
Total Capacity: 2653540
Daily Throughput: 0
License Status: 3
Facility Type: STORAGE TERMINAL/PETROLEUM DISTRIBUTOR
Product Transfer Operation: Tank Truck
Facility Status: INACTIVE FACILITY
Operator Name: Not reported
Owner Name: SUN COMPANY INC
Owner Address: 1801 MARKET ST
Owner City,St,Zip: PHILADELPHIA, PA 19103-
Owner Phone: (215) 977-6136
Owner Type: Corporate/Commercial
Owner Status: 1
Owner Mark: Third Owner
Mailing Name: SUN COMPANY INC
Mailing Address: 1801 MARKET ST
Mailing Address 2: 10 PENN CENTER
Mailing City,St,Zip: PHILADELPHIA, PA 19103-
Mailing Contact: ROSEANN ALOI
Mailing Phone: (215) 246-8690
Legal Agent Name: CORPORATION TRUST CO
Legal Agent Address: 277 PARK AVENUE
Legal Agent City,St,Zip: NEW YORK, NY 10017-
LIC Expires: / /

Tank ID: 02
Tank Location: ABOVEGROUND
Install Date: 06/60
Product: 8
Tank Status: Temporarily Out Of Service
Tank Type: Steel/carbon steel
Tank Internal: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUN SYRACUSE THREE RIVERS TERMINAL (Continued)

S102633447

Tank External: 4
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: Fiberglass
Second Contain: Remote Impounding Area
Leak Detection: Other
Overfill Protection: None
Dispensing Mthd: Suction
Test Date: Not reported
Date Closed: Not reported
Status of Data: Complete
Capacity (gal): 630000
Lat/Long: 43|12|00 / 76|16|35
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 11/19/1996
Inspected State: Not reported
Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: In Service
COI Date: / /
Date License Issued: / /
Date License Application Received: 03/11/1996
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: Not reported
Date Legal Agent Filed with Secretary of State: 12/70

Tank ID: 03
Tank Location: ABOVEGROUND
Install Date: 06/60
Product: 8
Tank Status: Temporarily Out Of Service
Tank Type: Steel/carbon steel
Tank Internal: None
Tank External: 4
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: Fiberglass
Second Contain: Remote Impounding Area
Leak Detection: Other
Overfill Protection: None
Dispensing Mthd: Suction
Test Date: Not reported
Date Closed: Not reported
Status of Data: Complete
Capacity (gal): 168000
Lat/Long: 43|12|00 / 76|16|35
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 11/19/1996
Inspected State: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUN SYRACUSE THREE RIVERS TERMINAL (Continued)

S102633447

Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: In Service
COI Date: / /
Date License Issued: / /
Date License Application Received: 03/11/1996
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: Not reported
Date Legal Agent Filed with Secretary of State: 12/70

Tank ID: 04
Tank Location: ABOVEGROUND
Install Date: 06/60
Product: 8
Tank Status: Temporarily Out Of Service
Tank Type: Steel/carbon steel
Tank Internal: None
Tank External: 4
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: Fiberglass
Second Contain: Remote Impounding Area
Leak Detection: Other
Overfill Protection: None
Dispensing Mthd: Suction
Test Date: Not reported
Date Closed: Not reported
Status of Data: Complete
Capacity (gal): 168000
Lat/Long: 43|12|00 / 76|16|35
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 11/19/1996
Inspected State: Not reported
Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: In Service
COI Date: / /
Date License Issued: / /
Date License Application Received: 03/11/1996
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: Not reported
Date Legal Agent Filed with Secretary of State: 12/70

Tank ID: 05
Tank Location: ABOVEGROUND
Install Date: 06/60
Product: 8
Tank Status: Temporarily Out Of Service
Tank Type: Steel/carbon steel
Tank Internal: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUN SYRACUSE THREE RIVERS TERMINAL (Continued)

S102633447

Tank External: 4
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: Fiberglass
Second Contain: Remote Impounding Area
Leak Detection: Other
Overfill Protection: None
Dispensing Mthd: Suction
Test Date: Not reported
Date Closed: Not reported
Status of Data: Complete
Capacity (gal): 315000
Lat/Long: 43|12|00 / 76|16|35
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 11/19/1996
Inspected State: Not reported
Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: In Service
COI Date: / /
Date License Issued: / /
Date License Application Received: 03/11/1996
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: Not reported
Date Legal Agent Filed with Secretary of State: 12/70

Tank ID: 06
Tank Location: ABOVEGROUND
Install Date: 06/60
Product: 8
Tank Status: Temporarily Out Of Service
Tank Type: Steel/carbon steel
Tank Internal: None
Tank External: 4
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: Fiberglass
Second Contain: Remote Impounding Area
Leak Detection: Other
Overfill Protection: None
Dispensing Mthd: Suction
Test Date: Not reported
Date Closed: Not reported
Status of Data: Complete
Capacity (gal): 126000
Lat/Long: 43|12|00 / 76|16|35
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 11/19/1996
Inspected State: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUN SYRACUSE THREE RIVERS TERMINAL (Continued)

S102633447

Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: In Service
COI Date: / /
Date License Issued: / /
Date License Application Received: 03/11/1996
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: Not reported
Date Legal Agent Filed with Secretary of State: 12/70

[Click this hyperlink](#) while viewing on your computer to access 11 additional NY_AST_MOS: record(s) in the EDR Site Report.

A3
Target
Property

SUNOCO INC
3473 MAIDER RD
CLAY, NY 13041

MANIFEST S111771620
N/A

Site 3 of 4 in cluster A

Actual:
381 ft.

PA MANIFEST:
Year: 2010
Manifest Number: 002472690FLE
Manifest Type: T
Generator EPA Id: NYD986954154
Generator Date: 02/16/2010
Mailing Address: Not reported
Mailing City,St,Zip: Not reported
Contact Name: Not reported
Contact Phone: NULL
TSD Epa Id: PAD067098822
TSD Date: Not reported
TSD Facility Name: CYCLE CHEM INC
TSD Facility Address: 550 INDUSTRIAL DRIVE
TSD Facility City: LEWISBERRY
TSD Facility State: PA
Facility Telephone: Not reported
Page Number: 1
Line Number: 2
Waste Number: D001
Container Number: 1
Container Type: Fiberboard or plastic drums, barrels, kegs
Waste Quantity: 48
Unit: Gallons (liquids only)
Handling Code: Not reported
TSP EPA Id: Not reported
Date TSP Sig: Not reported

Year: 2010
Manifest Number: 002472690FLE
Manifest Type: T
Generator EPA Id: NYD986954154
Generator Date: 02/16/2010
Mailing Address: Not reported
Mailing City,St,Zip: Not reported
Contact Name: Not reported
Contact Phone: NULL
TSD Epa Id: PAD067098822

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUNOCO INC (Continued)

S111771620

TSD Date: Not reported
TSD Facility Name: CYCLE CHEM INC
TSD Facility Address: 550 INDUSTRIAL DRIVE
TSD Facility City: LEWISBERRY
TSD Facility State: PA
Facility Telephone: Not reported
Page Number: 1
Line Number: 1
Waste Number: D001
Container Number: 1
Container Type: Metal drums, barrels, kegs
Waste Quantity: 50
Unit: Gallons (liquids only)
Handling Code: Not reported
TSP EPA Id: Not reported
Date TSP Sig: Not reported

**A4
Target
Property**

**THREE RIVERS ASPHALT TERMINAL
3473 MAIDER RD RD 2 CLAY NY 13041
CLAY, NY 13041**

**ICIS 1011608349
N/A**

Site 4 of 4 in cluster A

**Actual:
381 ft.**

ICIS:
Enforcement Action ID: 02-1996-0189
FRS ID: 110006098677
Program ID: CERCLIS NYD986954154
Action Name: THREE RIVERS ASPHALT TERMINAL SITE
Facility Name: THREE RIVERS ASPHALT TERMINAL
Facility Address: 3473 MAIDER RD RD 2 CLAY NY 13041
CLAY, New York 13041
Enforcement Action Type: CERCLA 106 AO For Resp Action/Imm Haz
Facility County: Onondaga
EPA Region #: 2

Enforcement Action ID: 02-1996-0189
FRS ID: 110006098677
Program ID: RCRAINFO NYD986954154
Action Name: THREE RIVERS ASPHALT TERMINAL SITE
Facility Name: THREE RIVERS ASPHALT TERMINAL
Facility Address: 3473 MAIDER RD RD 2 CLAY NY 13041
CLAY, New York 13041
Enforcement Action Type: CERCLA 106 AO For Resp Action/Imm Haz
Facility County: Onondaga
EPA Region #: 2

Enforcement Action ID: 02-1996-0189
FRS ID: 110006098677
Program ID: FRS 110006098677
Action Name: THREE RIVERS ASPHALT TERMINAL SITE
Facility Name: THREE RIVERS ASPHALT TERMINAL
Facility Address: 3473 MAIDER RD RD 2 CLAY NY 13041
CLAY, New York 13041
Enforcement Action Type: CERCLA 106 AO For Resp Action/Imm Haz
Facility County: Onondaga
EPA Region #: 2

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

THREE RIVERS ASPHALT TERMINAL (Continued)

1011608349

Program ID: CERCLIS NYD986954154
 Facility Name: THREE RIVERS ASPHALT TERMINAL
 Address: 3473 MAIDER RD RD 2
 Tribal Indicator: N
 Fed Facility: No
 NAIC Code: Not reported
 SIC Code: Not reported
 Latitude: 43.200992
 Longitude: -76.270517

Program ID: FRS 110006098677
 Facility Name: THREE RIVERS ASPHALT TERMINAL
 Address: 3473 MAIDER RD RD 2
 Tribal Indicator: N
 Fed Facility: No
 NAIC Code: Not reported
 SIC Code: Not reported
 Latitude: 43.200992
 Longitude: -76.270517

Program ID: RCRAINFO NYD986954154
 Facility Name: THREE RIVERS ASPHALT TERMINAL
 Address: 3473 MAIDER RD RD 2
 Tribal Indicator: N
 Fed Facility: No
 NAIC Code: Not reported
 SIC Code: Not reported
 Latitude: 43.200992
 Longitude: -76.270517

B5

**THREE RIVERS ASPHALT TER.
 MAIDER RD
 CLAY, NY**

**NY Spills S102164514
 NY Hist Spills N/A**

**< 1/8
 1 ft.**

Site 1 of 3 in cluster B

**Relative:
 Lower**

SPILLS:

Facility ID: 8901491
 DER Facility ID: 191242
 Facility Type: ER
 Site ID: 232061
 DEC Region: 7
 Spill Number: 8901491
 Spill Date: 5/1/1989
 Spill Cause: Unknown
 Spill Class: Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
 Spill Closed Date: 8/7/2002
 SWIS: 3424
 Investigator: CFMANNES
 Referred To: Not reported
 Reported to Dept: 5/15/1989
 CID: Not reported
 Water Affected: Not reported
 Spill Source: Major Facility > 400,000 gal
 Spill Notifier: Responsible Party
 Cleanup Ceased: Not reported
 Cleanup Meets Std: False

**Actual:
 372 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TER. (Continued)

S102164514

Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 5/31/1989
Spill Record Last Update: 8/7/2002
Spiller Name: Not reported
Spiller Company: ATLANTIC REFINING & MKT
Spiller Address: Not reported
Spiller City,St,Zip: ZZ
Spiller Company: 001
Contact Name: Not reported
Contact Phone: Not reported
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "CM"01/18/91: SLOP[TANK REMOVED. CONT SOIL REMOVED. ADDL MWS INSTALLED . AWAITING REPORT.10/01/91: RI RECD. WHO IS RESPONSIBLE FOR REMEDIATION?.11/21/91: SUNCO IS RESPONSIBLE UNDER AGREEMENT WITH CIBRO. DEC SENT LETTER TO SUNCO W/RE. TO GRND/H2O STUDY;ADRESS FURTHER REMEDIATION.02/06/92: RECIEVED CALL FROM DAVE OVER OF SUN MARKETING,EXCAVATION OF MW-10 DURING 02-06-92. 02/06/92: UNABLE TO ACCESS MW-10 SITE TO EXCAVATE SITE DUE TO HIGH SNOW CONDITIONS WILL TRY WHEN WEATHER PERMITS. THERE IS ANOTHER SPILL ATTACHED TO THIS SPILL, MAYBE A VCP.
Remarks: FOUND CONTAMINATION DOWN GRADIENT FROM OFFICE AND LABS.

Material:
Site ID: 232061
Operable Unit ID: 928762
Operable Unit: 01
Material ID: 449236
Material Code: 0064A
Material Name: UNKNOWN MATERIAL
Case No.: Not reported
Material FA: Other
Quantity: 0
Units: Pounds
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:
Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

NY Hist Spills:
Region of Spill: 7
Spill Number: 8901491
Investigator: CM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS ASPHALT TER. (Continued)

S102164514

Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 05/01/1989 09:30
Reported to Dept Date/Time: 05/15/89 09:30
SWIS: 31
Spiller Name: ATLANTIC REFINING & MKT
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spill Cause: Unknown
Reported to Dept: Groundwater
Water Affected: Not reported
Spill Source: 03
Spill Notifier: Responsible Party
PBS Number: Not reported
Cleanup Ceased: / /
Cleanup Meets Std: False
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release that creates potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
Spill Closed Dt: / /
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 05/31/89
Date Spill Entered In Computer Data File: Not reported
Update Date: 02/26/93
Is Updated: False
Tank:
PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported
Material:
Material Class Type: Raw Sewage
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Not reported
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: UNKNOWN MATERIAL
Class Type: UNKNOWN MATERIAL
Times Material Entry In File: 9140
CAS Number: Not reported
Last Date: 19941109

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

THREE RIVERS ASPHALT TER. (Continued)

S102164514

DEC Remarks: 01/18/91: SLOP TANK REMOVED. CONT SOIL REMOVED. ADDL MWS INSTALLED . AWAITING REPORT. 10/01/91: RI RECD. WHO IS RESPONSIBLE FOR REMEDIATION?. 11/21/91: SUNCO IS RESPONSIBLE UNDER AGREEMENT WITH CIBRO. DEC SENT LETTER TO SUNCO W/RE. TO GRND/H20STUDY;ADRESS FURTHER REMEDIATION. 02/06/92: RECIEVED CALL FROM DAVE OVER OF SUN MARKETING,EXCAVATION OF MW-10 DURING 02-06-92. 02/06/92: UNABLE TO ACCESS MW-10 SITE TO EXCAVATE SITE DUE TO HIGH SNOW CONDITIONS WILL TRY WHEN WEATHER PERMITS.

Remark: FOUND CONTAMINATION DOWN GRADIENT FROM OFFICE AND LABS.

B6

**THREE RIVERS AREA
 MAIDER ROAD
 CLAY, NY**

**NY Spills S102165458
 NY Hist Spills N/A**

< 1/8
 1 ft.

Site 2 of 3 in cluster B

**Relative:
 Lower**

SPILLS:

**Actual:
 372 ft.**

Facility ID: 9212107
 DER Facility ID: 110917
 Facility Type: ER
 Site ID: 128584
 DEC Region: 7
 Spill Number: 9212107
 Spill Date: 1/16/1993
 Spill Cause: Deliberate
 Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
 Spill Closed Date: 1/24/1993
 SWIS: 3424
 Investigator: CFMANNES
 Referred To: Not reported
 Reported to Dept: 1/23/1993
 CID: Not reported
 Water Affected: Not reported
 Spill Source: Unknown
 Spill Notifier: Citizen
 Cleanup Ceased: 1/24/1993
 Cleanup Meets Std: True
 Last Inspection: Not reported
 Recommended Penalty: False
 UST Trust: False
 Remediation Phase: 0
 Date Entered In Computer: 1/26/1993
 Spill Record Last Update: 3/23/1993
 Spiller Name: Not reported
 Spiller Company: UNK.
 Spiller Address: Not reported
 Spiller City,St,Zip: NY
 Spiller Company: 999
 Contact Name: Not reported
 Contact Phone: Not reported
 DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "CM"01/24/93: PICKED UP PAIL AND DISPOSED.09/28/95: This is additional information about material spilled from the translation of the old spill file: WASTE OIL PAIL.
 Remarks: HALF EMPTY PAIL OF WASTE OIL ALONG SIDE OF MAIDER ROAD, 400' WEST OF 3523 MAIDER RD.

Material:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS AREA (Continued)

S102165458

Site ID: 128584
Operable Unit ID: 976661
Operable Unit: 01
Material ID: 401965
Material Code: 0022
Material Name: Waste Oil/Used Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

NY Hist Spills:

Region of Spill: 7
Spill Number: 9212107
Investigator: CM
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 01/16/1993 13:50
Reported to Dept Date/Time: 01/23/93 01:90
SWIS: 31
Spiller Name: UNK.
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spill Cause: Deliberate
Reported to Dept: On Land
Water Affected: Not reported
Spill Source: 12
Spill Notifier: Citizen
PBS Number: Not reported
Cleanup Ceased: 01/24/93
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THREE RIVERS AREA (Continued)

S102165458

Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 01/24/93
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 01/26/93
Date Spill Entered In Computer Data File: Not reported
Update Date: 03/23/93
Is Updated: False

Tank:
PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:
Material Class Type: Petroleum
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Gallons
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: WASTE OIL
Class Type: WASTE OIL
Times Material Entry In File: 9509
CAS Number: Not reported
Last Date: 19940927
DEC Remarks: 01/24/93: PICKED UP PAIL AND DISPOSED. 09/28/95: This is additional
information about material spilled from the translation of the old spill file:
WASTE OIL PAIL.
Remark: HALF EMPTY PAIL OF WASTE OIL ALONG SIDE OF MAIDER ROAD, 400 WEST OF 3523
MAIDER RD.

7
< 1/8
1 ft.

NORTHERN READY MIX INC
3428 MAIDER RD
CLAY, NY 13041

AST A100357025
N/A

Relative:
Lower

Actual:
371 ft.

AST:
Region: STATE
DEC Region: 7
Site Status: Active
Facility Id: 7-601399
Program Type: PBS
UTM X: Not reported
UTM Y: Not reported
Expiration Date: 2016/06/15

Affiliation Records:
Site Id: 450535
Affiliation Type: Owner
Company Name: NORTHERN READY MIX INC
Contact Type: PRESIDENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTHERN READY MIX INC (Continued)

A100357025

Contact Name: THOMAS S VENEZIA
Address1: PO BOX 420
Address2: Not reported
City: FULTON
State: NY
Zip Code: 13069
Country Code: 001
Phone: (315) 598-2141
Phone Ext: Not reported
Email: EHS@NORTHERNCOMPANIES.COM
Fax Number: Not reported
Modified By: KCKEMP
Date Last Modified: 6/15/2012

Site Id: 450535
Affiliation Type: Mail Contact
Company Name: NORTHERN READY MIX INC
Contact Type: PRESIDENT
Contact Name: THOMAS S VENEZIA
Address1: PO BOX 420
Address2: Not reported
City: FULTON
State: NY
Zip Code: 13069
Country Code: 001
Phone: (315) 598-2141
Phone Ext: Not reported
Email: EHS@NORTHERNCOMPANIES.COM
Fax Number: Not reported
Modified By: KCKEMP
Date Last Modified: 6/15/2012

Site Id: 450535
Affiliation Type: On-Site Operator
Company Name: NORTHERN READY MIX INC
Contact Type: Not reported
Contact Name: MARK MCCRAITH
Address1: Not reported
Address2: Not reported
City: Not reported
State: NY
Zip Code: Not reported
Country Code: 001
Phone: (315) 695-2756
Phone Ext: Not reported
Email: Not reported
Fax Number: Not reported
Modified By: KCKEMP
Date Last Modified: 6/23/2011

Site Id: 450535
Affiliation Type: Emergency Contact
Company Name: NORTHERN READY MIX INC
Contact Type: Not reported
Contact Name: MARK MCCRAITH
Address1: Not reported
Address2: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NORTHERN READY MIX INC (Continued)

A100357025

City: Not reported
 State: NN
 Zip Code: Not reported
 Country Code: 999
 Phone: (315) 374-2480
 Phone Ext: Not reported
 Email: Not reported
 Fax Number: Not reported
 Modified By: KCKEMP
 Date Last Modified: 6/23/2011

Tank Info:

Tank Number: 012
 Tank Id: 239724

Equipment Records:

K00 - Spill Prevention - None
 A00 - Tank Internal Protection - None
 D01 - Pipe Type - Steel/Carbon Steel/Iron
 G01 - Tank Secondary Containment - Diking (Aboveground)
 J02 - Dispenser - Suction
 L09 - Piping Leak Detection - Exempt Suction Piping
 C03 - Pipe Location - Aboveground/Underground Combination
 E00 - Piping Secondary Containment - None
 H06 - Tank Leak Detection - Impervious Barrier/Concrete Pad (A/G)
 B01 - Tank External Protection - Painted/Asphalt Coating
 F00 - Pipe External Protection - None
 I00 - Overfill - None

Tank Location: 3
 Tank Type: Steel/Carbon Steel/Iron
 Tank Status: In Service
 Pipe Model: Not reported
 Install Date: 01/01/1964
 Capacity Gallons: 2000
 Tightness Test Method: NN
 Date Test: Not reported
 Next Test Date: Not reported
 Date Tank Closed: Not reported
 Register: True
 Modified By: KCKEMP
 Last Modified: 06/15/2011

B8

**CIBRO PLANT
 MAIDER RD
 CLAY, NY**

**NY Spills 1001750944
 NY Hist Spills N/A**

< 1/8
 1 ft.

Site 3 of 3 in cluster B

**Relative:
 Lower**

SPILLS:
 Facility ID: 9908877
 DER Facility ID: 191242
 Facility Type: ER
 Site ID: 232065
 DEC Region: 7
 Spill Number: 9908877
 Spill Date: 10/18/1999
 Spill Cause: Equipment Failure

**Actual:
 372 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO PLANT (Continued)

1001750944

Spill Class: Known release with minimal potential for fire or hazard. No DEC Response. No corrective action required.

Spill Closed Date: 2/15/2000
SWIS: 3424
Investigator: MENASH
Referred To: Not reported
Reported to Dept: 10/21/1999
CID: 257
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Police Department
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 10/21/1999
Spill Record Last Update: 2/15/2000
Spiller Name: SGT COREY
Spiller Company: CIBRO PLANT
Spiller Address: MAIDER RD
Spiller City,St,Zip: CLAY, NY
Spiller Company: 001
Contact Name: SGT COREY
Contact Phone: (315) 652-3777
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "MN"

Remarks: seams to be a broken valve at this old abandoned property and there is a oily substance running out of the pipe and caller doesn't know what to do request a call back asap cell phone for caller 315-727-8003
Not reported

Material:
Site ID: 232065
Operable Unit ID: 1083146
Operable Unit: 01
Material ID: 557814
Material Code: 0066A
Material Name: UNKNOWN PETROLEUM
Case No.: Not reported
Material FA: Petroleum
Quantity: 100
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:
Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO PLANT (Continued)

1001750944

Last Modified: Not reported
Test Method: Not reported

NY Hist Spills:

Region of Spill: 7
Spill Number: 9908877
Investigator: MN
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 10/18/1999 12:00
Reported to Dept Date/Time: 10/21/99 14:09
SWIS: 31
Spiller Name: CIBRO PLANT
Spiller Contact: SGT COREY
Spiller Phone: (315) 652-3777
Spiller Contact: SGT COREY
Spiller Phone: (315) 652-3777
Spiller Address: MAIDER RD
Spiller City,St,Zip: CLAY, NY
Spill Cause: Equipment Failure
Reported to Dept: On Land
Water Affected: Not reported
Spill Source: 01
Spill Notifier: Police Department
PBS Number: Not reported
Cleanup Ceased: / /
Cleanup Meets Std: False
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release with minimal potential for fire or hazard. No DEC Response. No corrective action required.
Spill Closed Dt: 02/15/00
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 10/21/99
Date Spill Entered In Computer Data File: Not reported
Update Date: 02/15/00
Is Updated: False

Tank:

PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: Petroleum

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CIBRO PLANT (Continued)

1001750944

Quantity Spilled: 100
 Unkonwn Quantity Spilled: False
 Units: Gallons
 Quantity Recovered: 0
 Unkonwn Quantity Recovered: False
 Material: UNKNOWN PETROLEUM
 Class Type: UNKNOWN PETROLEUM
 Times Material Entry In File: 16414
 CAS Number: Not reported
 Last Date: 19940929
 DEC Remarks: Not reported
 Remark: seams to be a boken valve at this old abandoned property and there is a oily substance running out of the pipe and caller doesn t know what to do request a call back asap cell phone for caller 315-727-8003

C9

**CONRAIL
 RT 57 AT MAIDER RD.
 CLAY, NY**

**NY Spills S106468197
 NY Hist Spills N/A**

< 1/8
 1 ft.

Site 1 of 4 in cluster C

**Relative:
 Lower**

**Actual:
 379 ft.**

SPILLS:
 Facility ID: 9500712
 DER Facility ID: 243429
 Facility Type: ER
 Site ID: 301004
 DEC Region: 7
 Spill Number: 9500712
 Spill Date: 4/18/1995
 Spill Cause: Equipment Failure
 Spill Class: Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
 Spill Closed Date: 4/18/1995
 SWIS: 3424
 Investigator: GREGG
 Referred To: Not reported
 Reported to Dept: 4/18/1995
 CID: Not reported
 Water Affected: Not reported
 Spill Source: Railroad Car
 Spill Notifier: Local Agency
 Cleanup Ceased: 4/18/1995
 Cleanup Meets Std: True
 Last Inspection: 4/18/1995
 Recommended Penalty: False
 UST Trust: False
 Remediation Phase: 0
 Date Entered In Computer: 4/27/1995
 Spill Record Last Update: 4/28/1995
 Spiller Name: Not reported
 Spiller Company: conrail
 Spiller Address: Not reported
 Spiller City,St,Zip: NY
 Spiller Company: 999
 Contact Name: Not reported
 Contact Phone: Not reported
 DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "TG"

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONRAIL (Continued)

S106468197

Remarks: BRUSH HOG CAUGHT FIRE CAUSING HYDRAULIC LINES TO MELT, SPILLING OIL.
CONRAIL HIRED EPS TO DO CLEANUP.

Material:

Site ID: 301004
Operable Unit ID: 1011613
Operable Unit: 01
Material ID: 369329
Material Code: 0008
Material Name: Diesel
Case No.: Not reported
Material FA: Petroleum
Quantity: 50
Units: Gallons
Recovered: 45
Resource Affected: Not reported
Oxygenate: False
Site ID: 301004
Operable Unit ID: 1011613
Operable Unit: 01
Material ID: 369330
Material Code: 0010
Material Name: Hydraulic Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Not reported
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

NY Hist Spills:

Region of Spill: 7
Spill Number: 9500712
Investigator: TG
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 04/18/1995 11:23
Reported to Dept Date/Time: 04/18/95 12:24
SWIS: 31

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONRAIL (Continued)

S106468197

Spiller Name: CONRAIL
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spill Cause: Equipment Failure
Reported to Dept: On Land
Water Affected: Not reported
Spill Source: 11
Spill Notifier: Local Agency
PBS Number: Not reported
Cleanup Ceased: 04/18/95
Cleanup Meets Std: True
Last Inspection: 04/18/95
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release that creates potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 04/18/95
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 04/27/95
Date Spill Entered In Computer Data File: Not reported
Update Date: 04/28/95
Is Updated: False

Tank:

PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: Petroleum
Quantity Spilled: 50
Unkonwn Quantity Spilled: False
Units: Gallons
Quantity Recovered: 45
Unkonwn Quantity Recovered: False
Material: DIESEL
Class Type: DIESEL
Times Material Entry In File: 10625
CAS Number: Not reported
Last Date: 19940728
Material Class Type: Petroleum
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Not reported
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: HYDRAULIC OIL
Class Type: HYDRAULIC OIL
Times Material Entry In File: 1846

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CONRAIL (Continued)

S106468197

CAS Number: Not reported
 Last Date: 19940728
 DEC Remarks: Not reported
 Remark: BRUSH HOG CAUGHT FIRE CAUSING HYDRAULIC LINES TO MELT, SPILLING OIL. CONRAIL HIRED EPS TO DO CLEANUP.

C10
 < 1/8
 1 ft.

**PEOPLE'S CONCRETE PLANT
 MAIDER RD. & RT. 57
 CLAY, NY**

**NY Spills S102165304
 NY Hist Spills N/A**

Site 2 of 4 in cluster C

**Relative:
 Lower**

SPILLS:

**Actual:
 378 ft.**

Facility ID: 9207010
 DER Facility ID: 81719
 Facility Type: ER
 Site ID: 89473
 DEC Region: 7
 Spill Number: 9207010
 Spill Date: 8/17/1992
 Spill Cause: Deliberate
 Spill Class: No spill occurred. No DEC Response. No corrective action required.
 Spill Closed Date: 9/18/1992
 SWIS: 3424
 Investigator: CFMANNES
 Referred To: Not reported
 Reported to Dept: 9/17/1992
 CID: Not reported
 Water Affected: Not reported
 Spill Source: Commercial/Industrial
 Spill Notifier: Citizen
 Cleanup Ceased: 9/18/1992
 Cleanup Meets Std: True
 Last Inspection: Not reported
 Recommended Penalty: False
 UST Trust: False
 Remediation Phase: 0
 Date Entered In Computer: 9/18/1992
 Spill Record Last Update: 1/9/1995
 Spiller Name: Not reported
 Spiller Company: PEOPLE'S CONCRETE
 Spiller Address: MAIDER ROAD
 Spiller City,St,Zip: CLAY, NY
 Spiller Company: 001
 Contact Name: Not reported
 Contact Phone: Not reported
 DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "CM" // : SITE INSPECTION: STRESS TREE DUE(MOST PROBRABLE) TO SAND/SILT SEDIMENT BUILD-UP (NO OXYGEN ABLE TO REACH ROOT SYSTEMS) APPROX. 2-3 AREA.DID NOTICE PLASTIC HOSE NO SMELLS APPARENT. 09/28/95: This is additional information about material spilled from the translation of the old spill file: CONCRETE/.
 Remarks: SUSPECT CHEM. BEING DUMPED NEAR FAR SIDE OF PLANT. TREES DEAD & DYING ALSO: 300 YDS BEFORE PLANT- GRAY HOUSE BETWEEN TAN HOUSE & BLUE HOUSE HAS HOSE TO STREET WASTEWATER TO RIVER

**Material:
 Site ID:**

89473

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PEOPLE'S CONCRETE PLANT (Continued)

S102165304

Operable Unit ID: 970745
Operable Unit: 01
Material ID: 407684
Material Code: 0066A
Material Name: UNKNOWN PETROLEUM
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

NY Hist Spills:

Region of Spill: 7
Spill Number: 9207010
Investigator: CM
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 08/17/1992 12:00
Reported to Dept Date/Time: 09/17/92 15:05
SWIS: 31
Spiller Name: PEOPLE'S CONCRETE
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: MAIDER ROAD
Spiller City,St,Zip: CLAY, NY
Spill Cause: Deliberate
Reported to Dept: On Land
Water Affected: Not reported
Spill Source: 01
Spill Notifier: Citizen
PBS Number: Not reported
Cleanup Ceased: 09/18/92
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PEOPLE'S CONCRETE PLANT (Continued)

S102165304

Invstgn Complete: //
UST Involvement: False
Spill Class: No spill occurred. No DEC Response. No corrective action required.
Spill Closed Dt: 09/18/92
Corrective Action Plan Submitted: //
Date Region Sent Summary to Central Office: //
Date Spill Entered In Computer Data File: 09/18/92
Date Spill Entered In Computer Data File: Not reported
Update Date: 01/09/95
Is Updated: False

Tank:
PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:
Material Class Type: Petroleum
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Gallons
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: UNKNOWN PETROLEUM
Class Type: UNKNOWN PETROLEUM
Times Material Entry In File: 16414
CAS Number: Not reported
Last Date: 19940929
DEC Remarks: // : SITE INSPECTION: STRESS TREE DUE MOST PROBRABLE) TO SAND/SILT
SEDIMENT BUILD-UP NO OXYGEN ABLE TO REACH ROOT SYSTEMS) APPROX. 2-3 AREA.DID
NOTICE PLASTIC HOSE NO SMELLS APPARENT. 09/28/95: This is additional
information about materials spilled from the translation of the old spill file:
CONCRETE/.
Remark: SUSPECT CHEM. BEING DUMPED NEAR FAR SIDE OF PLANT. TREES DEAD DYING ALSO: 300
YDS BEFORE PLANT- GRAY HOUSE BETWEEN TAN HOUSE BLUE HOUSE HAS HOSE TO STREET
WASTEWATER TO RIVER

C11 RAYMOURS FURNITURE
SENECA MALL RT 57
LIVERPOOL, NY 13088

UST U001849118
HIST UST N/A

< 1/8

1 ft.

Site 3 of 4 in cluster C

Relative: UST:
Lower Facility Id: 7-415979
Region: STATE
Actual: DEC Region: 7
378 ft. Site Status: Unregulated
Program Type: PBS
Expiration Date: N/A
UTM X: 337886.33992
UTM Y: 4747814.1499199998

Affiliation Records:
Site Id: 45662
Affiliation Type: Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAYMOURS FURNITURE (Continued)

U001849118

Company Name: RAYMOURS FURNITURE
Contact Type: Not reported
Contact Name: Not reported
Address1: P.O. BOX 220
Address2: Not reported
City: LIVERPOOL
State: NY
Zip Code: 13088
Country Code: 001
Phone: (315) 451-9330
Phone Ext: Not reported
Email: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 3/4/2004

Site Id: 45662
Affiliation Type: Mail Contact
Company Name: RAYMOURS FURNITURE
Contact Type: Not reported
Contact Name: Not reported
Address1: P.O. BOX 220
Address2: Not reported
City: LIVERPOOL
State: NY
Zip Code: 13088
Country Code: 001
Phone: (315) 451-9330
Phone Ext: Not reported
Email: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 3/4/2004

Site Id: 45662
Affiliation Type: On-Site Operator
Company Name: RAYMOURS FURNITURE
Contact Type: Not reported
Contact Name: RAYMOURS FURNITURE
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: (315) 652-3711
Phone Ext: Not reported
Email: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 3/4/2004

Site Id: 45662
Affiliation Type: Emergency Contact
Company Name: RAYMOURS FURNITURE
Contact Type: Not reported
Contact Name: DAVID GILLSPY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAYMOURS FURNITURE (Continued)

U001849118

Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: (315) 699-4147
Phone Ext: Not reported
Email: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 3/4/2004

Tank Info:

Site ID: 45662

Tank Number: 001
Tank ID: 134383
Tank Status: Closed Prior to Micro Conversion, 03/91
Tank Type: Steel/carbon steel
Pipe Model: Not reported

Equipment Records:

C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
J01 - Dispenser - Submersible
B00 - Tank External Protection - None
D00 - Pipe Type - No Piping
H00 - Tank Leak Detection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None

Install Date: Not reported
Capacity Gallons: 1000
Tightness Test Method: NN
Next Test Date: Not reported
Date Tank Closed: Not reported
Tank Location: 5
Tank Type: Steel/carbon steel
Date Test: Not reported
Registered: True
Modified By: TRANSLAT
Last Modified: 03/04/2004

Site ID: 45662

Tank Number: 002
Tank ID: 134384
Tank Status: Closed Prior to Micro Conversion, 03/91
Tank Type: Steel/carbon steel
Pipe Model: Not reported

Equipment Records:

C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
H00 - Tank Leak Detection - None
A00 - Tank Internal Protection - None
J01 - Dispenser - Submersible

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAYMOURS FURNITURE (Continued)

U001849118

D00 - Pipe Type - No Piping
G00 - Tank Secondary Containment - None
B00 - Tank External Protection - None
I00 - Overfill - None
Install Date: Not reported
Capacity Gallons: 2000
Tightness Test Method: NN
Next Test Date: Not reported
Date Tank Closed: Not reported
Tank Location: 5
Tank Type: Steel/carbon steel
Date Test: Not reported
Registered: True
Modified By: TRANSLAT
Last Modified: 03/04/2004

HIST UST:

PBS Number: 7-415979
SPDES Number: Not reported
Emergency Contact: DAVID GILLSPY
Emergency Telephone: (315) 699-4147
Operator: RAYMOURS FURNITURE
Operator Telephone: (315) 652-3711
Owner Name: RAYMOURS FURNITURE
Owner Address: P.O. BOX 220
Owner City,St,Zip: LIVERPOOL, NY 13088
Owner Telephone: (315) 451-9330
Owner Type: Not reported
Owner Subtype: Not reported
Mailing Name: RAYMOURS FURNITURE
Mailing Address: P.O. BOX 220
Mailing Address 2: Not reported
Mailing City,St,Zip: LIVERPOOL, NY 13088
Mailing Contact: Not reported
Mailing Telephone: (315) 451-9330
Owner Mark: First Owner
Facility Status: 2 - Unregulated by PBS (the total capacity is less than 1,101 gallons) and Subpart 360-14.
Facility Addr2: Not reported
SWIS ID: 3148
Old PBS Number: Not reported
Facility Type: Not reported
Inspected Date: Not reported
Inspector: Not reported
Inspection Result: Not reported
Federal ID: Not reported
Certification Flag: False
Certification Date: 11/16/1987
Expiration Date: 11/16/1992
Renew Flag: False
Renewal Date: Not reported
Total Capacity: 0
FAMT: True
Facility Screen: Minor Data Missing
Owner Screen: Minor Data Missing
Tank Screen: Minor Data Missing
Dead Letter: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAYMOURS FURNITURE (Continued)

U001849118

CBS Number: Not reported
Town or City: SALINA
County Code: 31
Town or City: 48
Region: 7

Tank Id: 001
Tank Location: UNDERGROUND
Tank Status: Closed Before April 1, 1991
Install Date: Not reported
Capacity (gals): 1000
Product Stored: UNLEADED GASOLINE
Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: Not reported
Pipe Internal: Not reported
Pipe External: Not reported
Second Containment: None
Leak Detection: None
Overfill Prot: Not reported
Dispenser: Submersible
Date Tested: Not reported
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: Not reported
Test Method: Not reported
Deleted: False
Updated: False
Lat/long: Not reported

Tank Id: 002
Tank Location: UNDERGROUND
Tank Status: Closed Before April 1, 1991
Install Date: Not reported
Capacity (gals): 2000
Product Stored: DIESEL
Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: Not reported
Pipe Internal: Not reported
Pipe External: Not reported
Second Containment: None
Leak Detection: None
Overfill Prot: Not reported
Dispenser: Submersible
Date Tested: Not reported
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: Not reported
Test Method: Not reported
Deleted: False
Updated: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAYMOURS FURNITURE (Continued)

U001849118

Lat/long: Not reported

D12
WNW
< 1/8
0.003 mi.
16 ft.

CONSTRUCTION SITE (OLD CIBRO)

NY Spills

S108057373

3414 MAIDER RD

N/A

CLAY, NY

Site 1 of 4 in cluster D

Relative:
Lower

SPILLS:

Actual:
371 ft.

Facility ID: 0602763
DER Facility ID: 315468
Facility Type: ER
Site ID: 365319
DEC Region: 7
Spill Number: 0602763
Spill Date: 6/12/2006
Spill Cause: Other
Spill Class: Possible release with minimal potential for fire or hazard or Known release with no damage. (Highly Improbable)
Spill Closed Date: 6/12/2006
SWIS: 3424
Investigator: MENASH
Referred To: Not reported
Reported to Dept: 6/12/2006
CID: 410
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Local Agency
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 6/12/2006
Spill Record Last Update: 6/12/2006
Spiller Name: ED STEVENS
Spiller Company: CIPRO OIL COMPANY
Spiller Address: 3414 MAIDER ROAD
Spiller City,St,Zip: CLAY, NY
Spiller Company: 001
Contact Name: ED STEVENS
Contact Phone: (315) 952-2572
DEC Memo: 6/12/2006 Spill investigation turned over to Carl Cuipyo, Haz. Waste Remediation. Brownfield site.

Remarks: CUTTING 20,000 GALLON TANK IN HALF AND CAUGHT ON FIRE. FIRE IS OUT, CLEANUP NOT IN PROGRESS

Material:

Site ID: 365319
Operable Unit ID: 1123332
Operable Unit: 01
Material ID: 2112795
Material Code: 0022
Material Name: Waste Oil/Used Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONSTRUCTION SITE (OLD CIBRO) (Continued)

S108057373

Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

Facility ID: 1200753
DER Facility ID: 417808
Facility Type: ER
Site ID: 463410
DEC Region: 7
Spill Number: 1200753
Spill Date: 4/24/2012
Spill Cause: Unknown
Spill Class: Possible release with minimal potential for fire or hazard or Known release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.

Spill Closed Date: 6/18/2012
SWIS: 3424
Investigator: menash
Referred To: Not reported
Reported to Dept: 4/24/2012
CID: Not reported
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 4/24/2012
Spill Record Last Update: 6/18/2012
Spiller Name: DANIEL BIANCHI
Spiller Company: UNKNOWN
Spiller Address: 3414 MAIDER RD
Spiller City,St,Zip: CLAY, NY
Spiller Company: 999
Contact Name: DANIEL BIANCHI
Contact Phone: (315) 727-3366
DEC Memo: Spill referred to Harry Warner, Haz Waste.
Remarks: Sheen at site discovered while removing parking blacktop. Project engineer made aware. Cleanup is pending.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONSTRUCTION SITE (OLD CIBRO) (Continued)

S108057373

Material:
Site ID: 463410
Operable Unit ID: 1213502
Operable Unit: 01
Material ID: 2211470
Material Code: 0066A
Material Name: UNKNOWN PETROLEUM
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Not reported
Recovered: Not reported
Resource Affected: Not reported
Oxygenate: False

Tank Test:
Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

[Click this hyperlink](#) while viewing on your computer to access additional NY_SPILL: detail in the EDR Site Report.

D13
WNW
< 1/8
0.005 mi.
24 ft.

**MAIDER ROAD; CIBRO PETRO.
3412 MAIDER ROAD
CLAY, NY**
Site 2 of 4 in cluster D

**HIST LTANKS S104276462
N/A**

**Relative:
Lower**

HIST LTANKS:
Region of Spill: 7
Spill Number: 8701622
Spill Date: 05/26/1987
Spill Time: 16:00
Spill Cause: Tank Failure
Resource Affected: On Land
Water Affected: ONEIDA RIVER TRIB.
Spill Source: Major Facility 400,000 gallons
Spill Class: Not reported
Spill Closed Dt: 06/10/87
Cleanup Ceased: 06/10/87
Cleanup Meets Standard: True
Investigator: JM
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Caller Extension: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported

**Actual:
370 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAIDER ROAD; CIBRO PETRO. (Continued)

S104276462

Notifier Phone: Not reported
Notifier Extension: Not reported
Reported to Department Date: 05/26/87
Reported to Department Time: 11:00
SWIS: 31
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Extension: Not reported
Spiller Name: CIBRO PETROLEUM
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spiller Cleanup Date: / /
Facility Contact: Not reported
Facility Phone: (315) 695-2048
Facility Extension: Not reported
Spill Notifier: Responsible Party
PBS Number: Not reported
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Enforcement Date: / /
Investigation Complete: / /
UST Involvement: False
Date Region Sent Summary to Central Office: / /
Corrective Action Plan Submitted: / /
Date Spill Entered In Computer Data File: 06/08/87
Time Spill Entered In Computer Data File: Not reported
Spill Record Last Update: 07/01/92
Is Updated: False

Tank:

PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: Petroleum
Quantity Spilled: 140
Unkonwn Quantity Spilled: False
Units: Gallons
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: #2 FUEL OIL
Class Type: #2 FUEL OIL
Times Material Entry In File: 24464
CAS Number: Not reported
Last Date: 19941207
DEC Remarks: / / : SPILL CLEANED UP BY ENVIRONMENTAL OIL. / / : CONTRACTOR HIRED TO CLEAN UP SPILL.
Spill Cause: 1,000 GAL. TANK. SPILL CONTAINED IN DITCH. HOLE IN BOTTOM OF ABOVE GROUND TANK.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

D14
WNW
< 1/8
0.005 mi.
24 ft.

CIBRO SYRACUSE PROPERTY CORP.
3412 MAIDER ROAD
CLAY, NY 13041

LTANKS 1001751890
HIST LTANKS N/A
MOSF

Site 3 of 4 in cluster D

Relative:
Lower

LTANKS:

Actual:
370 ft.

Site ID: 219434
 Spill No: 8705995
 Spill Date: 10/13/1987
 Spill Cause: Tank Test Failure
 Spill Source: Commercial/Industrial
 Spill Class: Not reported
 Spill Closed Dt: 9/26/1988
 Facility Addr2: Not reported
 Cleanup Ceased: 9/26/1988
 Cleanup Meets Standard: True
 SWIS: 3424
 Investigator: AJMARSCH
 Referred To: Not reported
 Reported to Dept: 10/13/1987
 CID: Not reported
 Water Affected: Not reported
 Spill Notifier: Responsible Party
 Last Inspection: Not reported
 Recommended Penalty: False
 UST Involvement: True
 Remediation Phase: 0
 Date Entered In Computer: 10/22/1987
 Spill Record Last Update: 9/29/1988
 Spiller Name: Not reported
 Spiller Company: Not reported
 Spiller Address: Not reported
 Spiller City,St,Zip: ***Update***, ZZ
 Spiller County: 001
 Spiller Contact: Not reported
 Spiller Phone: Not reported
 Spiller Extention: Not reported
 DEC Region: 7
 DER Facility ID: 181468
 DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "JM"09/28/88: 6000 GALLON TANK PULLED SUMMER OF 1988.
 Remarks: .18 GPH TANK FAILURE. SPILLER WILL CLOSE TANK. 6,000 GAL. TANK.

Material:

Site ID: 219434
 Operable Unit ID: 912027
 Operable Unit: 01
 Material ID: 465019
 Material Code: 0009
 Material Name: Gasoline
 Case No.: Not reported
 Material FA: Petroleum
 Quantity: 0
 Units: Not reported
 Recovered: No
 Resource Affected: Not reported
 Oxygenate: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO SYRACUSE PROPERTY CORP. (Continued)

1001751890

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

Site ID: 219433
Spill No: 8701622
Spill Date: 5/26/1987
Spill Cause: Tank Failure
Spill Source: Major Facility > 400,000 gal
Spill Class: Not reported
Spill Closed Dt: 6/10/1987
Facility Addr2: Not reported
Cleanup Ceased: 6/10/1987
Cleanup Meets Standard: True
SWIS: 3424
Investigator: AJMARSCH
Referred To: Not reported
Reported to Dept: 5/26/1987
CID: Not reported
Water Affected: ONEIDA RIVER TRIB.
Spill Notifier: Responsible Party
Last Inspection: Not reported
Recommended Penalty: False
UST Involvement: False
Remediation Phase: 0
Date Entered In Computer: 6/8/1987
Spill Record Last Update: 7/1/1992
Spiller Name: Not reported
Spiller Company: CIBRO PETROLEUM
Spiller Address: Not reported
Spiller City,St,Zip: ZZ
Spiller County: 001
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Extention: Not reported
DEC Region: 7
DER Facility ID: 181468
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "JM" // : SPILL CLEANED UP BY ENVIRONMENTAL OIL. // : CONTRACTOR HIRED TO CLEAN UP SPILL.
Remarks: 1,000 GAL. TANK. SPILL CONTAINED IN DITCH. HOLE IN BOTTOM OF ABOVE GROUND TANK.

Material:

Site ID: 219433
Operable Unit ID: 908099
Operable Unit: 01

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO SYRACUSE PROPERTY CORP. (Continued)

1001751890

Material ID: 471544
Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 140
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

HIST LTANKS:

Region of Spill: 7
Spill Number: 8705995
Spill Date: 10/13/1987
Spill Time: 15:30
Spill Cause: Tank Test Failure
Resource Affectd: Groundwater
Water Affected: Not reported
Spill Source: Other Commercial/Industrial
Spill Class: Not reported
Spill Closed Dt: 09/26/88
Cleanup Ceased: 09/26/88
Cleanup Meets Standard: True
Investigator: JM
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Caller Extension: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Notifier Extension: Not reported
Reported to Department Date: 10/13/87
Reported to Department Time: 15:35
SWIS: 31
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Extention: Not reported
Spiller Name: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spiller Cleanup Date: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO SYRACUSE PROPERTY CORP. (Continued)

1001751890

Facility Contact: Not reported
Facility Phone: Not reported
Facility Extension: Not reported
Spill Notifier: Responsible Party
PBS Number: Not reported
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Enforcement Date: / /
Investigation Complete: / /
UST Involvement: True
Date Region Sent Summary to Central Office: / /
Corrective Action Plan Submitted: / /
Date Spill Entered In Computer Data File: 10/22/87
Time Spill Entered In Computer Data File: Not reported
Spill Record Last Update: 09/29/88
Is Updated: False

Tank:

PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: Petroleum
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Not reported
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: GASOLINE
Class Type: GASOLINE
Times Material Entry In File: 21329
CAS Number: Not reported
Last Date: 19940929
DEC Remarks: 09/28/88: 6000 GALLON TANK PULLED SUMMER OF 1988.
Spill Cause: .18 GPH TANK FAILURE. SPILLER WILL CLOSE TANK. 6,000 GAL. TANK.

MOSF:

Facility ID: 7-1420
Program Type: MOSF
Dec Region: 7
Expiration Date: N/A
Tank Status: Inactive
UTMX: 396407.51222999
UTMY: 4783957.3298000

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

D15
WNW
< 1/8
0.005 mi.
24 ft.

CIBRO SYRACUSE PROPERTY CORP.
3412 MAIDER ROAD
CLAY, NY 13041

MOSF AST **S100158180**
N/A

Site 4 of 4 in cluster D

Relative:
Lower

MOSF AST:

Actual:
370 ft.

MOSF Number:	7-1420
SWIS Code:	31
Facility Town:	CLAY
Facility Phone:	(718) 824-5000
Emergency Contact Name:	MIKE MAYO
Emergency Contact Phone:	(518) 462-4237
Total Tanks:	0
Total Capacity:	0
Daily Throughput:	0
License Status:	3
Facility Type:	STORAGE TERMINAL/PETROLEUM DISTRIBUTOR
Product Transfer Operation:	Tank Truck
Facility Status:	INACTIVE FACILITY
Operator Name:	JOHN CIRILLO
Owner Name:	CIBRO SYRACUSE PROPERTY
Owner Address:	3412 MAIDER ROAD
Owner City,St,Zip:	CLAY, NY 13041-
Owner Phone:	(315) 695-2048
Owner Type:	Corporate/Commercial
Owner Status:	1
Owner Mark:	First Owner
Mailing Name:	CIBRO PETROLEUM PRODUCTS, INC.
Mailing Address:	PORT OF ALBANY
Mailing Address 2:	Not reported
Mailing City,St,Zip:	ALBANY, NY 12202-
Mailing Contact:	MIKE MAYO
Mailing Phone:	(518) 462-4237
Legal Agent Name:	VINCENT RIPPA, MARCUS, RIPPA & GOULD
Legal Agent Address:	4 CROMWELL PLACE
Legal Agent City,St,Zip:	WHITE PLAINS, NY 10601-
LIC Expires:	03/31/1996
Tank ID:	1
Tank Location:	ABOVEGROUND
Install Date:	12/40
Product:	NOS 1,2, OR 4 FUEL OIL
Tank Status:	In Service
Tank Type:	Steel/carbon steel
Tank Internal:	Not reported
Tank External:	Not reported
Pipe Location:	Not reported
Pipe Type:	STEEL/IRON
Pipe Internal:	Not reported
Pipe External:	Not reported
Second Contain:	Not reported
Leak Detection:	Groundwater Well
Overfill Protection:	Product Level Gauge
Dispensing Mthd:	Not reported
Test Date:	10/84
Date Closed:	04/96
Status of Data:	Minor Errors
Capacity (gal):	840000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO SYRACUSE PROPERTY CORP. (Continued)

S100158180

Lat/Long: 43|12|00 / 76|16|30
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 03/07/1996
Inspected State: Not reported
Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: 0
COI Date: / /
Date License Issued: 03/24/1995
Date License Application Received: 02/09/1995
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: 0-099261
Date Legal Agent Filed with Secretary of State: 04/78

Tank ID: 2
Tank Location: ABOVEGROUND
Install Date: 12/47
Product: NOS 5 OR 6 FUEL OIL
Tank Status: In Service
Tank Type: Steel/carbon steel
Tank Internal: None
Tank External: 0
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: None
Second Contain: Remote Impounding Area
Leak Detection: None
Overfill Protection: Product Level Gauge
Dispensing Mthd: Gravity
Test Date: Not reported
Date Closed: 04/96
Status of Data: Complete
Capacity (gal): 2310000
Lat/Long: 43|12|00 / 76|16|30
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 03/07/1996
Inspected State: Not reported
Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: 0
COI Date: / /
Date License Issued: 03/24/1995
Date License Application Received: 02/09/1995
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: 0-099261
Date Legal Agent Filed with Secretary of State: 04/78

Tank ID: 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO SYRACUSE PROPERTY CORP. (Continued)

S100158180

Tank Location: ABOVEGROUND
Install Date: 12/48
Product: NOS 5 OR 6 FUEL OIL
Tank Status: In Service
Tank Type: Steel/carbon steel
Tank Internal: None
Tank External: 0
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: None
Second Contain: Remote Impounding Area
Leak Detection: None
Overfill Protection: Product Level Gauge
Dispensing Mthd: Gravity
Test Date: Not reported
Date Closed: 04/96
Status of Data: Complete
Capacity (gal): 2310000
Lat/Long: 43|12|00 / 76|16|30
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 03/07/1996
Inspected State: Not reported
Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: 0
COI Date: / /
Date License Issued: 03/24/1995
Date License Application Received: 02/09/1995
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: 0-099261
Date Legal Agent Filed with Secretary of State: 04/78

Tank ID: 4
Tank Location: ABOVEGROUND
Install Date: 12/50
Product: NOS 5 OR 6 FUEL OIL
Tank Status: In Service
Tank Type: Steel/carbon steel
Tank Internal: None
Tank External: 0
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: None
Pipe External: None
Second Contain: Remote Impounding Area
Leak Detection: None
Overfill Protection: Product Level Gauge
Dispensing Mthd: Gravity
Test Date: Not reported
Date Closed: 04/96
Status of Data: Complete
Capacity (gal): 5250000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO SYRACUSE PROPERTY CORP. (Continued)

S100158180

Lat/Long: 43|12|00 / 76|16|30
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 03/07/1996
Inspected State: Not reported
Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: 0
COI Date: / /
Date License Issued: 03/24/1995
Date License Application Received: 02/09/1995
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: 0-099261
Date Legal Agent Filed with Secretary of State: 04/78

Tank ID: 5
Tank Location: ABOVEGROUND
Install Date: 12/55
Product: 8
Tank Status: In Service
Tank Type: Steel/carbon steel
Tank Internal: None
Tank External: 0
Pipe Location: Aboveground
Pipe Type: STEEL/IRON
Pipe Internal: Epoxy Liner
Pipe External: None
Second Contain: Remote Impounding Area
Leak Detection: None
Overfill Protection: Other
Dispensing Mthd: Gravity
Test Date: Not reported
Date Closed: 04/96
Status of Data: Complete
Capacity (gal): 1050000
Lat/Long: 43|12|00 / 76|16|30
Federal ID: Not reported
Inspected Date: / /
Inspector: Not reported
Renew Date: 03/07/1996
Inspected State: Not reported
Pipe Flag: True
Vessel ID: Not reported
Reserve Flag: True
Status of Data: 0
COI Date: / /
Date License Issued: 03/24/1995
Date License Application Received: 02/09/1995
Chemical Bulk Storage Number: Not reported
Pollution Discharge Elimination System Num: 0-099261
Date Legal Agent Filed with Secretary of State: 04/78

[Click this hyperlink](#) while viewing on your computer to access
6 additional NY_AST_MOS: record(s) in the EDR Site Report.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E16
WNW
< 1/8
0.005 mi.
25 ft.

CIBRO
MAIDER RD
CLAY, NY
Site 1 of 2 in cluster E

NY Spills **S101507989**
NY Hist Spills **N/A**

Relative:
Lower

SPILLS:

Actual:
359 ft.

Facility ID: 9502220
 DER Facility ID: 191242
 Facility Type: ER
 Site ID: 232063
 DEC Region: 7
 Spill Number: 9502220
 Spill Date: 5/23/1995
 Spill Cause: Housekeeping
 Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
 Spill Closed Date: 5/25/1995
 SWIS: 3424
 Investigator: RJBRAZEL
 Referred To: Not reported
 Reported to Dept: 5/23/1995
 CID: Not reported
 Water Affected: Not reported
 Spill Source: Commercial/Industrial
 Spill Notifier: Citizen
 Cleanup Ceased: 5/25/1995
 Cleanup Meets Std: True
 Last Inspection: 5/24/1995
 Recommended Penalty: False
 UST Trust: False
 Remediation Phase: 0
 Date Entered In Computer: 5/25/1995
 Spill Record Last Update: 6/19/1995
 Spiller Name: Not reported
 Spiller Company: CIBRO
 Spiller Address: Not reported
 Spiller City,St,Zip: NY
 Spiller Company: 999
 Contact Name: Not reported
 Contact Phone: Not reported
 DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "RB"
 Remarks: OIL BEING SPILLED ON TO GROUND, ALSO ASBESTOS INVOLVED. THIS SPILL IS CLOSED SEE SPILL# 9502212.

Material:

Site ID: 232063
 Operable Unit ID: 1013270
 Operable Unit: 01
 Material ID: 367284
 Material Code: 0066A
 Material Name: UNKNOWN PETROLEUM
 Case No.: Not reported
 Material FA: Petroleum
 Quantity: 0
 Units: Not reported
 Recovered: No
 Resource Affected: Not reported
 Oxygenate: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO (Continued)

S101507989

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

Facility ID: 9502221
DER Facility ID: 191242
Facility Type: ER
Site ID: 232064
DEC Region: 7
Spill Number: 9502221
Spill Date: 5/23/1995
Spill Cause: Other
Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.

Spill Closed Date: 5/25/1995
SWIS: 3424
Investigator: RJBRAZEL
Referred To: Not reported
Reported to Dept: 5/23/1995
CID: Not reported
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Fire Department
Cleanup Ceased: 5/25/1995
Cleanup Meets Std: False
Last Inspection: 5/25/1995
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 5/25/1995
Spill Record Last Update: 4/11/1997
Spiller Name: Not reported
Spiller Company: CIBRO
Spiller Address: Not reported
Spiller City,St,Zip: NY
Spiller Company: 999
Contact Name: Not reported
Contact Phone: Not reported
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "RB"09/28/95: This is additional information about material spilled from the translation of the old spill file: ASHPHALT EMULSION.

Remarks: OLD TAR STORAGE TANK BURNING WITH PETROLEUM PRODUCT. THIS SPILL IS RELATED TO SPILL# 9502212. LARGE QUANTITIES OF ASBESTO ILLEGALLY HANDLED AT THIS SITE.

Material:

Site ID: 232064
Operable Unit ID: 1013272

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO (Continued)

S101507989

Operable Unit: 01
Material ID: 367285
Material Code: 0066A
Material Name: UNKNOWN PETROLEUM
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Pounds
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

[Click this hyperlink](#) while viewing on your computer to access additional NY_SPILL: detail in the EDR Site Report.

NY Hist Spills:

Region of Spill: 7
Spill Number: 9502220
Investigator: RB
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 05/23/1995 07:50
Reported to Dept Date/Time: 05/23/95 07:50
SWIS: 31
Spiller Name: CIBRO
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spill Cause: Housekeeping
Reported to Dept: On Land
Water Affected: Not reported
Spill Source: 01
Spill Notifier: Citizen
PBS Number: Not reported
Cleanup Ceased: 05/25/95
Cleanup Meets Std: True
Last Inspection: 05/24/95
Recommended Penalty: Penalty Not Recommended

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO (Continued)

S101507989

Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release that creates a file or hazard. DEC Response. Willing
Responsible Party. Corrective action taken.
Spill Closed Dt: 05/25/95
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 05/25/95
Date Spill Entered In Computer Data File: Not reported
Update Date: 06/19/95
Is Updated: False

Tank:

PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: Petroleum
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Not reported
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: UNKNOWN PETROLEUM
Class Type: UNKNOWN PETROLEUM
Times Material Entry In File: 16414
CAS Number: Not reported
Last Date: 19940929
DEC Remarks: Not reported
Remark: OIL BEING SPILLED ON TO GROUND, ALSO ASBESTOS INVOLVED. THIS SPILL IS CLOSED
SEE SPILL 9502212.

Region of Spill: 7
Spill Number: 9502221
Investigator: RB
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 05/23/1995 07:46
Reported to Dept Date/Time: 05/23/95 08:18
SWIS: 31
Spiller Name: CIBRO
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spill Cause: Other
Reported to Dept: On Land
Water Affected: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO (Continued)

S101507989

Spill Source: 01
Spill Notifier: Fire Department
PBS Number: Not reported
Cleanup Ceased: 05/25/95
Cleanup Meets Std: False
Last Inspection: 05/25/95
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release that creates a file or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 05/25/95
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 05/25/95
Date Spill Entered In Computer Data File: Not reported
Update Date: 04/11/97
Is Updated: False

Tank:

PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: Petroleum
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Pounds
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: UNKNOWN PETROLEUM
Class Type: UNKNOWN PETROLEUM
Times Material Entry In File: 16414
CAS Number: Not reported
Last Date: 19940929

DEC Remarks: 09/28/95: This is additional information about material spilled from the translation of the old spill file: ASPHALT EMULSION.

Remark: OLD TAR STORAGE TANK BURNING WITH PETROLEUM PRODUCT. THIS SPILL IS RELATED TO SPILL 9502212. LARGE QUANTITIES OF ASBESTO ILLEGALLY HANDLED AT THIS SITE.

Region of Spill: 7
Spill Number: 9502212
Investigator: RB
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 05/22/1995 16:00
Reported to Dept Date/Time: 05/22/95 16:00
SWIS: 31

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIBRO (Continued)

S101507989

Spiller Name: CIBRO
Spiller Contact: GLENN MCKENNA
Spiller Phone: (518) 462-4237
Spiller Address: PORT OF ALBANY
Spiller City,St,Zip: ALBANY, NY 12202-
Spill Cause: Housekeeping
Reported to Dept: Surface Water
Water Affected: Not reported
Spill Source: 01
Spill Notifier: Police Department
PBS Number: Not reported
Cleanup Ceased: 06/06/95
Cleanup Meets Std: False
Last Inspection: 05/22/95
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
Spill Closed Dt: 06/21/01
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: 06/21/01
Date Spill Entered In Computer Data File: 05/24/95
Date Spill Entered In Computer Data File: Not reported
Update Date: 06/21/01
Is Updated: False

Tank:

PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: Petroleum
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Pounds
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: UNKNOWN PETROLEUM
Class Type: UNKNOWN PETROLEUM
Times Material Entry In File: 16414
CAS Number: Not reported
Last Date: 19940929

DEC Remarks: 05/24/95: CONTRACTORS SLOPPY WHILE REMOVING PIPE FROM OVER RD. 09/28/95:
This is additional information about material spilled from the translation of
the old spill file: ASPHALT EMULSION. 06/97: Town of Clay has filed a
brownfield elegibility request to purchase property for a waterfront park.
Consent Order between Cibro and DEC still has not been signed. 10/21/99 On a
complaint to Clay Police went to investigate a building at the Cibro Site.
Asphalt emulsion was observed standing in concrete trenches that served as
conduites for pipes leading from outside storage tanks. A standing pool of
emulsion was observed in front of a building along a rail service track that

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CIBRO (Continued)

S101507989

was used to offload product from tank cars. 6/21/01 SpillClose. Asphalt on site does not pose immediate threat to environment. Town of Clay trying to negotiate purchase price from Cibro to purchase property and continue with Brownfield Project
 Remark: EMULSION SPILLED FROM PIPE ONTO GROUND AND INTO DITCH.

**E17
 WNW
 < 1/8
 0.006 mi.
 30 ft.**

**ABANDONED ASPHALT COMPANY
 3400 MAIDER ROAD, OFF OF OSWEGO RD.
 CLAY, NY**

**NY Spills S110307923
 N/A**

Site 2 of 2 in cluster E

**Relative:
 Lower**

SPILLS:

**Actual:
 357 ft.**

Facility ID: 1000415
 DER Facility ID: 380564
 Facility Type: ER
 Site ID: 431578
 DEC Region: 7
 Spill Number: 1000415
 Spill Date: 4/10/2010
 Spill Cause: Vandalism
 Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
 Spill Closed Date: Not Closed
 SWIS: 3424
 Investigator: cxrossi
 Referred To: Not reported
 Reported to Dept: 4/10/2010
 CID: Not reported
 Water Affected: Not reported
 Spill Source: Commercial/Industrial
 Spill Notifier: Other
 Cleanup Ceased: Not reported
 Cleanup Meets Std: False
 Last Inspection: 4/12/2010
 Recommended Penalty: False
 UST Trust: False
 Remediation Phase: 1
 Date Entered In Computer: 4/10/2010
 Spill Record Last Update: 4/19/2012
 Spiller Name: TOM WEAVER
 Spiller Company: UNKNOWN SPILLER, TOWN IS RP
 Spiller Address: Not reported
 Spiller City,St,Zip: CLAY, NY
 Spiller Company: 999
 Contact Name: ONONDAGA CO. 911
 Contact Phone: Not reported
 DEC Memo: MICHAEL BAILEY (315) 695-6362 (Onondaga co listed as spiller?)Property is BEHIND Northern Concrete located at 3428 Maider Rd, Clay.In rear of old Cibro site, near pump house,and abandoned RR spur, Transformers fell to ground and broke open when pole was apparently chopped with an ax. Apparent goal of vandals was to steal copper from transformers. Oil spilled to ground and traveled over 100 ft.Property is owned by Town of Clay. National Grid initially responded and hired Op Tech to contain, but determined that the transformers are owned by property owner and not National Grid. DEC hired Op Tech to do further containment and notified (T) Clay Tom Weaver of spill clean up requirement. Weaver requested ECO

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ABANDONED ASPHALT COMPANY (Continued)

S110307923

investigated vandalism and law enforcement notified 4/13/10Soil sample taken by NG/Op Tech indicated not haz for pcb.This site is also a brown field and CS Eng involved in that remediation.~ctr~4/13/10Met CS, Vinci at site. Walked area of spill. Flow of surface water runs along back part of property and then hooks around to front with a series of gates in various repair in between. Product is in soil in first third of swale (on east side near rr tracks). Product is on water in second third of swale in back of property and no sheen or product is visible in water or soil on the third and final portion of the swale on west side of property. Booom and pads placed by opetech are affective in containing oil. Recommend that town begins excavation immedady in first third and address product in water on second third.CTR~4/29/10workplan approved and pre bid meeting held 9/27/10 ~ctr~Called Tom Weaver who will check on status. 4/18/12 ~ctr~ Not reported

Remarks: POLE KNOCKED OVER, TRANSFORMER CONTENTS TO SOIL. WOODED AREA BEHIND COMMERCIAL PROPERTY. NAT. GRID EN ROUTE TO I.D. TRANSFORMER.

Material:

Site ID: 431578
 Operable Unit ID: 1183051
 Operable Unit: 01
 Material ID: 2177246
 Material Code: 0020A
 Material Name: TRANSFORMER OIL
 Case No.: Not reported
 Material FA: Petroleum
 Quantity: 60
 Units: Gallons
 Recovered: Not reported
 Resource Affected: Not reported
 Oxygenate: False

Tank Test:

Site ID: Not reported
 Spill Tank Test: Not reported
 Tank Number: Not reported
 Tank Size: Not reported
 Test Method: Not reported
 Leak Rate: Not reported
 Gross Fail: Not reported
 Modified By: Not reported
 Last Modified: Not reported
 Test Method: Not reported

C18
WNW
< 1/8
0.008 mi.
41 ft.

NYSDOT BIN 4027420
RT 57 OVER ERIE CANAL
CLAY AND SCHROEPPPEL, NY 13041
Site 4 of 4 in cluster C

RCRA NonGen / NLR **1000191592**
FINDS **NYD986878577**
MANIFEST

Relative:
Lower

RCRA NonGen / NLR:
 Date form received by agency:01/01/2007
 Facility name: NYSDOT BIN 4027420
 Facility address: RT 57 OVER ERIE CANAL
 CLAY AND SCHROEPPPEL, NY 13041
 EPA ID: NYD986878577

Actual:
362 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NYS DOT BIN 4027420 (Continued)

1000191592

Mailing address: NYS DOT - 1530 JEFFERSON RD
ROCHESTER, NY 14623
Contact: JOHN LEONARD
Contact address: NYS DOT - 1530 JEFFERSON RD
ROCHESTER, NY 14623
Contact country: US
Contact telephone: (716) 385-6461
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: NYS DOT
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: State
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NYS DOT
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: State
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 01/01/2006
Facility name: NYS DOT BIN 4027420
Classification: Not a generator, verified

Date form received by agency: 03/01/1990

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NYSDOT BIN 4027420 (Continued)

1000191592

Facility name: NYSDOT BIN 4027420
Site name: NEW YORK STATE DEPT OF TRANSPORTATION
Classification: Large Quantity Generator

Date form received by agency: 11/23/1988
Facility name: NYSDOT BIN 4027420
Classification: Not a generator, verified

Violation Status: No violations found

FINDS:

Registry ID: 110008035018

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

NY MANIFEST:

EPA ID: NYD986878577
Country: USA
Mailing Name: NYSDOT
Mailing Contact: NYSDOT
Mailing Address: 1530 JEFFERSON ROAD
Mailing Address 2: Not reported
Mailing City: ROCHESTER
Mailing State: NY
Mailing Zip: 14623
Mailing Zip4: Not reported
Mailing Country: USA
Mailing Phone: 716-385-6461

Document ID: NYA8401266
Manifest Status: Completed copy
Trans1 State ID: 000000000
Trans2 State ID: 000000000
Generator Ship Date: 890418
Trans1 Recv Date: 890418
Trans2 Recv Date: Not reported
TSD Site Recv Date: 890418
Part A Recv Date: 890425
Part B Recv Date: 890425
Generator EPA ID: NYD986878577
Trans1 EPA ID: NYD051809952
Trans2 EPA ID: Not reported
TSDF ID: NYD049836679
Waste Code: D008 - LEAD 5.0 MG/L TCLP
Quantity: 13000
Units: P - Pounds
Number of Containers: 001
Container Type: DT - Dump trucks

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NYSDOT BIN 4027420 (Continued)

1000191592

Handling Method: L Landfill.
 Specific Gravity: 100
 Year: 89

 Document ID: NYA8401257
 Manifest Status: Completed copy
 Trans1 State ID: 000000000
 Trans2 State ID: 000000000
 Generator Ship Date: 890417
 Trans1 Recv Date: 890417
 Trans2 Recv Date: Not reported
 TSD Site Recv Date: 890417
 Part A Recv Date: 890426
 Part B Recv Date: 890424
 Generator EPA ID: NYD986878577
 Trans1 EPA ID: NYD051809952
 Trans2 EPA ID: Not reported
 TSDF ID: NYD049836679
 Waste Code: D008 - LEAD 5.0 MG/L TCLP
 Quantity: 44000
 Units: P - Pounds
 Number of Containers: 001
 Container Type: DT - Dump trucks
 Handling Method: L Landfill.
 Specific Gravity: 100
 Year: 89

19
WNW
< 1/8
0.051 mi.
268 ft.

3 RIVERS BRIDGE-PHOENIX
ONIEDA RIVER-3 RIVERS BRI
PHOENIX, NY

NY Spills S102123057
NY Hist Spills N/A

Relative:
Lower

SPILLS:

Actual:
358 ft.

Facility ID: 9206889
 DER Facility ID: 235778
 Facility Type: ER
 Site ID: 291200
 DEC Region: 7
 Spill Number: 9206889
 Spill Date: 9/14/1992
 Spill Cause: Unknown
 Spill Class: No spill occurred. No DEC Response. No corrective action required.
 Spill Closed Date: 9/16/1992
 SWIS: 3800
 Investigator: ROMOCKI
 Referred To: Not reported
 Reported to Dept: 9/15/1992
 CID: Not reported
 Water Affected: ONIEDA RIVER
 Spill Source: Unknown
 Spill Notifier: Citizen
 Cleanup Ceased: 9/16/1992
 Cleanup Meets Std: True
 Last Inspection: Not reported
 Recommended Penalty: False
 UST Trust: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3 RIVERS BRIDGE-PHOENIX (Continued)

S102123057

Remediation Phase: 0
Date Entered In Computer: Not reported
Spill Record Last Update: 12/2/2003
Spiller Name: Not reported
Spiller Company: UNKNOWN
Spiller Address: Not reported
Spiller City,St,Zip: NY
Spiller Company: 999
Contact Name: Not reported
Contact Phone: Not reported
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "MR"09/16/92: MATERIAL I.D. AS ALGEA. 09/28/95: This is additional information about material spilled from the translation of the old spill file: ALGEA-BLUE.
Remarks: UNUSUAL BLUE CLUMPS OF MATERIAL OBSERVED IN RIVER. REPORTED TO RESEMBLE PAINT HOWEVER HAS BEEN IDENTIFIED AS AN ALGEA.

Material:
Site ID: 291200
Operable Unit ID: 973983
Operable Unit: 01
Material ID: 407576
Material Code: 0066A
Material Name: UNKNOWN PETROLEUM
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Not reported
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:
Site ID: Not reported
Spill Tank Test: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate: Not reported
Gross Fail: Not reported
Modified By: Not reported
Last Modified: Not reported
Test Method: Not reported

NY Hist Spills:
Region of Spill: 7
Spill Number: 9206889
Investigator: MR
Caller Name: Not reported
Caller Agency: Not reported
Caller Phone: Not reported
Notifier Name: Not reported
Notifier Agency: Not reported
Notifier Phone: Not reported
Spill Date/Time: 09/14/1992 19:00
Reported to Dept Date/Time: 09/15/92 13:30

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3 RIVERS BRIDGE-PHOENIX (Continued)

S102123057

SWIS: 35
Spiller Name: UNKNOWN
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: Not reported
Spill Cause: Unknown
Reported to Dept: Surface Water
Water Affected: ONIEDA RIVER
Spill Source: 12
Spill Notifier: Citizen
PBS Number: Not reported
Cleanup Ceased: 09/16/92
Cleanup Meets Std: True
Last Inspection: / /
Recommended Penalty: Penalty Not Recommended
Spiller Cleanup Dt: / /
Enforcement Date: / /
Invstgn Complete: / /
UST Involvement: False
Spill Class: No spill occurred. No DEC Response. No corrective action required.
Spill Closed Dt: 09/16/92
Corrective Action Plan Submitted: / /
Date Region Sent Summary to Central Office: / /
Date Spill Entered In Computer Data File: 09/16/92
Date Spill Entered In Computer Data File: Not reported
Update Date: / /
Is Updated: False

Tank:

PBS Number: Not reported
Tank Number: Not reported
Tank Size: Not reported
Test Method: Not reported
Leak Rate Failed Tank: Not reported
Gross Leak Rate: Not reported

Material:

Material Class Type: Petroleum
Quantity Spilled: 0
Unkonwn Quantity Spilled: False
Units: Not reported
Quantity Recovered: 0
Unkonwn Quantity Recovered: False
Material: UNKNOWN PETROLEUM
Class Type: UNKNOWN PETROLEUM
Times Material Entry In File: 16414
CAS Number: Not reported
Last Date: 19940929
DEC Remarks: 09/16/92: MATERIAL I.D. AS ALGEEA. 09/28/95: This is additional information about material spilled from the translation of the old spill file: ALGEEA-BLUE.
Remark: UNUSUAL BLUE CLUMPS OF MATERIAL OBSERVED IN RIVER. REPORTED TO RESEMBLE PAINT HOWEVER HAS BEEN IDENTIFIED AS AN ALGEEA.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PHOENIX	1000201993	THREE RIVERS GAME MANAGEMENT AREA	RTE 60	13135	CORRACTS,RCRA-NLR,FINDS,RCRA/
PHOENIC	1000269695	WICKES LUMBER COMPANY	RT 57 NORTH	13135	FINDS,RCRA-NLR,MANIFEST
PHOENIX	1000415585	CUSTOM COLLISION	RTE 264A BOX 571 A	13135	FINDS,MANIFEST,RCRA-NLR
CLAY	1004758098	SEARS ROEBUCK & COMPANY 1203	4081 ROUTE 31	13041	FINDS,MANIFEST,RCRA-NLR
CLAY	1004758857	CLAY TOWN OF POLICE DEPT	4483 RTE 31	13041	FINDS,RCRA-NLR
BALDWINSVILLE	1004759757	M G INDUSTRIAL PAINTING	3525 RTE 31	13027	RCRA-SQG,FINDS,MANIFEST
OSWEGO	1004762711	GLIDER OIL CO	388 W FIRST ST	13126	FINDS,RCRA-NLR,MANIFEST
CLAY	1007765149	CLAY SHOPPING CENTER	ST RTE 31 - N SIDE - E OF ST R	13041	FINDS
CLAY	1007768833	CLAY MS4 STORM SEWERS	TOWN-WIDE	13041	FINDS
CLAY	1007771031	CLAY - T COMSTOCK RD WATER DISTRIC	COMSTOCK ROAD	13041	FINDS
CLAY	1007784379	BLACK CREEK ROAD PIT	BLACK CREEK RD - E SIDE - S OF	13036	FINDS
CLAY	1007790897	HENRY CLAY BLVD OVER MUD CREEK	HENRY CLAY BLVD OVER MUD CREEK	13041	FINDS
CLAY	1007800378	CLAY GOLF COURSE	3455 NYS RT 31	13041	FINDS
VAN BUREN	1007800617	BFI WASTE SYSTEMS/VAN BUREN CLAY P	BRICKYARD ROAD	13027	FINDS
CLAY	1010163694	ALDI FOODS - CLAY	CARLING RD EXT	13041	FINDS
CLAY	1010328874	MACYS EAST - CLAY #142	4081 NEW YORK STATE #31 PARCEL	13041	RCRA-CESQG,MANIFEST
CLAY	1010436642	MACYS - CLAY #142	4081 NEW YORK STATE #31	13041	FINDS
CLAY	1012110343	CLAY TOWN OF - EUCLID STORAGE BUIL	4329 STATE RTE 31	13041	FINDS
CLAY	1014395114	TOWN OF CLAY	4329 STATE ROUTE 31	13041	RCRA-LQG
CLAY	1014816329	CLAY SLF	NO ADDRESS TO MIGRATE FROM 200	13041	FINDS
PHOENIX	A100354250	SHARON CHEVROLET INC	241 COUNTY ROUTE 57	13135	AST
CLAY	S102168115	RT 481	ROUTE 481		SPILLS,HIST SPILLS
CLAY	S104950507	METROPOLITAN WATER BOARD	4170 RTE 31	13041	CBS AST
CLAY	S105142448	THREE RIVERS	ROUTE 31		SPILLS,HIST SPILLS
	S109373865	SOUTH SIDE OF SHOULDER RTE 20	RTE 20 & RTE 80		SPILLS
	S109828531	SKANEATELES LAKE	RTE 41		SPILLS
VAN BUREN	S110044212	PVT PROPERTY	RTE 31 & CONNERS RD	13027	SPILLS
CLAY	S111430873	SEARS ROEBUCK & CO 1203	4081 RTE 31	13041	MANIFEST
PHOENIX	U001848881	DIX 264	ROUTE 264	13135	UST,HIST UST
CLAY	U003313169	KWIK-FILL #A0022-002	RTE. 31	13041	HIST UST
CLAY	U004079597	D.V. SOTHERDEN INC.	4975 ROUTE 31	13041	UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/01/2012	Source: EPA
Date Data Arrived at EDR: 10/11/2012	Telephone: N/A
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 03/01/2013
Number of Days to Update: 70	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/01/2012	Source: EPA
Date Data Arrived at EDR: 10/11/2012	Telephone: N/A
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 03/01/2013
Number of Days to Update: 70	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/01/2012	Source: EPA
Date Data Arrived at EDR: 10/11/2012	Telephone: N/A
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 03/01/2013
Number of Days to Update: 70	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 11/02/2012	Source: EPA
Date Data Arrived at EDR: 11/28/2012	Telephone: 703-412-9810
Date Made Active in Reports: 01/07/2013	Last EDR Contact: 03/01/2013
Number of Days to Update: 40	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 01/11/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 11/02/2012	Source: EPA
Date Data Arrived at EDR: 11/28/2012	Telephone: 703-412-9810
Date Made Active in Reports: 01/07/2013	Last EDR Contact: 01/04/2013
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/11/2013
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/08/2013
Next Scheduled EDR Contact: 05/27/2013
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 02/15/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 02/15/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 02/15/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 02/15/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/17/2013	Telephone: 202-267-2180
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 01/17/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/15/2013
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 11/19/2012	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/20/2012	Telephone: 518-402-9622
Date Made Active in Reports: 12/12/2012	Last EDR Contact: 02/20/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VAPOR REOPENED: Vapor Intrusion Legacy Site List

New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

Date of Government Version: 05/01/2012	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 05/23/2012	Telephone: 518-402-9814
Date Made Active in Reports: 07/03/2012	Last EDR Contact: 02/20/2013
Number of Days to Update: 41	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Facility Register

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/07/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/09/2013	Telephone: 518-457-2051
Date Made Active in Reports: 01/16/2013	Last EDR Contact: 01/07/2013
Number of Days to Update: 7	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LTANKS: Spills Information Database

Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 11/19/2012	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/20/2012	Telephone: 518-402-9549
Date Made Active in Reports: 01/08/2013	Last EDR Contact: 02/20/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks

A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 07/08/2005	Telephone: 518-402-9549
Date Made Active in Reports: 07/14/2005	Last EDR Contact: 07/07/2005
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 01/28/2013
Number of Days to Update: 59	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/12/2012	Source: EPA Region 1
Date Data Arrived at EDR: 05/09/2012	Telephone: 617-918-1313
Date Made Active in Reports: 07/10/2012	Last EDR Contact: 02/01/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 08/17/2012	Source: EPA Region 7
Date Data Arrived at EDR: 08/28/2012	Telephone: 913-551-7003
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/06/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/07/2012	Telephone: 415-972-3372
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 39	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 08/01/2012	Source: EPA Region 10
Date Data Arrived at EDR: 08/02/2012	Telephone: 206-553-2857
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 10/30/2012
Number of Days to Update: 75	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 12/14/2011	Source: EPA Region 4
Date Data Arrived at EDR: 12/15/2011	Telephone: 404-562-8677
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 26	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

TANKS: Storage Tank Facility Listing

This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9543
Last EDR Contact: 01/02/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: Quarterly

UST: Petroleum Bulk Storage (PBS) Database

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 01/02/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: No Update Planned

CBS UST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 10/24/2005
Next Scheduled EDR Contact: 01/23/2006
Data Release Frequency: No Update Planned

MOSF UST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: Varies

AST: Petroleum Bulk Storage

Registered Aboveground Storage Tanks.

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 01/02/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: No Update Planned

CBS AST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CBS: Chemical Bulk Storage Site Listing

These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 01/02/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: Quarterly

MOSF: Major Oil Storage Facility Site Listing

These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 01/02/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/12/2012
Date Data Arrived at EDR: 05/02/2012
Date Made Active in Reports: 07/16/2012
Number of Days to Update: 75

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/01/2013
Next Scheduled EDR Contact: 05/13/2013
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 12/14/2011
Date Data Arrived at EDR: 12/15/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 26

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/28/2013
Next Scheduled EDR Contact: 05/13/2013
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/03/2012
Date Made Active in Reports: 11/05/2012
Number of Days to Update: 94

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/28/2013
Next Scheduled EDR Contact: 05/13/2013
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/28/2013
Next Scheduled EDR Contact: 05/13/2013
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 08/17/2012	Source: EPA Region 7
Date Data Arrived at EDR: 08/28/2012	Telephone: 913-551-7003
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6137
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 08/01/2012	Source: EPA Region 10
Date Data Arrived at EDR: 08/02/2012	Telephone: 206-553-2857
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 75	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 09/06/2012	Source: EPA Region 9
Date Data Arrived at EDR: 09/07/2012	Telephone: 415-972-3368
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 39	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 01/14/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Registry of Engineering Controls

Environmental Remediation sites that have engineering controls in place.

Date of Government Version: 11/19/2012	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/20/2012	Telephone: 518-402-9553
Date Made Active in Reports: 12/12/2012	Last EDR Contact: 02/20/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INST CONTROL: Registry of Institutional Controls

Environmental Remediation sites that have institutional controls in place.

Date of Government Version: 11/19/2012	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/20/2012	Telephone: 518-402-9553
Date Made Active in Reports: 12/12/2012	Last EDR Contact: 02/20/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

RES DECL: Restrictive Declarations Listing

A restrictive declaration is a covenant running with the land which binds the present and future owners of the property. As a condition of certain special permits, the City Planning Commission may require an applicant to sign and record a restrictive declaration that places specified conditions on the future use and development of the property. Certain restrictive declarations are indicated by a D on zoning maps.

Date of Government Version: 11/18/2010	Source: NYC Department of City Planning
Date Data Arrived at EDR: 12/23/2010	Telephone: 212-720-3401
Date Made Active in Reports: 02/11/2011	Last EDR Contact: 12/28/2012
Number of Days to Update: 50	Next Scheduled EDR Contact: 04/08/2013
	Data Release Frequency: No Update Planned

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/28/2012	Source: EPA, Region 1
Date Data Arrived at EDR: 10/02/2012	Telephone: 617-918-1102
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/04/2013
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/15/2013
	Data Release Frequency: Varies

VCP: Voluntary Cleanup Agreements

New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 11/19/2012	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/20/2012	Telephone: 518-402-9711
Date Made Active in Reports: 12/12/2012	Last EDR Contact: 02/20/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Semi-Annually

State and tribal Brownfields sites

ERP: Environmental Restoration Program Listing

In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a \$200 million Environmental Restoration or Brownfields Fund as part of the \$1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/19/2012
Date Data Arrived at EDR: 11/20/2012
Date Made Active in Reports: 12/12/2012
Number of Days to Update: 22

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 02/20/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Quarterly

BROWNFIELDS: Brownfields Site List

A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 11/19/2012
Date Data Arrived at EDR: 11/20/2012
Date Made Active in Reports: 12/12/2012
Number of Days to Update: 22

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 02/20/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 12/20/2012
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 02/14/2013
Next Scheduled EDR Contact: 04/08/2013
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/28/2013
Next Scheduled EDR Contact: 05/13/2013
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWRCY: Registered Recycling Facility List

A listing of recycling facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/07/2013
Date Data Arrived at EDR: 01/09/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 7

Source: Department of Environmental Conservation
Telephone: 518-402-8705
Last EDR Contact: 01/07/2013
Next Scheduled EDR Contact: 04/22/2013
Data Release Frequency: Semi-Annually

SWTIRE: Registered Waste Tire Storage & Facility List
A listing of facilities registered to accept waste tires.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 11/15/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8694
Last EDR Contact: 01/25/2013
Next Scheduled EDR Contact: 05/06/2013
Data Release Frequency: Annually

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/05/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/14/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/04/2013
Next Scheduled EDR Contact: 06/17/2013
Data Release Frequency: Quarterly

DEL SHWS: Delisted Registry Sites

A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 11/19/2012
Date Data Arrived at EDR: 11/20/2012
Date Made Active in Reports: 12/14/2012
Number of Days to Update: 24

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 02/20/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Registered Storage Tanks

HIST UST: Historical Petroleum Bulk Storage Database

These facilities have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. It is no longer updated due to the sensitive nature of the information involved. See UST for more current data.

Date of Government Version: 01/01/2002	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 06/02/2006	Telephone: 518-402-9549
Date Made Active in Reports: 07/20/2006	Last EDR Contact: 10/23/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 01/22/2007
	Data Release Frequency: Varies

HIST AST: Historical Petroleum Bulk Storage Database

These facilities have petroleum storage capabilities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. No longer updated due to the sensitive nature of the information involved. See AST for more current data.

Date of Government Version: 01/01/2002	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 06/02/2006	Telephone: 518-402-9549
Date Made Active in Reports: 07/20/2006	Last EDR Contact: 10/23/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 01/22/2007
	Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/16/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/26/2012	Telephone: 202-564-6023
Date Made Active in Reports: 06/14/2012	Last EDR Contact: 01/28/2013
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

LIENS: Spill Liens Information

Lien information from the Oil Spill Fund.

Date of Government Version: 11/19/2012	Source: Office of the State Comptroller
Date Data Arrived at EDR: 11/20/2012	Telephone: 518-474-9034
Date Made Active in Reports: 12/12/2012	Last EDR Contact: 02/11/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 05/27/2013
	Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2012	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 01/03/2013	Telephone: 202-366-4555
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/15/2013
	Data Release Frequency: Annually

SPILLS: Spills Information Database

Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/19/2012
Date Data Arrived at EDR: 11/20/2012
Date Made Active in Reports: 01/08/2013
Number of Days to Update: 49

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 02/20/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Varies

HIST SPILLS: SPILLS Database

This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 02/15/2013
Next Scheduled EDR Contact: 04/15/2013
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/05/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/17/2013
Next Scheduled EDR Contact: 04/29/2013
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/11/2013
Next Scheduled EDR Contact: 06/24/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 10/01/2012	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 10/19/2012	Telephone: Varies
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 12/28/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/15/2013
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/27/2012	Source: EPA
Date Data Arrived at EDR: 03/14/2012	Telephone: 703-416-0223
Date Made Active in Reports: 06/14/2012	Last EDR Contact: 12/11/2012
Number of Days to Update: 92	Next Scheduled EDR Contact: 03/25/2013
	Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 02/25/2013
Number of Days to Update: 146	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/18/2011	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/08/2011	Telephone: 303-231-5959
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 03/06/2013
Number of Days to Update: 21	Next Scheduled EDR Contact: 06/17/2013
	Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 09/01/2011	Telephone: 202-566-0250
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/26/2013
Number of Days to Update: 131	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/28/2012
Number of Days to Update: 64	Next Scheduled EDR Contact: 04/08/2013
	Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/25/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/25/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 01/28/2013
Number of Days to Update: 77	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011	Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 01/17/2013
Number of Days to Update: 61	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 01/16/2013
Number of Days to Update: 98	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/21/2011	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/15/2011	Telephone: 301-415-7169
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 03/11/2013
Number of Days to Update: 60	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/02/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/02/2012	Telephone: 202-343-9775
Date Made Active in Reports: 11/05/2012	Last EDR Contact: 01/09/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/23/2011	Source: EPA
Date Data Arrived at EDR: 12/13/2011	Telephone: (212) 637-3000
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 03/12/2013
Number of Days to Update: 79	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/28/2013
Next Scheduled EDR Contact: 05/13/2013
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/26/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Biennially

HSWDS: Hazardous Substance Waste Disposal Site Inventory

The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 01/01/2003
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 518-402-9564
Last EDR Contact: 05/26/2009
Next Scheduled EDR Contact: 08/24/2009
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells

A listing of enhanced oil recovery underground injection wells.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 36

Source: Department of Environmental Conservation
Telephone: 518-402-8056
Last EDR Contact: 12/11/2012
Next Scheduled EDR Contact: 03/25/2013
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/01/2012
Date Data Arrived at EDR: 11/07/2012
Date Made Active in Reports: 12/11/2012
Number of Days to Update: 34

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/07/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Annually

DRYCLEANERS: Registered Drycleaners

A listing of all registered drycleaning facilities.

Date of Government Version: 06/20/2012
Date Data Arrived at EDR: 07/16/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 52

Source: Department of Environmental Conservation
Telephone: 518-402-8403
Last EDR Contact: 12/13/2012
Next Scheduled EDR Contact: 04/01/2013
Data Release Frequency: Varies

SPDES: State Pollutant Discharge Elimination System

New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

Date of Government Version: 10/23/2012
Date Data Arrived at EDR: 10/24/2012
Date Made Active in Reports: 11/09/2012
Number of Days to Update: 16

Source: Department of Environmental Conservation
Telephone: 518-402-8233
Last EDR Contact: 01/28/2013
Next Scheduled EDR Contact: 04/29/2013
Data Release Frequency: No Update Planned

AIRS: Air Emissions Data

Point source emissions inventory data.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 08/02/2012
Date Made Active in Reports: 10/03/2012
Number of Days to Update: 62

Source: Department of Environmental Conservation
Telephone: 518-402-8452
Last EDR Contact: 01/28/2013
Next Scheduled EDR Contact: 05/13/2013
Data Release Frequency: Annually

E DESIGNATION: E DESIGNATION SITE LISTING

The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Date of Government Version: 10/11/2012
Date Data Arrived at EDR: 11/01/2012
Date Made Active in Reports: 11/09/2012
Number of Days to Update: 8

Source: New York City Department of City Planning
Telephone: 718-595-6658
Last EDR Contact: 12/26/2012
Next Scheduled EDR Contact: 04/08/2013
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/17/2013
Next Scheduled EDR Contact: 04/29/2013
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 01/21/2013
Next Scheduled EDR Contact: 05/06/2013
Data Release Frequency: Varies

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/15/2013
Next Scheduled EDR Contact: 05/27/2013
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 01/08/2013
Date Data Arrived at EDR: 01/09/2013
Date Made Active in Reports: 01/21/2013
Number of Days to Update: 12

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 01/07/2013
Next Scheduled EDR Contact: 04/22/2013
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 10/31/2008
Date Data Arrived at EDR: 11/25/2008
Date Made Active in Reports: 12/11/2008
Number of Days to Update: 16

Source: Department of Environmental Conservation
Telephone: 518-402-8712
Last EDR Contact: 01/07/2013
Next Scheduled EDR Contact: 04/22/2013
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/11/2012
Next Scheduled EDR Contact: 03/25/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 01/15/2013
Number of Days to Update: 76	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash disposal site locations.

Date of Government Version: 01/08/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/09/2013	Telephone: 518-402-8660
Date Made Active in Reports: 01/16/2013	Last EDR Contact: 01/07/2013
Number of Days to Update: 7	Next Scheduled EDR Contact: 04/22/2013
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 02/01/2013
Number of Days to Update: 83	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 11/20/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2012	Telephone: 202-566-1917
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 02/19/2013
Number of Days to Update: 89	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/13/2012	Telephone: 617-520-3000
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 02/12/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: 05/27/2013
	Data Release Frequency: Quarterly

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 11/15/2012	Source: EPA
Date Data Arrived at EDR: 11/16/2012	Telephone: 202-564-5962
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 12/28/2012
Number of Days to Update: 91	Next Scheduled EDR Contact: 04/15/2013
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/17/2013
Number of Days to Update: 339	Next Scheduled EDR Contact: 04/29/2013
	Data Release Frequency: N/A

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/01/2012	Source: EPA
Date Data Arrived at EDR: 10/04/2012	Telephone: 202-564-6023
Date Made Active in Reports: 11/05/2012	Last EDR Contact: 01/03/2013
Number of Days to Update: 32	Next Scheduled EDR Contact: 04/15/2013
	Data Release Frequency: Quarterly

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 11/15/2012	Source: EPA
Date Data Arrived at EDR: 11/16/2012	Telephone: 202-564-5962
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 12/28/2012
Number of Days to Update: 91	Next Scheduled EDR Contact: 04/15/2013
	Data Release Frequency: Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing

A listing of aboveground storage tank sites located in Cortland County.

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 12/20/2012
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 27

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Quarterly

Cortland County Storage Tank Listing

A listing of underground storage tank sites located in Cortland County.

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 12/20/2012
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 27

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Quarterly

NASSAU COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Registered Tank Database

A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 05/21/2003
Date Data Arrived at EDR: 05/27/2003
Date Made Active in Reports: 06/09/2003
Number of Days to Update: 13

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 01/07/2013
Next Scheduled EDR Contact: 04/22/2013
Data Release Frequency: No Update Planned

Storage Tank Database

A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

Registered Tank Database

A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 05/21/2003
Date Data Arrived at EDR: 05/27/2003
Date Made Active in Reports: 06/09/2003
Number of Days to Update: 13

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 01/07/2013
Next Scheduled EDR Contact: 04/22/2013
Data Release Frequency: No Update Planned

Storage Tank Database

A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

ROCKLAND COUNTY:

Petroleum Bulk Storage Database

A listing of aboveground storage tank sites located in Rockland County.

Date of Government Version: 10/11/2012
Date Data Arrived at EDR: 10/12/2012
Date Made Active in Reports: 11/14/2012
Number of Days to Update: 33

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 03/11/2013
Next Scheduled EDR Contact: 06/24/2013
Data Release Frequency: Quarterly

Petroleum Bulk Storage Database

A listing of underground storage tank sites located in Rockland County.

Date of Government Version: 10/11/2012
Date Data Arrived at EDR: 10/12/2012
Date Made Active in Reports: 11/14/2012
Number of Days to Update: 33

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 03/11/2013
Next Scheduled EDR Contact: 06/24/2013
Data Release Frequency: Quarterly

SUFFOLK COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Storage Tank Database

A listing of aboveground storage tank sites located in Suffolk County.

Date of Government Version: 09/13/2006
Date Data Arrived at EDR: 01/11/2007
Date Made Active in Reports: 02/07/2007
Number of Days to Update: 27

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Annually

Storage Tank Database

A listing of underground storage tank sites located in Suffolk County.

Date of Government Version: 09/13/2006
Date Data Arrived at EDR: 01/11/2007
Date Made Active in Reports: 02/07/2007
Number of Days to Update: 27

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Annually

WESTCHESTER COUNTY:

Listing of Storage Tanks

A listing of aboveground storage tank sites located in Westchester County.

Date of Government Version: 11/19/2012
Date Data Arrived at EDR: 11/20/2012
Date Made Active in Reports: 12/12/2012
Number of Days to Update: 22

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

Listing of Storage Tanks

A listing of underground storage tank sites located in Westchester County.

Date of Government Version: 11/19/2012
Date Data Arrived at EDR: 11/20/2012
Date Made Active in Reports: 12/12/2012
Number of Days to Update: 22

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/19/2012
Date Data Arrived at EDR: 11/19/2012
Date Made Active in Reports: 01/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/18/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/15/2013
Next Scheduled EDR Contact: 04/29/2013
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/23/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 57

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/21/2013
Next Scheduled EDR Contact: 05/06/2013
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 39

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/25/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 11/16/2012
Date Data Arrived at EDR: 11/29/2012
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 01/21/2013
Next Scheduled EDR Contact: 05/06/2013
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 09/27/2012
Number of Days to Update: 70

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/13/2012
Next Scheduled EDR Contact: 04/01/2013
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Providers

Source: Department of Health

Telephone: 212-676-2444

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands

Source: Department of Environmental Conservation

Telephone: 518-402-8961

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

CLAY BOA
3473 MAIDER ROAD
CLAY, NY 13041

TARGET PROPERTY COORDINATES

Latitude (North):	43.2001 - 43° 12' 0.36"
Longitude (West):	76.2721 - 76° 16' 19.56"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	396646.8
UTM Y (Meters):	4783606.0
Elevation:	381 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	43076-B3 BALDWINSVILLE, NY
Most Recent Revision:	1978

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

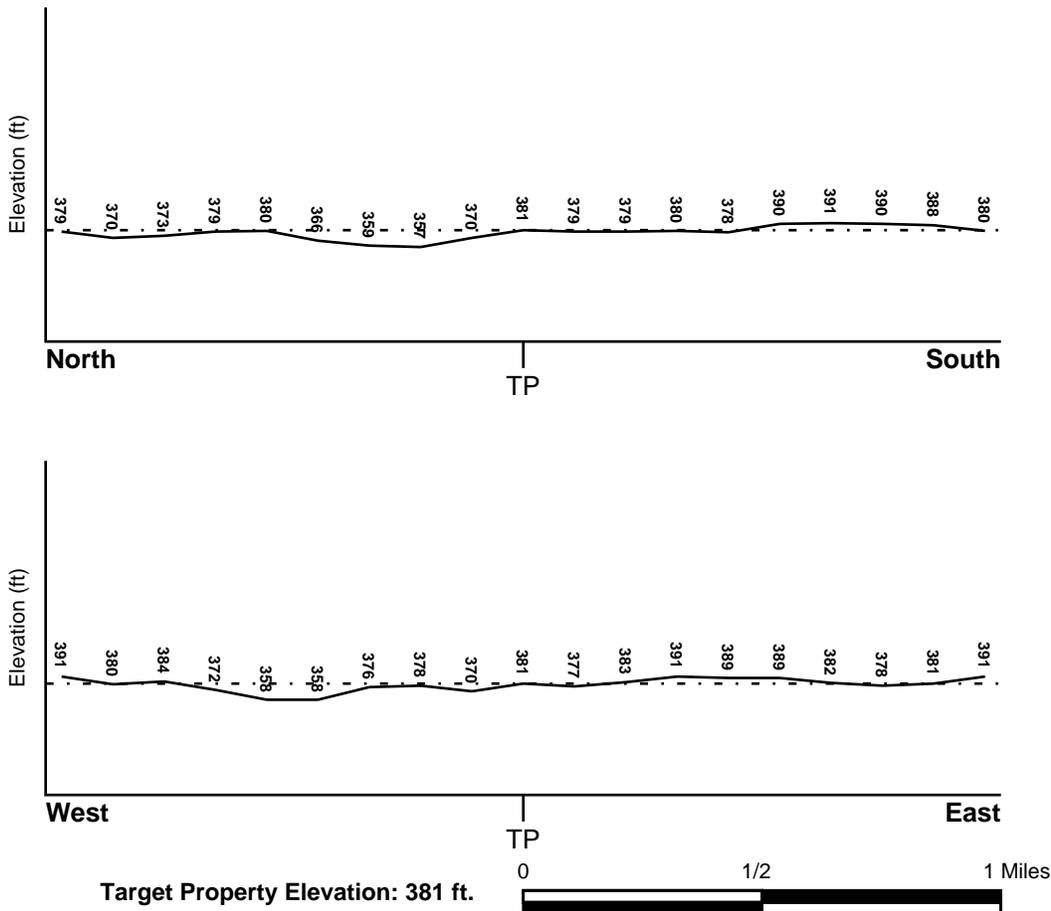
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
ONONDAGA, NY

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 3605730020C - FEMA Q3 Flood data

Additional Panels in search area:
3606620015B - FEMA Q3 Flood data
3605830010B - FEMA Q3 Flood data
3605730025C - FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
BALDWINSVILLE

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u> <u>FROM TP</u>	<u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Paleozoic
System:	Silurian
Series:	Middle Silurian (Niagoaran)
Code:	S2 <i>(decoded above as Era, System & Series)</i>

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3542530.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Clay BOA
ADDRESS: 3473 Maider Road
Clay NY 13041
LAT/LONG: 43.2001 / 76.2721

CLIENT: Plumley Engineering
CONTACT: May El Prince
INQUIRY #: 3542530.2s
DATE: March 12, 2013 4:51 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Collamer

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 54 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 8.4 Min: 6.1
2	9 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 8.4 Min: 6.1
3	16 inches	42 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 8.4 Min: 6.1
4	42 inches	59 inches	stratified silt loam to very fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 8.4 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Niagara

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	11 inches	38 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	38 inches	59 inches	stratified silt loam to loamy very fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 3

Soil Component Name: Urban land

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 4

Soil Component Name: Dunkirk

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.1
2	5 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.1
3	16 inches	35 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	35 inches	72 inches	stratified silt loam to very fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.1

Soil Map ID: 5

Soil Component Name: Udorthents

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class A/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 0.42	Max: 8.4 Min: 4.5
2	3 inches	70 inches	very gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 0.42	Max: 8.4 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 6

Soil Component Name: Wayland

Soil Surface Texture: silt loam

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 1.4 Min: 0.42	Max: 8.4 Min: 5.6
2	9 inches	42 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 1.4 Min: 0.42	Max: 8.4 Min: 5.6
3	42 inches	59 inches	gravelly silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 1.4 Min: 0.42	Max: 8.4 Min: 5.6

Soil Map ID: 7

Soil Component Name: Water

Soil Surface Texture: silt loam

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 8

Soil Component Name: Collamer

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 54 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 8.4 Min: 6.1
2	9 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 8.4 Min: 6.1
3	16 inches	42 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 8.4 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	42 inches	59 inches	stratified silt loam to very fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 0.42	Max: 8.4 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS2206914	1/4 - 1/2 Mile South
2	USGS2206922	1/4 - 1/2 Mile WNW
3	USGS2206913	1/4 - 1/2 Mile SE
4	USGS2206909	1/2 - 1 Mile SE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A5	NY0000929	1/2 - 1 Mile NNW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

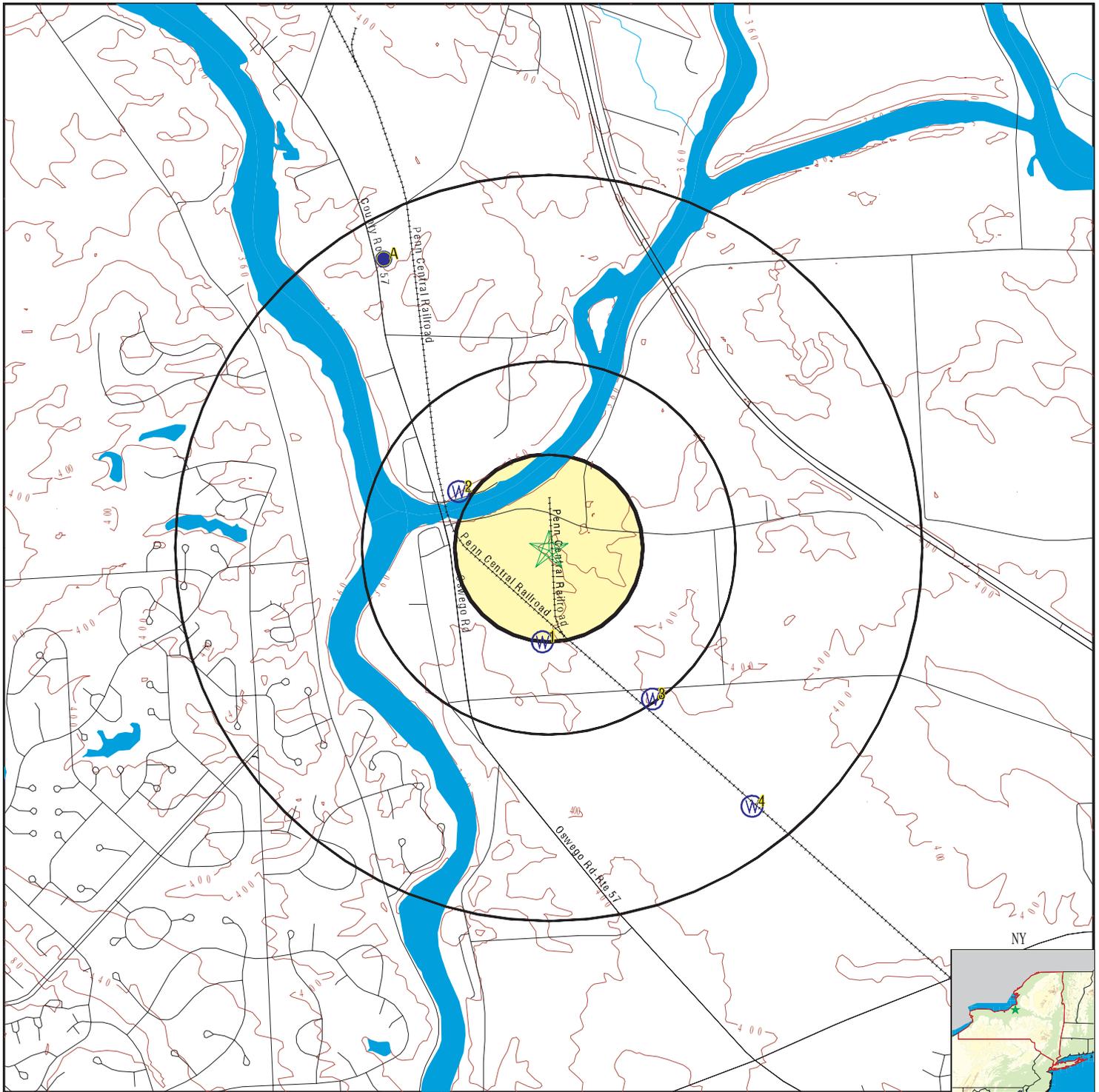
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
---------------	----------------	-------------------------

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

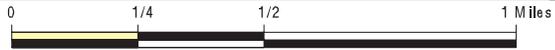
STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A6	NYWS000912	1/2 - 1 Mile NNW
A7	NYWS000911	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 3542530.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Clay BOA
 ADDRESS: 3473 Maider Road
 Clay NY 13041
 LAT/LONG: 43.2001 / 76.2721

CLIENT: Plumley Engineering
 CONTACT: May El Prince
 INQUIRY #: 3542530.2s
 DATE: March 12, 2013 4:51 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1
South
1/4 - 1/2 Mile
Lower

FED USGS USGS2206914

Agency cd:	USGS	Site no:	431147076162201
Site name:	OD 350	EDR Site id:	USGS2206914
Latitude:	431147	Dec lat:	43.19645685
Longitude:	0761622	Coor meth:	M
Dec lon:	-76.27242923	Latlong datum:	NAD27
Coor accr:	M	District:	36
Dec latlong datum:	NAD83	County:	067
State:	36	Land net:	Not Reported
Country:	US	Map scale:	25000
Location map:	ORB 2 PL 3		
Altitude:	370.00		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Seneca. New York. Area = 3430 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	SAND AND GRAVEL		
Well depth:	41.0	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Project number:	Not Reported		
Real time data flag:	0		
Daily flow data begin date:	0000-00-00	Daily flow data count:	0
Daily flow data end date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data begin date:	0000-00-00	Water quality data begin date:	0000-00-00
Peak flow data count:	0	Water quality data count:	0
Water quality data end date:	0000-00-00	Ground water data end date:	1960-07-29
Ground water data begin date:	1960-07-29		
Ground water data count:	1		

Ground-water levels, Number of Measurements: 1

	Feet below	Feet to
Date	Surface	Sealevel

1960-07-29	13.70	

2
WNW
1/4 - 1/2 Mile
Lower

FED USGS USGS2206922

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Agency cd:	USGS	Site no:	431208076163801
Site name:	OD 351		
Latitude:	431208	EDR Site id:	USGS2206922
Longitude:	0761638	Dec lat:	43.20229024
Dec lon:	-76.27687389	Coor meth:	M
Coor accr:	M	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	36
State:	36	County:	067
Country:	US	Land net:	Not Reported
Location map:	ORB 2 PL 3	Map scale:	25000
Altitude:	370.00		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Seneca. New York. Area = 3430 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	LOCKPORT DOLOMITE		
Well depth:	132	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Project number:	Not Reported		
Real time data flag:	Not Reported		
Daily flow data end date:	Not Reported	Daily flow data begin date:	Not Reported
Daily flow data begin date:	Not Reported	Daily flow data count:	Not Reported
Peak flow data end date:	Not Reported	Peak flow data end date:	Not Reported
Peak flow data count:	Not Reported	Water quality data begin date:	Not Reported
Water quality data end date:	Not Reported	Water quality data count:	Not Reported
Ground water data begin date:	Not Reported	Ground water data end date:	Not Reported
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

3
SE
1/4 - 1/2 Mile
Higher

FED USGS USGS2206913

Agency cd:	USGS	Site no:	431139076160101
Site name:	OD 504		
Latitude:	431139	EDR Site id:	USGS2206913
Longitude:	0761601	Dec lat:	43.19423461
Dec lon:	-76.26659563	Coor meth:	M
Coor accr:	S	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	36
State:	36	County:	067
Country:	US	Land net:	Not Reported
Location map:	BALDWINSVILLE I-15-2	Map scale:	24000
Altitude:	395.4		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Seneca. New York. Area = 3430 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	19731119
Date inventoried:	Not Reported	Mean greenwich time offset:	EST

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Local standard time flag:	N		
Type of ground water site:	Test hole, not completed as a well		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	Not Reported	Hole depth:	30
Source of depth data:	driller		
Project number:	Not Reported		
Real time data flag:	Not Reported	Daily flow data begin date:	Not Reported
Daily flow data end date:	Not Reported	Daily flow data count:	Not Reported
Peak flow data begin date:	Not Reported	Peak flow data end date:	Not Reported
Peak flow data count:	Not Reported	Water quality data begin date:	Not Reported
Water quality data end date:	Not Reported	Water quality data count:	Not Reported
Ground water data begin date:	Not Reported	Ground water data end date:	Not Reported
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

**4
SE
1/2 - 1 Mile
Higher**

FED USGS USGS2206909

Agency cd:	USGS	Site no:	431124076154201
Site name:	OD 505		
Latitude:	431124	EDR Site id:	USGS2206909
Longitude:	0761542	Dec lat:	43.19006791
Dec lon:	-76.26131761	Coor meth:	M
Coor accr:	S	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	36
State:	36	County:	067
Country:	US	Land net:	Not Reported
Location map:	BALDWINSVILLE I-15-2	Map scale:	24000
Altitude:	396.7		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Seneca, New York. Area = 3430 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	19731128
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Test hole, not completed as a well		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	Not Reported	Hole depth:	32
Source of depth data:	driller		
Project number:	Not Reported		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	0000-00-00
Water quality data end date:	0000-00-00	Water quality data count:	0
Ground water data begin date:	1973-11-28	Ground water data end date:	1973-11-28
Ground water data count:	1		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1973-11-28		3.0

**A5
NNW
1/2 - 1 Mile
Higher**

FRDS PWS NY0000929

PWS ID: NY0000929
 Date Initiated: Not Reported Date Deactivated: Not Reported
 PWS Name: SILVER ROCK MOBILE HOME PARK
 RT 57
 PHOENIX, NY 13135

Addressee / Facility: System Owner/Responsible Party
 REDHEAD ARNOLD/MARILYN
 SILVER ROCK T P
 BOX 102 RD #1
 PHOENIX, NY 13135

Facility Latitude: 43 12 40 Facility Longitude: 076 16 52
 City Served: SCHROEPEL (T) Population: Not Reported
 Treatment Class: Not Reported

Violations information not reported.

**A6
NNW
1/2 - 1 Mile
Higher**

NY WELLS NYWS000912

Well Id:	NY3700929	System name:	SILVER ROCK MOBILE HOME PARK
System Id:	WL002	Well name:	SILVER ROCK WELL 2-DUG
Type:	Well	Active?:	Active
County:	OSWEGO COUNTY	Latitude:	431241.016
Longitude:	761650.451	Slec_type_:	AC
Agency:	REDHEAD, ARNOLD/MARILYN		
Address:	134 COUNTY ROUTE 57		
City/State/Zip:	PHOENIX NY 13135		
Phone:	315-598-3256		

**A7
NNW
1/2 - 1 Mile
Higher**

NY WELLS NYWS000911

Well Id:	NY3700929	System name:	SILVER ROCK MOBILE HOME PARK
System Id:	WL001	Well name:	SILVER ROCK WELL 1-DRILLED
Type:	Well	Active?:	Active
County:	OSWEGO COUNTY	Latitude:	431241.087
Longitude:	761651.918	Slec_type_:	AC
Agency:	REDHEAD, ARNOLD/MARILYN		
Address:	134 COUNTY ROUTE 57		
City/State/Zip:	PHOENIX NY 13135		
Phone:	315-598-3256		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: NY Radon

Radon Test Results

County	Town	Num Tests	Avg Result	Geo Mean	Max Result
ONONDAGA	CAMILLUS	980	11.38	6	188.3
ONONDAGA	CICERO	275	1.96	1.28	30.5
ONONDAGA	CLAY	328	2	1.19	30.4
ONONDAGA	DE WITT	754	10.01	3.76	346.7
ONONDAGA	ELBRIDGE	129	13.42	6.2	96.1
ONONDAGA	FABIUS	26	5.17	3.03	26.5
ONONDAGA	GEDDES	291	9.25	4.79	99.3
ONONDAGA	LAFAYETTE	105	7.39	4.25	95.6
ONONDAGA	LYSANDER	272	4.14	2.1	89.1
ONONDAGA	MANLIUS	1,442	11.4	5.03	341.8
ONONDAGA	MARCELLUS	251	5.91	3.39	98
ONONDAGA	ONONDAGA	294	10.8	5.9	89.4
ONONDAGA	OTISCO	21	7.32	3.64	40.1
ONONDAGA	POMPEY	105	6.84	4.7	35
ONONDAGA	SALINA	449	2.49	1.49	69.5
ONONDAGA	SKANEATELES	203	4.39	2.43	105.7
ONONDAGA	SPAFFORD	16	3.66	2.32	8.8
ONONDAGA	SYRACUSE	2,334	6.8	3.48	185.4
ONONDAGA	TULLY	140	18.29	8.48	165.2
ONONDAGA	VAN BUREN	119	6.68	2.5	70.1

Federal EPA Radon Zone for ONONDAGA County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ONONDAGA COUNTY, NY

Number of sites tested: 476

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	1.760 pCi/L	76%	21%	3%
Basement	3.000 pCi/L	62%	29%	9%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands

Source: Department of Environmental Conservation

Telephone: 518-402-8961

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells

Source: New York Department of Health

Telephone: 518-458-6731

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database

Department of Environmental Conservation

Telephone: 518-402-8072

These files contain records, in the database, of wells that have been drilled.

RADON

State Database: NY Radon

Source: Department of Health

Telephone: 518-402-7556

Radon Test Results

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX D

Inventory and Analysis Supporting Materials



Three Rivers Access Study - Traffic Study Excerpt

Prepared for:
Syracuse Metropolitan Transportation Council



Prepared by:
edr Companies & Clark Patterson Lee
217 Montgomery Street, Suite 1000
Syracuse, New York 13202
Telephone: 315.471.0688
Facsimile: 315.471.1061



Clark Patterson Lee
DESIGN PROFESSIONALS

December 2011

7.0 TRAFFIC ASSESSMENT FOR FUTURE ALTERNATIVE CONCEPTS

7.1 Traffic Assessment Method

This traffic study of the Three Rivers Study Area includes analysis of the potential traffic impacts of Concept Alternatives 1 and 2 and the Land Use Plan (Build Alternatives). The results are assessed compared to the existing and future No-Build volumes and levels of service (see Section 4; Table 5). The study focused on the following four key intersections:

- County Route 57 / New York State Route 31
- County Route 57 / Verplank Road
- County Route 57 / Maider Road
- County Route 57 / County Route 57A

Trip Generation

Each of the Concept Alternatives includes a specified number of residential units by type (townhouse, apartment, and single family homes) and a total square footage of commercial space. In order to calculate the expected trip generation of each hypothetical alternative (including the land use plan), the project team made some assumptions about the specific types of commercial uses included in the total square footage. The traffic volumes generated by each Concept Alternative were then established using the ITE Trip Generation Manual, 8th Edition. Table 7 identifies the land use assumptions, with the appropriate ITE land use code, and Table 8 summarizes the total trip generation for each Build Alternative.

All site-generated trips were assumed to be new

trips; in other words, pass-by trips were not included in the analysis. Pass-by trips are trips made to a site by traffic already “passing by” that site on an adjacent street and, if included in the analysis, would reduce the number of new trips generated by the site. Excluding pass-by trips from the analysis effectively results in a “worst case” scenario.

Trip Distribution

Existing traffic volumes along County Route 57 and at the subject intersections were analyzed to determine the directional distribution at each location. It was assumed that future directional distribution would be similar to existing conditions. Traffic models distributed estimated traffic volumes throughout the roadway network within the confines of the Study Area, which does not



Intersection of Maider Road and County Route 57.

include an analysis of roadways outside the Route 57 corridor such as Interstate 481 or Route 31.

For the development on the Schroepfel side, the peak hour directional distributions along Route 57 were calculated to be:

- AM – 36% northbound/64% southbound
- PM – 60% northbound/40% southbound
- Saturday – 46% northbound/54% southbound

For the remainder of the development along Route 57, the peak hour directional distributions along Route 57 were calculated to be:

- AM – 48% northbound/52% southbound (entering) and 30% northbound/70% southbound (exiting)
- PM – 34% northbound/66% southbound (entering) and 52% northbound/48%



southbound (exiting)

- Saturday – 38% northbound/62% southbound (entering) and 41% northbound/59% southbound (exiting)

Along Gaskin Road it was assumed that the traffic that may use that roadway would originate only from the development(s) on the west side of Route 57. In Concept Alternative 1 this would include 28 townhomes, 2 mixed use buildings, and one stand-alone 16 unit apartment complex. Concept Alternative 2 included 6 single unit dwellings. Under both Alternatives it was assumed that 95% would use Route 57 and 5% would use Gaskin Road. These volumes are summarized in Appendix G.

The site generated traffic volumes were added to the 2020 No-Build traffic volumes to determine

the expected 2020 traffic volumes for each alternative concept. The level of service (LOS) and delay results are summarized in Table 9. This table includes previously mentioned values for the existing and No-Build alternatives for comparison purposes. It should be noted that the existing phase timings for the signal at the intersection of Route 57 with Route 31 can be modified to improve the LOS and delay at this intersection. The existing conditions and No-Build Alternative with revised timings are shown in this table. If signal timing is pursued, investigations would need to be undertaken to determine if the timings at this signal are synchronized with other signals in the signal network. Under Concept Alternative 1, a new road is proposed as a part of the development. The analysis of its intersection with Route 57 is provided in Table 9 as well.

Table 6: Additional Peak Hour Vehicles Using Gaskin Road

	Most Likely Scenario			Worst Case Scenario		
	West of CR 57	East of CR 57	TOTAL	West of CR 57	East of CR 57	TOTAL
Alternative 1	2	0	2	37	6	43
Alternative 2	0	0	0	6	5	11

Capacity Analysis for Concept Alternatives

In Concept Alternative 1, there are a few different land uses assumed on the west side of Route 57. These are town homes, an apartment complex, and two mixed-use buildings with apartments, a hotel and a restaurant. The rational assumption is that the majority of traffic generated would be either commuter traffic or visitors (from out of the area) traveling to the hotel or restaurant. With that, it is assumed that 100% of the hotel visitors and 95% of the other (local) vehicles will utilize Route 57, with 5% of local traffic utilizing Gaskin Road. This results in a maximum of two vehicles (one northbound and one southbound) utilizing Gaskin Road during the peak hour (see Table 6). Additionally, 100% of the hotel traffic west of Route 57 is assumed to use Route 57. The traffic generated east of the railroad is assumed to have

a 10%-90% split, where 10% of the traffic uses Maider Road/Bonstead Road and the remaining 90% uses Route 57.

By comparison, although unlikely, if 100% of the traffic (local and visitors) generated by the proposed land use on the western side of Route 57 utilizes Gaskin Road, a total of 23 northbound vehicles and 14 southbound vehicles will travel on Gaskin Road during the peak hour, which equates to approximately one vehicle every two minutes. With regard to the development proposed on the east side of Route 57, it is not likely that these vehicles will cross Route 57 to utilize Gaskin Road as an alternate route to Route 57. However, in the unlikely event that this does occur, it is reasonable to assume that only the traffic associated with the apartment complex on the east side of Route 57, heading to or coming from the south, would utilize

Gaskin Road. This additional traffic would create an increase of six vehicles during the peak hour, or one every 10 minutes. Under this scenario, a total of approximately 43 vehicles might utilize Gaskin Road during the peak hour. Thus, the range of potential increase in traffic might be as low as two vehicles or as high as 43 vehicles during the peak hour (see Table 6).

Under Concept Alternative 2 (modified), there are only six single-family residential homes proposed on the west side of Route 57, and similar to Concept Alternative 1, it is assumed only a small portion of local vehicles will utilize Gaskin Road. Additionally, the residential properties west of Route 57 are assumed to have a 5%-95% split, where 5% of this traffic will use Gaskin Road and 95% will use County Route 57. Because so few homes are included on the west side of Route 57, no



Car crossing County Route 57 bridge.



County Route 57 Bridge over Oneida River.

additional traffic along Gaskin Road is anticipated. If all traffic generated by these six homes were to utilize Gaskin Road, it would amount to a modest increase of four northbound and two southbound vehicles, or roughly one vehicle every ten minutes. In the unlikely event that vehicles from the east side of Route 57 choose to utilize Gaskin Road, it would likely be limited to the eight single family homes along the roadway directly across from the development on the west side of Route 57. Arguably the only vehicles that would utilize Gaskin Road under this analysis would be those heading to or coming from the south. This would add up to an additional five vehicles during the peak hour, or one every 12 minutes. Additionally, the traffic east of County Route 57 is assumed to have a 10%-90% split, where 10% of the traffic uses Maider Road/Bonstead Road and the remaining 90% would



Table 7 Land Use Assumptions For Traffic Analysis		
Possible New Land Uses for Town of Clay		
ITE Land Use Description (Code)	Concept Design Alternative 1	Concept Design Alternative 2
Single Family Detached Housing (210)	60 units	33 units
Apartment (220)	48 total units	8 total units
Residential Condominium/Townhouse (230)	134 units (includes 48 in Schroepfel)	82 units (includes 48 in Schroepfel)
Hotel (310)	8 rooms	8 rooms
Movie Theater without Matinee* (443)	N/A	10,500 SF ball-room/concert space
General Office Building (710)	11,410 SF office (includes 1,200 SF marina office)	7,800 SF office (includes 1,200 SF marina office)
Convenience Market (Open 15-16 Hours) (852)	2,500 SF	N/A
Copy Print and Express Ship Store (920)	2,115 SF	N/A
High Turnover (Sit-Down) Restaurant (932)	5,000 SF	5,000 SF
Possible New Land Uses for Town of Schroepfel		
Campground/Recreational Vehicle Park (416)	15 campsite campground	15 campsite campground
Regional Park (417)	25 acre park	25 acre park

*In some cases there was not an exact ITE match for the proposed use. In those situations a similar land use was utilized.

use Route 57. As with Concept Alternative 1, it is rational to assume that traffic from the eastern side of County Route 57 would choose to use Route 57.

7.2 Potential Impacts

The results of the traffic analysis show that the redevelopment concepts developed for this analysis would generate relatively minor increases in delay at the study intersections, as discussed below.

Route 57 / Verplank Road and Route 57 / Route 57A

The capacity analysis showed that these intersections will continue to operate at LOS A with minimal delay during all peak hours under the

future No-Build conditions as well as each of the Future Build conditions. No perceptible impacts to either of these intersections are expected as a result of either future development scenario included in this study.

Route 57 / Marder Road

Concept Alternative 1 would have no perceptible impact on operations at the Marder Road / County Route 57 intersection. However, because Concept Alternative 2 includes a large entertainment/recreational use that would be a destination during evening peak hours and on Saturdays, it would likely result in a noticeable increase in delay at the Route 57 / Marder Road intersection. Saturday midday level of service at this intersection would be expected to degrade, from LOS A if no redevelopment occurs, to LOS D under Concept Alternative 2.

Route 57 / Route 31

The traffic analysis shows that, in 2020, the County Route 57/NY Route 31 intersection is expected to operate at LOS E during weekday evening peak hours and on Saturdays, regardless of whether or not the Study Area is redeveloped.

This result is partially based on an adjustment in the current signal timing for Future Build Alternatives. The signal timings at the County Route 57/Route 31 intersection were adjusted in the model using the optimization tools provided in Synchro as shown in Table 8. This resulted in modest improvements in LOS and shorter delay values than were previously reported. These signal timings were carried over into the Build Alternatives. Since these timings vary slightly from the existing timings in the Synchro models, they must be approved by NYSDOT before



Table 8		
Summary of Site Generated Volumes		
Alternative 1		
AM Peak	PM Peak	SAT Peak
247	302	195
Alternative 2		
AM Peak	PM Peak	SAT Peak
155	266	371

*These Site Generated Volumes are a combination of entering and exiting volumes.

final implementation to ensure that this will not impact other signals in the project vicinity that may be coordinated with the Route 31 signal. As of this writing, NYSDOT has indicated that signal timings are likely to be adjusted at this intersection in the near future.

Gaskin Road

The potential distribution of vehicles over local roadways, such as Route 57 and Gaskin Road, was based on rational assumptions informed by standard traffic patterns. The rational assumption for this Study Area is that the majority of vehicles will use Route 57 rather than Gaskin Road. See Section 7.1 for a complete discussion of Gaskin Road trip distribution and potential traffic impacts.

7.3 Recommended Mitigation Measures

7.3.1 Traffic Calming

Local residents voiced concerns about the potential increase in traffic on Gaskin Road. To avoid any future increase in traffic on Gaskin Road, local residents suggested creating a dead end at the northern end of the road. This extreme mitigation measure may not be necessary. The traffic model indicates that only a small increase in traffic is expected on Gaskin Road. As previously explained, even with a higher percentage of traffic using Gaskin Road, there would be a minor to modest increase in the number of vehicles during peak hours. This suggests that closing the northern end of the roadway is not warranted as a mitigation measure.

A noticeable increase in traffic on Gaskin Road is extremely unlikely, but is possible. If more than the anticipated minimal increase in traffic along Gaskin Road does occur, an exploration of traffic calming elements, such as signage and speed bumps could be undertaken, with improvements made as necessary.

7.3.2 Road Realignment

Of the known constraints in the Study Area, one of the more challenging is the existing location of the Marder Road intersection with the CSX Rail line. Successful redevelopment in this area will require a realignment of Marder Road. Each Concept Alternative includes relocating and realigning the Marder Road intersection with the CSX Rail line and County Route 57 to improve the existing situation.



View of Railroad Bridge from Bridge on County Route 57.

7.3.3 Potential for Passenger Rail Service

Another known constraint in the Study Area is the CSX rail line itself. One idea discussed over the past few years was to include passenger rail service to the Three Rivers area once it is redeveloped. After discussing this possibility with the New York State Department of Transportation it was determined that the successful development of rail passenger service on this line between Three Rivers and the City of Syracuse would be unlikely. This rail line is active and dedicated to freight service, which is not strategically connected to a schedule. Due to the importance of a schedule to passenger service, combining the two service-types on this one line presents logistical barriers. Additionally, construction of a new railroad siding and platform would be required to accommodate passenger service: the costs for these improvements would

likely be borne by some combination of a private developer, the municipalities involved and other public sources – not by CSX. Due to these substantial barriers, passenger rail service is unlikely on this railroad line.

7.3.4 Signal Timings

The traffic analysis indicates that signal timings at the County Route 57/NY Route 31 intersection can be adjusted to reduce current delay times and improve LOS. NYSDOT is analyzing these signal timings and is developing a new signal timing plan for this intersection regardless of whether or not either of the Build Alternatives is carried through. Implementation of an optimized signal timing plan is assumed in the analysis of both 2020 Build Alternatives since NYSDOT is likely to continually monitor their signals for optimal performance

based upon traffic patterns that naturally change over time. As such, optimized signal timing would mitigate impacts from future development.

7.3.5 Turn Lane and Signal

Concept Alternative 2, if built, could result in an improved level of service and reduced delay at Marder Road with the addition of a designated left-turn lane at Marder Road for the westbound direction; however, the delay experienced without the turn lane is within acceptable limits during the morning and evening peak hours. Under this scenario, the proposed entertainment center, which is located east of Route 57, would be the major traffic generator, causing a direct impact on Marder Road. The delay at the Marder Road intersection would only occur during isolated occasions, and although a turn lane warrant analysis was not



Bridge Construction Traffic at Intersection of County Route 57 and Marder Road.

performed at this location, a westbound left turn lane was analyzed in the model. This analysis suggests a turn lane may be necessary to manage the increased traffic. According to Onondaga County Department of Transportation policy, if it is determined that a turn lane is warranted, the addition of a turn lane at a three-way intersection would also require a traffic signal. The installation of a traffic signal should be analyzed prior to implementation. The Manual of Uniform Traffic Control Devices (MUTCD) outlines nine warrants for traffic signals that should be used as guidance. Additionally, if a signal is installed, a left turn lane may no longer be necessary for improved LOS and delay.



**Table 9
Level of Service and Delay (in seconds)**

Scenario/Location	AM*					PM*					Saturday*				
	Peak Hour					Peak Hour					Peak Hour				
	Rt. 31	Verplank	Maider	New Road	CR 57A	Rt. 31	Verplank	Maider	New Road	CR 57A	Rt. 31	Verplank	Maider	New Road	CR 57A
Existing (2010)	D (37.1)	A (1.6)	A (1.3)	-	A (3.9)	D (39.0)	A (2.1)	A (1.1)	-	A (5.5)	D (52.1)	A (1.8)	A (0.6)	-	A (3.1)
Existing with new signal timings (2010)	C (23.8)	A (1.6)	A (1.3)	-	A (3.9)	D (36.6)	A (2.1)	A (1.1)	-	A (5.5)	D (40.7)	A (1.8)	A (0.6)	-	A (3.1)
No-Build Alternative (2020)	D (41.2)	A (1.6)	A (1.3)	-	A (4.0)	E (66.5)	A (2.4)	A (1.2)	-	A (7.7)	E (76.2)	A (2.0)	A (0.6)	-	A (3.5)
No-Build Alternative with new signal timings (2020)	C (28.8)	A (1.6)	A (1.3)	-	A (4.0)	E (59.5)	A (2.4)	A (1.2)	-	A (7.7)	E (62.2)	A (2.0)	A (0.6)	-	A (3.5)
Build Alternative 1 (2020)	C (30.4)	A (1.4)	A (3.1)	A (1.8)	A (3.7)	E (64.8)	A (2.6)	B (3.6)	A (1.2)	A (9.5)	E (65.1)	B (2.2)	B (1.6)	A (0.8)	A (3.7)
Build Alternative 2 (2020)	D (39.6)	A (1.5)	A (3.2)	-	A (3.8)	E (62.8)	A (2.5)	C (4.6)	-	A (8.6)	E (67.2)	B (2.2)	D (9.2)	-	A (4.0)
Build Alternative 2 with westbound left turn lane at Maider Road (2020)	-	-	A (3.1)	-	-	-	-	C (4.2)	-	-	-	-	C (6.8)	-	-

*Level of Service followed by HCM Average Control Delay (seconds/vehicle) stated in parentheses.

8.0 ASSESSMENT OF ALTERNATIVE CONCEPTS

The hypothetical Concept Alternatives were developed in light of each town's future vision for the Study Area and surrounding neighborhoods. The full implication of each Concept Alternative can be assessed by determining how well each meets the goals of this Access Study. The concepts assessed are Concept Alternative 1, Concept Alternative 2, and the Land Use Plan (see Figures 12, 14, and 15). This assessment will provide a basis from which to assess the differences between each alternative, in comparison to the Study goals set forth in Section 1.1.2.

8.1 Study Goal 1.

Develop three alternative concepts that respect natural resource protection, waterfront revitalization, and brownfield redevelopment goals set forth in existing town plans.

Natural resource protection, waterfront revitalization, and redevelopment of underutilized brownfield properties represent the primary goals set forth in the various planning studies reviewed for this Access Study (see Section 2). The two Concept Alternatives and the Land Use Plan meet these goals by addressing the reuse of the Cibra brownfield site, encouraging public access to the shorelines of the Seneca and Oneida Rivers, and providing a compatible mixture of uses in the Study Area, without overdeveloping the water's edge.

There is unanimous community support for

redevelopment options that preserve and celebrate the site's historic and cultural resources while creating and/or enhancing recreational opportunities that foster economic development for the surrounding communities. The difference is how and to what extent. With a focus on waterfront revitalization, each Concept Alternative balances active waterfront access (private and public) with natural resource protection. Both Concepts include recreational activity along the Oneida River with a marina, boat launches and supporting retail businesses, such as a bait and tackle shop. Both Concepts also support healthy reuse of the existing brownfield sites. However, only Concept Alternative 2 promotes preservation of the historically important Three Rivers Point as open space designed for recreational enjoyment (either passive or non-programmed active use).



Intersection of CR 57 and Maider Road and the Railroad.

In Concept Alternative 1 mixed use development is proposed for Three Rivers Point with the public waterfront reserved for civic use only, respecting its cultural heritage. In each case, the goals of protecting the natural, cultural and historic resources of this site are met, but to different degrees and with different outcomes.

Waterfront revitalization and brownfield redevelopment is central to each Concept Alternative, although expressed differently. Also central to each Concept is the incorporation of transportation systems that support healthy lifestyles. Although in different ways, each Concept Alternative incorporates connectivity between trails, sidewalks and streets allowing for walking, running, biking, and cross country skiing.

8.2 Study Goal 2.

Understand the potential traffic impacts generated from and relative costs associated with each Concept Alternative.

Once the Concept Alternatives were completed and traffic volumes generated per Concept Alternative were determined, the generated traffic volumes were put into the Synchro models and the impacts at each location were determined. Based on the results of the traffic assessment, the potential traffic impacts are minimal. As previously noted, the Land Use Concept for the Town of Schroepel

was included with both Concept Alternatives when analyzing traffic impacts (see Table 7).

Traffic volumes associated with Concept Alternative 1 are highest during weekday evening peak periods (see Table 7). Even with the potential increase in traffic, impacts to the Level of Service at each studied intersection would be negligible. Under Concept Alternative 2 (modified) higher traffic volumes would be generated during Saturday midday peak periods (11a.m.-1p.m.). Under this scenario impacts to the Level of Service may require the addition of a signal and turn lane at the County Route 57 / Maider Road intersection.

Manageable traffic increase is only part of the final conclusion. It should be noted that there is additional undeveloped land between Route 31 and Three Rivers which was not factored into this

Access Study. It is unknown how redevelopment of any or all of the lands will impact the local transportation system. The Town of Clay should be mindful of preserving capacity at the intersection of Route 57 and 31 and should structure its zoning and land use regulations accordingly.

The redevelopment costs of the Study Area pursuant to each Concept Alternative are roughly the same. Environmental remediation will be a necessary expense regardless of end use for the brownfield site. The same applies to expenses associated with re-alignment of Maider Road, which will be necessary regardless of the specific redevelopment alternative. The Town of Clay should remain mindful of the probable need for some roadway improvements and/or intersection improvements as a consequence of redevelopment of the Three Rivers Point.



Bridge Construction Traffic at Intersection of CR 57 and Maider Road.

8.3 Study Goal 3.

Assess the potential for multi-modal accessibility at Three Rivers Point.

Multi-modal accessibility was considered for each redevelopment Concept Alternative. Circulation systems through the site accommodate walkers, joggers, and bikers. Transportation to the site can be achieved by car, bus, boat, or bike. In light of the existing Centro bus route which uses County Route 57, bus turnouts are included in each Concept. Of initial interest was the potential for passenger rail service, however, this service is unlikely due to the current use of the rail line for freight service. Converting a freight line to a passenger line is highly unlikely due to the need for a passenger schedule.

8.4 Study Goal 4.

Invite the community to review and discuss redevelopment options.

This Access Study included two public informational meetings. The first meeting engaged the community to review and comment on two preliminary Concept Alternatives. The second meeting shared the results of the traffic analysis. Community support was similar for both Concept Alternatives. Some community neighbors strongly prefer to live in a low density residential area. Other community members simply want the local roadways improved to better handle any increase in traffic volume due to general growth in the area/region (see Appendix E).



County Route 57 bridge over Three Rivers Point.

APPENDIX E

History

Summary of *Three River Point: Evolution of the New York Landscape* Master's Thesis by Ursula Dean Hopkins

As part of the review of prior studies as part of this brownfield opportunity area project, a dissertation by a Cornell University student was cited as having some of the most thorough historic and cultural review of the Three Rivers Point area. In 1993, a Cornell University landscape architecture PhD candidate, Ursula Dean Hopkins, wrote a dissertation called *Three River Point: Evolution of the New York Landscape*, focusing on the site and regional history in the context of possible development. Though she completed it two decades ago, and she considered Three River Point to be on the northern shore (in the town of Schroepfel) as opposed to in the Town of Clay, much of the information and analysis that Hopkins documented is still quite relevant for the site's ongoing planning process. The following is a summary of the most notable elements of Ms. Hopkins dissertation:

Looking at the larger region of Central New York, the landscape is characterized by an abundance of marshes, bogs, lakes, and fine-grained, silty soils –geologic results of a glacial past. Three River Point has, unsurprisingly, a high water table and fairly deep, poorly drained soil, with a wide range of mineral compositions. Being that the water's edge is an ideal habitat for many species of flora and fauna, the site is ecologically diverse. The climate is similar to other areas of upstate New York, but the proximity to Lake Ontario means higher nighttime temperatures and thus a slightly longer growing season.

Perhaps because of the ecological diversity and long growing season, Three River Point was historically used by Native Americans as a seasonal food camp. Archaeological findings from the Owasco people date back as early as 1200 AD. Their descendants, the Iroquois, would later use the site, which they called Dyo-neda-tonk. It was in the Onondaga tribe's territory at the geographical and political center of the Iroquois Confederacy. In addition to their role as "keepers of the council fire" as the central gathering place of the Iroquois tribes, the Onondaga were also known as the "Keepers of the Wampum", the wampum being a group of shell-bead strings symbolic of the council fire of the Five Nations. It is presumed that Three River Point was used as a seasonal food gathering camp as opposed to a year-round living camp because of archaeological assessments of six other similar sites nearby that turned up food-related artifacts but little else. The last documented native inhabitation of the site was in 1810.

The first Europeans arrived at the site in 1780, during the Revolutionary War. A British prisoner of war named Patrick McGee was tied to a tree at Three River Point, which he described as a "clearing without a shrub or tree, handsomely covered with grass, for a distance of more than a mile along the banks of the river." He liked the site so much that he returned there 13 years later, built a house, and lived out his life. Settlement took place slowly for two decades, and then took off in 1810. In 1918 the third enlargement of the Erie Canal was

completed, and Three River Point was now directly on the route. Gradually the canal system began to lose traffic to the railroads and then highways, but it is still in use today, particularly for recreational boating.

Thus Three River Point has a unique and interesting history that will be important to incorporate into any site development. Despite the significant history, it is unlikely that the site would still contain significant archaeological artifacts due to soil disturbance during the construction of the canal and other development. Within her thesis, Hopkins presented a conceptual plan that focused on the historical and cultural heritage of the site while incorporating appropriate recreational facilities. She summarized her design intent, noting that, "Three River Point must establish an identity for itself which is novel but also in keeping with the 'Canal Vision' as an 'incomparable resource'." It should become a, "destination which is unusual and memorable," consisting of a mix of uses and a program that does not currently exist in the marketplace. Based on her proposal to conceptualize a cultural and recreational activity center, Ms. Hopkins thought it was important that the main activities of the site be free and open to the public, but that a revenue-generating component could help to offset maintenance costs.

Her plan's main feature is an interpretive facility that focuses on five different cultural / historical time periods: that of the Owasco, the Iroquois, Indian-EuroAmerican Fusion, canal construction, and contemporary. The focus on multiple historical periods would distinguish it from other museums along the Erie Canal. The site would impart cultural significance through both symbolic and literal representations. For example, a stone pathway, symbolizing a river, could meander to different exhibits for each of the five time periods. (The river and the number five are both important symbols for the Iroquois.) Programming elements of the plan include educational and community activities that emphasize the importance of culture, the arts, and the environment. The facility envisioned by Ms. Hopkins could host school field trips, feature rotating exhibits by local artists, and hold performances. Recreational components of the site include a continuous waterfront promenade, trail systems for walking, jogging, and biking, indoor and outdoor performance spaces, and picnic facilities.

In conclusion, because Hopkins did so much historical and demographic research aimed specifically at development possibilities at Three River Point, it would be advantageous to consider her findings and suggestions to the extent that they are still pertinent and compatible with the town's goals for the area. Though her plan was focused in Schroepel, which admittedly has different aspirations (and possibly historical use of the point) than the Clay side, it is interesting to note what she leaves *out* of the realm of possibilities for the site along with what she thought it should include. Her emphasis was clearly on the historical, cultural, community, and recreational elements that could form a foundation for future land use planning for the area.

APPENDIX F

Economic and Market Trends Analysis

Economic and Market Trends Analysis

Town of Clay
Three Rivers Point/Maider Road
Brownfield Opportunity Area Nomination Study

December 2013

Prepared by



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1. Introduction

The purpose of this study is to analyze current demographic, economic, and real estate market conditions in the Town of Clay, New York as part of a Brownfield Opportunity Area (BOA) Nomination Study. It is designed to identify potential opportunities for the development, or redevelopment, of vacant and underutilized parcels in the designated BOA study area. Key findings and conclusions will be incorporated into the BOA Nomination Study and used to guide redevelopment in the Three Rivers Point/Maider Road area.

Location and Regional Setting

The Town of Clay is located in Onondaga County, New York. Covering an area of 52 square miles, it is bordered on the east by the Town of Cicero, on the west by the Town of Lysander, and on the south by the Town of Salina. The Towns of Schroepfel and Hastings and Village of Phoenix in Oswego County border the Town of Clay on the north. The City of Syracuse, the economic and educational hub of central New York, is located approximately 2.5 miles away. Along with the Villages of Baldwinsville, Liverpool, and North Syracuse, the Towns of Clay, Lysander, Cicero, and Salina are considered Syracuse's "northern suburbs."

The proposed BOA is located in the northwest corner of the Town of Clay where the Seneca and Oneida Rivers join to form the Oswego River, an area known as Three Rivers Point. Historically, this area served as the site of a hotel, nightclub, and restaurants, although all of these establishments have closed. Along Maider Road, there are two known brownfields, a concrete plant, several residential properties, and vacant wooded lots. The BOA, which includes approximately 2,000 linear feet of waterfront, has long been considered an ideal spot for water-enhanced and water-dependent redevelopment.



Methodology and Data Sources

The methodology for the study involved the compilation and analysis of a broad range of quantitative data on the Town of Clay, adjacent communities, and the larger geographies in which Clay is located: Onondaga County, and the Syracuse Metropolitan Statistical Area (MSA), comprised of Onondaga, Oswego, and Madison Counties. The data was compiled from various sources, including the U.S. Census Bureau, the federal Bureau of Labor Statistics, and the NYS Department of Labor. In addition, demographic, socioeconomic, and retail sales data was purchased from ESRI, a leading national provider of market information. ESRI prepares demographic updates and projections based on federal data sources, and offers retail market data derived from public and proprietary sources.

The consultant also obtained qualitative information on economic and market conditions, development issues, and potential redevelopment opportunities via individual interviews with stakeholders including municipal and political leaders, economic development officials, business owners, real estate professionals, planners, and others. The feedback received was supplemented by news reports, magazine articles, and information available from a wide range of agencies and organizations as referenced in the study.

The findings and conclusions presented in this report are solely the opinion of E.M. Pemrick and Company based on the analysis and interpretation of the information available during the completion of the study in 2013. The report should be used as an overall guide to market opportunities, but should not substitute for detailed market and financial feasibility analysis on the part of any business enterprise or developer interested in investing in the proposed BOA. While the sources used herein are believed to be reliable, it is impossible to thoroughly verify all data utilized and no warranty is given for its accuracy.

DRAFT

2. Community Overview

To provide a context for the market analysis, this section provides an overview of demographic and socioeconomic characteristics, commutation patterns, and traffic counts in the proposed BOA (also referred to as the Three Rivers Study Area) and the Town of Clay, with comparisons to Onondaga County, the Syracuse MSA, and the State of New York as appropriate.

Population & Households

The population of the Town of Clay based on the 2010 Census is 58,206, including 1,022 living in the census block group in which the Three Rivers Study Area is located (**Table 1**). Although the Town's population grew by more than 45% during the 1970s, the number of residents in Clay has been generally stable over the last twenty years. In contrast, the Three Rivers Study Area experienced an 11% decline in population between 2000 and 2010.

Table 1 > Market Area Population

Market Area	1990	2000	2010	2017 (proj.)	% Change		
					1990-2000	2000-2010	2010-2017 (proj.)
Three Rivers Study Area*	NA	1,153	1,022	1,025	NA	-11.4%	0.3%
Town of Clay	59,749	58,805	58,206	59,234	-1.6%	-1.0%	1.8%
Onondaga County	468,973	458,336	467,026	475,506	-2.3%	1.9%	1.8%
Syracuse MSA	659,864	650,154	662,577	672,548	-1.5%	1.9%	1.5%
New York State	17,990,455	18,976,457	19,378,102	19,877,930	5.5%	2.1%	2.6%

Source: ESRI, U.S. Census Bureau, and E.M. Pemrick and Company

* Defined as Census Block Group 113.03; extends beyond the boundaries of the study area.

The Census Bureau defines a household as all persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more persons living together, or any other group of individuals who share living arrangements outside of an institutional setting. Currently there are 23,202 households residing in the Town of Clay, an increase of 4.2% since 2000 (**Table 2**).

Nationally, average household sizes have been declining over the last few decades due to an increase in single-parent households, smaller family sizes, and more people living alone. In 1990, households in the Town of Clay averaged 2.82 persons. Currently, the average household size ranges from 2.42 in the Three Rivers Study Area to 2.50 in the Town of Clay; it is somewhat larger in the state as a whole (2.57).

Data on the distribution of households by type indicate that three-quarters of the households in the Town of Clay are comprised of two or more people; 52.0% are married-couple families, 16.0% are other family households, and 7.4% are non-family households. Fully one-third of all Clay households have children under age 18 living at home.

Table 2 > Market Area Households

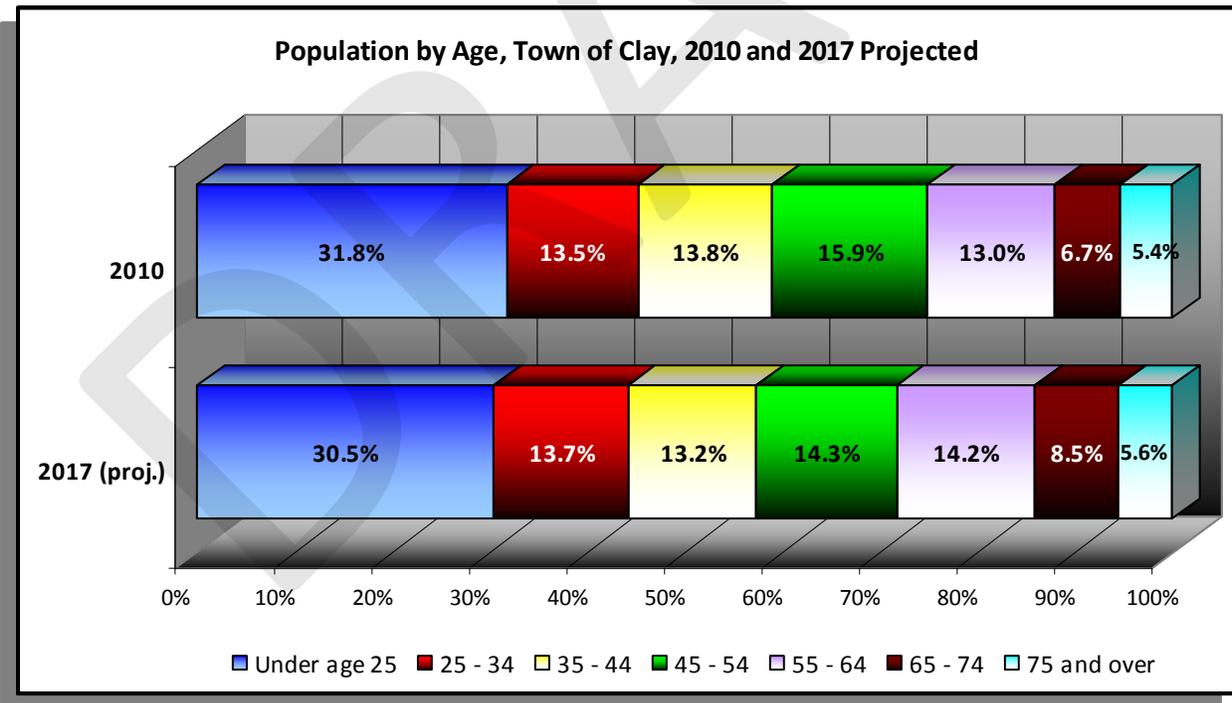
Market Area	1990	2000	2010	2017 (proj.)	% Change		
					1990-2000	2000-2010	2010-2017 (proj.)
Three Rivers Study Area*	NA	464	423	425	NA	-8.8%	0.5%
Town of Clay	21,095	22,267	23,202	23,646	5.6%	4.2%	1.9%
Onondaga County	177,898	181,153	187,686	191,989	1.8%	3.6%	2.3%
Syracuse MSA	243,899	252,043	261,840	267,195	3.3%	3.9%	2.0%
New York State	6,639,322	7,056,860	7,317,755	7,526,062	6.3%	3.7%	2.8%

Source: ESRI, U.S. Census Bureau, and E.M. Pemrick and Company

* Defined as Census Block Group 113.03; extends beyond the boundaries of the study area.

Age Distribution & Median Age

When reviewing demographic trends, it is often useful to look at the distribution of the population by age to assess community needs. According to the 2010 Census, 31.8% of Clay residents are under age 25; 13.5% are 25 to 34, and 41.7% are between the ages of 35 and 64. Approximately 14% of residents in the Town of Clay are age 65 and over. Projections to 2017 indicate that the fastest population growth in Clay will be among individuals ages 65 to 74 (28.7%) and 85 and over (12.3%), followed by those between the ages of 55 to 64 (11.3%).



The median age of the population in the Town of Clay is 38.7 years (**Table 3**). This figure is generally on par with Onondaga County and the Syracuse metropolitan area. It is worth noting, however, that the median age in Clay is lower than in other northern suburbs, including the Towns of Lysander (41.7) and Salina (41.9) and the Villages of Baldwinsville (41.4) and Liverpool (44.8). Residents in the Three Rivers Study Area also tend to be older (47.7).

Table 3 > Market Area Median Age

Market Area	1990	2000	2010	2017 (proj.)	% Change		
					1990-2000	2000-2010	2010-2017 (proj.)
Three Rivers Study Area*	NA	NA	47.7	49.3	NA	NA	3.4%
Town of Clay	30.9	35.0	38.7	39.4	13.3%	10.6%	1.8%
Onondaga County	32.7	36.3	38.5	39.3	11.0%	6.1%	2.1%
Syracuse MSA	NA	36.0	38.5	39.4	NA	6.9%	2.3%
New York State	33.9	35.9	37.9	38.6	5.9%	5.6%	1.8%

Source: ESRI, U.S. Census Bureau, and E.M. Pemrick and Company

* Defined as Census Block Group 113.03; extends beyond the boundaries of the study area.

Median Household Income

Household income is one of the most important local economic indicators. Over the last few decades, the median household income in the Town of Clay has been consistently higher than in Onondaga County or the Syracuse MSA overall (**Table 4**). Income data is not available at the block group level, but ESRI estimates a 2012 median household income of \$49,200 in the Three Rivers Study Area.

Table 4 > Market Area Median Household Income

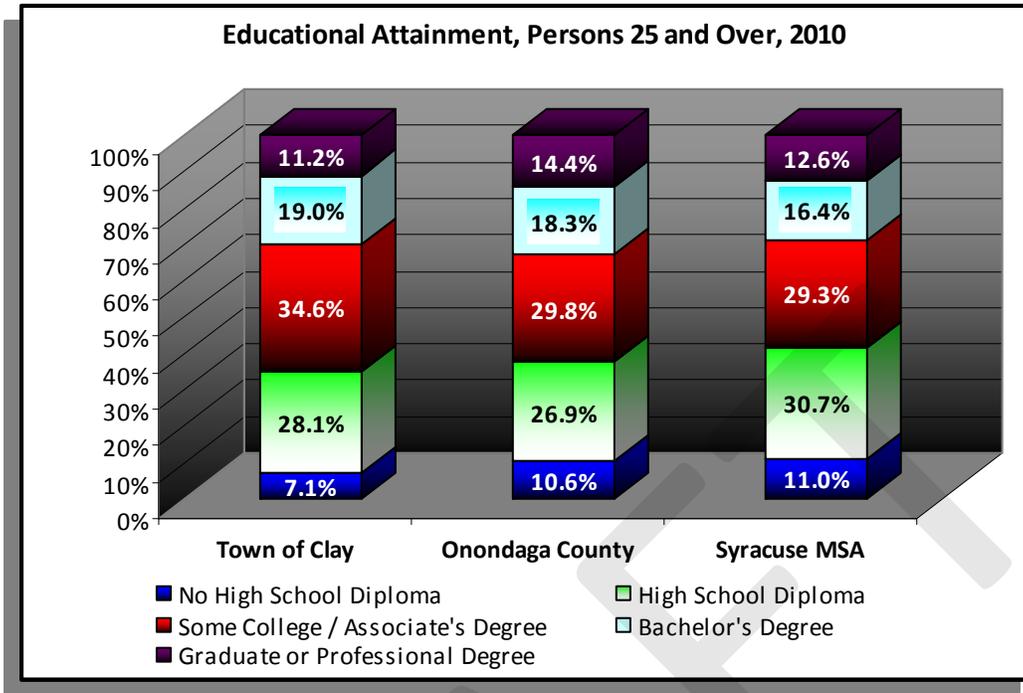
Market Area	1990	2000	2011 (est.)*	2017 (proj.)	% Change		
					1990-2000	2000-2011	2011-2017 (proj.)
Town of Clay	\$40,463	\$50,412	\$63,938	\$65,484	24.6%	26.6%	2.4%
Onondaga County	\$31,783	\$40,847	\$52,636	\$57,860	28.5%	28.6%	9.9%
Syracuse MSA	\$31,050	\$39,210	\$51,606	\$57,268	26.3%	31.4%	11.0%
New York State	\$32,965	\$43,582	\$56,951	\$62,961	32.2%	30.7%	10.6%

Source: ESRI, U.S. Census Bureau, and E.M. Pemrick and Company

* 2007-2011 American Community Survey 5-Year Estimates.

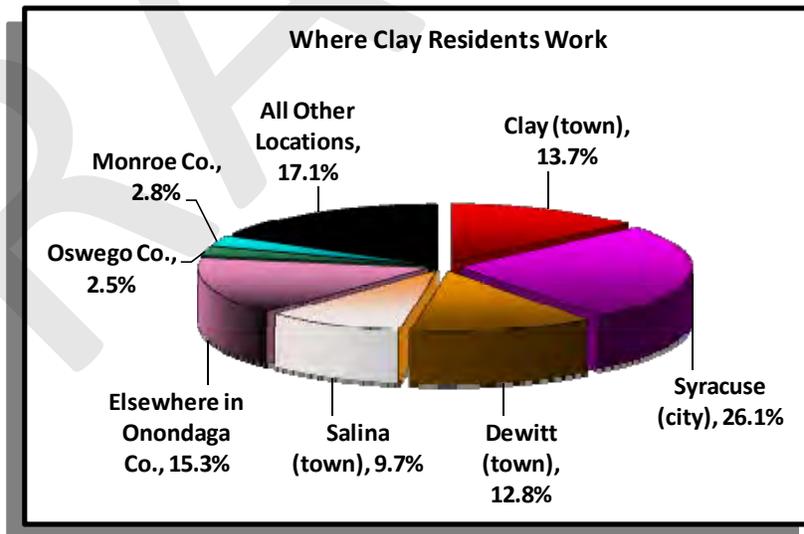
Educational Attainment

The chart below shows the educational attainment levels of residents age 25 and older. As the chart indicates, the majority of Clay residents have at least a high school diploma, and more than 30% have a bachelor's degree or higher. These educational attainment levels affect residents' earnings potential as well as the Town's ability to attract businesses requiring skilled labor.



Commutation Patterns

As reflected in the chart at right, more than three-quarters of employed Clay residents work in Onondaga County.¹ Only 26% of residents are employed in the City of Syracuse; others hold jobs in the Towns of Clay (13.7%), Dewitt (12.8%), Salina (9.7%), and Cicero (5.5%). Despite Clay's proximity to Oswego County, fewer than 3% of employed residents commute to jobs there. Nearly 70% of Clay residents travel less than 10 miles from home to work.



¹ Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics.

Traffic Counts

Traffic counts in and around the proposed BOA were included in the *Three Rivers Access Study* prepared for the Syracuse Metropolitan Transportation Council (SMTC) in 2011. “For the last two decades,” the study notes, “while commercial development has increased rapidly along Route 31 causing an increase in traffic along County Route 57, the Study Area has been underutilized and thus generated minimal traffic.”² Traffic volume at the signalized intersection of Routes 57 and 31 was the busiest in the area covered by the SMTC study.

Within the proposed BOA, average daily traffic is in the 5,000-5,100 range along County Route 57 between Route 31 and the turnoff to Route 57A in Schroepfel. On local streets including Maider, Bonstead, and Verplank Roads in the vicinity of the study area, average daily traffic does not generally exceed 1,100. There has been little residential development in this part of the Town.

Traffic counts in Clay are considerably higher along state routes to the south and east. The largest traffic volumes are located on State Routes 31 and 481. Along Route 31 from the Clay town line east to Morgan Road, traffic counts are in the 20,000-25,000 range. The intersection of 31 and 481, one of the Town’s busiest, has been a focal point for retail development.

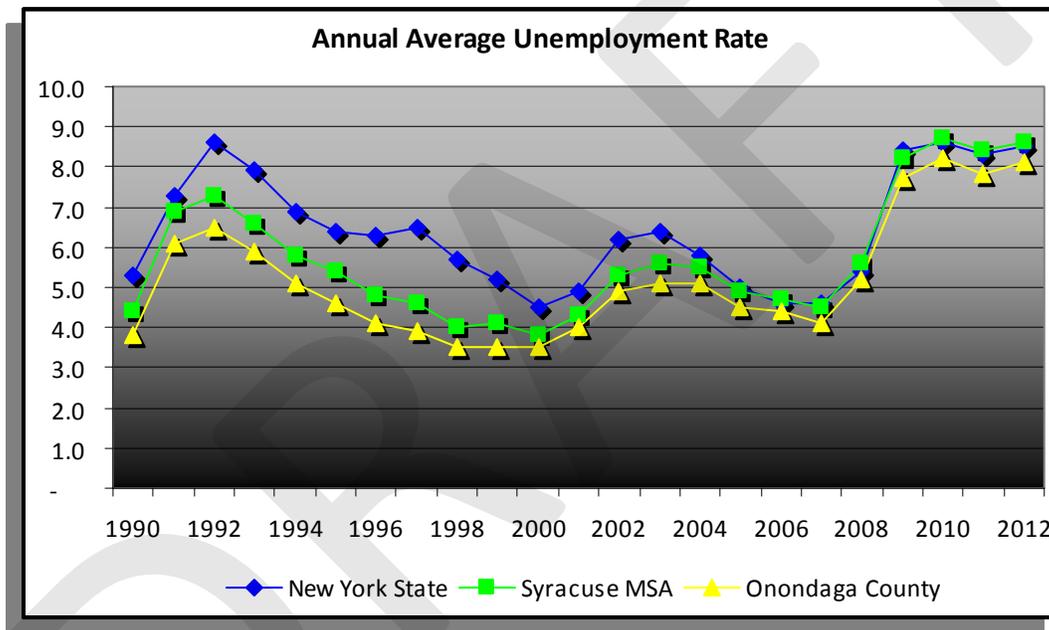
² *Three Rivers Access Study*, prepared for the Syracuse Metropolitan Transportation Council, December 2011, p. 18.

3. Economic Analysis

This section reviews the employment trends, industry segments, and major employers that influence overall market conditions in Clay and the northern suburbs of Syracuse. It also places the community into a broader regional context that reflects an array of opportunities for economic development.

Unemployment

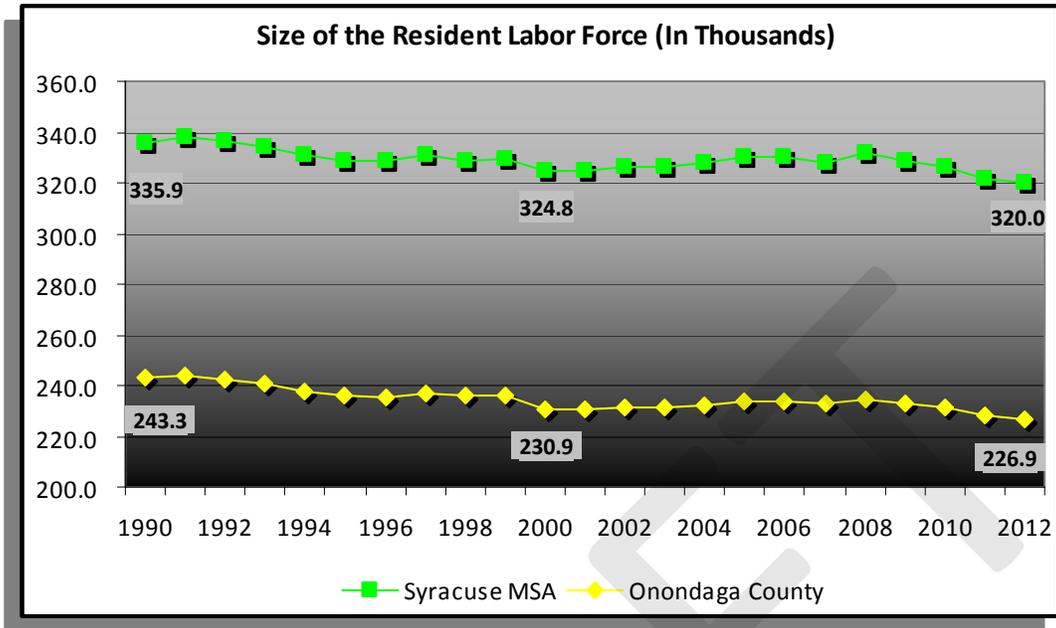
As shown below, unemployment rates in Onondaga County and the Syracuse MSA over the last 20 years or so have been below the rate of unemployment in New York State as a whole. Between 1990 and 2012, unemployment rates in Onondaga County ranged from 0.2 to 2.6 percentage points below the state average.



The latest figures from the NYS Department of Labor (NYSDOL) show unemployment in Onondaga County at 6.7%, compared with 7.5% in New York State, as of October 2013.

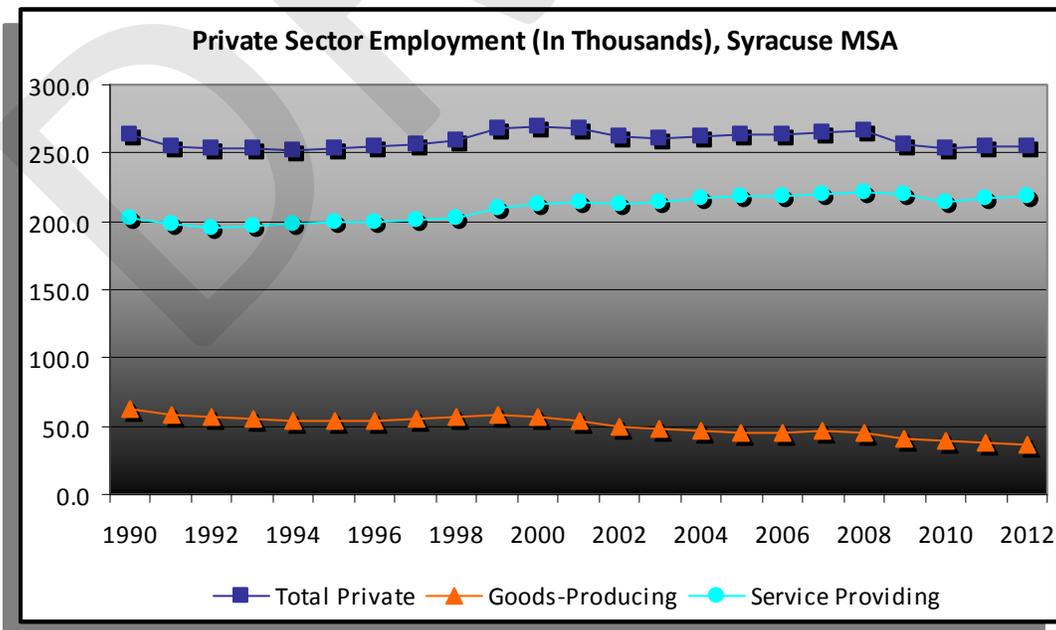
Resident Labor Force

The labor force includes individuals age 16 and older who are currently employed or unemployed and actively looking for work. Local Area Unemployment Statistics from the NYSDOL indicate that the size of the labor force in Onondaga County and the Syracuse MSA has been stable to declining over the last two decades. Onondaga County residents account for approximately 71% of the regional labor force.



Employment Trends

The figure below shows private sector employment in the Syracuse MSA. From a long-term perspective, private sector employment in the region has declined, from a base of 264,200 in 1990 to 255,200 in 2012, a net loss of 9,000 jobs. Much of this can be attributed to a steady decrease in the number of “goods-producing” jobs. In 1990, nearly 20% of all jobs in the Syracuse MSA were in goods production, primarily in manufacturing. By 2010, the share had declined to 12.4%. In contrast, the region’s share of “service-providing” jobs (all other sectors excluding government) increased from 63.5% to 68.7%.



Employment by Industry

Employment by major industry division, based on the North American Industrial Classification System (NAICS), is presented in **Table 5** below. In 2012, the average annual job count in the Syracuse metro area was 294,232; approximately 82% of the region's employment was in Onondaga County.

Excluding government, the largest industry sector in the Syracuse MSA is health care and social assistance. Retail trade is the next largest sector, followed by manufacturing and hospitality (accommodation and food services).

Table 5 > Employment by Industry, 2012

Industry Sector	Syracuse MSA		Onondaga County		County As % of MSA
	Number	Percent	Number	Percent	
Total, Government	52,952	18.0%	40,007	16.7%	75.6%
Health Care and Social Assistance	40,490	13.8%	32,934	13.7%	81.3%
Retail Trade	35,093	11.9%	28,007	11.7%	79.8%
Manufacturing	24,748	8.4%	18,997	7.9%	76.8%
Accommodation and Food Services	23,849	8.1%	18,175	7.6%	76.2%
Professional and Technical Services	15,889	5.4%	14,488	6.0%	91.2%
Wholesale Trade	14,244	4.8%	13,283	5.5%	93.3%
Administrative and Waste Services	13,170	4.5%	12,009	5.0%	91.2%
Finance and Insurance	12,575	4.3%	11,378	4.7%	90.5%
Construction	11,777	4.0%	9,727	4.1%	82.6%
Educational Services	10,904	3.7%	9,012	3.8%	82.6%
Other Services	9,928	3.4%	8,153	3.4%	82.1%
Transportation and Warehousing	8,739	3.0%	8,233	3.4%	94.2%
Information	4,531	1.5%	4,170	1.7%	92.0%
Arts, Entertainment, and Recreation	3,962	1.3%	3,333	1.4%	84.1%
Real Estate and Rental and Leasing	3,598	1.2%	3,296	1.4%	91.6%
Utilities	3,436	1.2%	1,473	0.6%	42.9%
Management of Companies and Enterprises	2,735	0.9%	2,453	1.0%	89.7%
Agriculture, Forestry, Fishing & Hunting	1,083	0.4%	583	0.2%	53.8%
Mining	194	0.1%	122	0.1%	62.9%
Total, All Industries	294,232	100.0%	240,085	100.0%	81.6%

Source: NYS Department of Labor, Quarterly Census of Employment & Wages, and E.M. Pemrick and Company.

Relative to other parts of the region, Onondaga County accounts for the vast majority of the jobs in such sectors as transportation and warehousing (94.2%), wholesale trade (93.3%), information (92.0%), and real estate and leasing (91.6%).

Employment data is also available at the sub-sector or 3-digit NAICS level. As shown in **Table 6**, the largest private-industry segments, both in the Syracuse MSA and Onondaga County, are food services and drinking places; professional, technical, and scientific services; ambulatory health care services; and administrative and support services. The 18 industries listed comprise about two-thirds of all private-sector jobs in the County and region.

Table 6 > Largest Non-Government Employers by 3-Digit NAICS Code, 2012

NAICS Code	Description	Syracuse MSA		Onondaga County		County As % of MSA
		Number	Percent	Number	Percent	
722	Food Services and Drinking Places	21,155	8.8%	15,880	6.6%	75.1%
541	Professional and Technical Services	15,889	6.6%	14,488	6.0%	91.2%
621	Ambulatory Health Care Services	14,512	6.0%	12,534	5.2%	86.4%
561	Administrative and Support Services	11,858	4.9%	10,881	4.5%	91.8%
611	Educational Services	10,904	4.5%	9,012	3.8%	82.6%
622	Hospitals	8,868	3.7%	6,930	2.9%	78.1%
445	Food and Beverage Stores	8,849	3.7%	7,165	3.0%	81.0%
624	Social Assistance	8,662	3.6%	6,548	2.7%	75.6%
623	Nursing and Residential Care Facilities	8,449	3.5%	6,922	2.9%	81.9%
423	Merchant Wholesalers, Durable Goods	7,863	3.3%	7,354	3.1%	93.5%
238	Specialty Trade Contractors	7,842	3.3%	6,574	2.7%	83.8%
524	Insurance Carriers & Related Activities	7,496	3.1%	7,178	3.0%	95.8%
452	General Merchandise Stores	6,444	2.7%	4,802	2.0%	74.5%
424	Merchant Wholesalers, Nondurable Goods	4,899	2.0%	4,655	1.9%	95.0%
334	Computer and Electronic Product Mfg	4,423	1.8%	4,134	1.7%	93.5%
441	Motor Vehicle and Parts Dealers	4,359	1.8%	3,317	1.4%	76.1%
522	Credit Intermediation & Related Activity	4,091	1.7%	3,318	1.4%	81.1%
813	Membership Organizations & Associations	3,884	1.6%	3,114	1.3%	80.2%
	Industries Listed As % of All Pvt Employment	160,447	66.5%	134,806	67.4%	-

Source: NYS Department of Labor, Quarterly Census of Employment & Wages, and E.M. Pemrick and Company.

Major Employers

According to the NYS Department of Labor, the average private business in the Syracuse MSA has 14.9 employees, although the mean number of employees is considerably higher (41.3) in the manufacturing sector.

The largest employers in Onondaga County (excluding government) are presented in **Table 7** and include hospitals and nursing facilities, a private university, retailers, telecommunications and utility companies, and manufacturers.

Table 7 > Major Employers in Onondaga County

Company	Local Employment	Sector
Upstate University Health System	9,525	Health care
Syracuse University	4,621	Educational services
St. Joseph's Hospital Health Center	3,745	Health care
Wegmans	3,713	Retail trade
Crouse Hospital	2,700	Health care
Loretto	2,476	Health care
Lockheed Martin MS2*	2,250	Manufacturing
National Grid	2,000	Utilities
TimeWarner Cable	1,800	Information

Table 7 > Major Employers in Onondaga County

Company	Local Employment	Sector
Raymour & Flanigan	1,400	Retail trade
Syracuse VA Medical Center	1,400	Health care
Carrier Corporation	1,300	Manufacturing
Welch Allyn	1,300	Manufacturing
United Parcel Service	1,230	Transportation & warehousing
Verizon	1,100	Utilities
Roman Catholic Diocese	1,000	Education/other services
AXA Equitable Life Insurance	943	Finance and insurance
Stickley, Inc.	934	Manufacturing
Excellus Blue Cross/Blue Shield	900	Finance and insurance
SRC, Inc.**	885	Manufacturing

Source: Onondaga County Office of Economic Development, www.syracusecentral.com/leadingemployers.aspx, based on 2012 CNY Business Journal Book of Lists.

* Recent layoffs have reduced employment levels at Lockheed Martin to about 1,600.

** In April 2013, SRC announced plans to lay off 7% of its workforce nationwide. Most of the layoffs will occur at the company's headquarters. A few months later, it was reported that SRC had won a \$221 million Army radar contract that will help sustain 100 jobs within the company, but will not result in the hiring of any new employees.

A few of the employers on this list have a presence in Clay. Wegmans has a grocery store on NYS Route 31, for example. St. Joseph's Hospital Health Center purchased a medical office building on West Taft Road in Clay in spring 2013. It is being used by a hospital affiliate as an urgent care facility.

Employment in Clay

At-place employment refers to the actual number of employees working in a given geographic area regardless of where they live. The size and nature of this employment can contribute to the success of retail stores, restaurants, and other businesses.

Table 8 shows the flow of workers into and out of Clay. Clay has a net worker outflow of approximately 6,000 – in other words there are more residents leaving the Town for employment than there are residents commuting *into* the Town.

Table 8 > Inflow/Outflow Job Counts, 2011

Category	Count	Share
Employed in the Town of Clay	21,637	100.0%
Employed in the Town of Clay, But Living Outside the Town of Clay	17,853	82.5%
Employed and Living in the Town of Clay	3,784	17.5%
Living in the Town of Clay	27,535	100.0%
Living in the Town of Clay, But Employed Outside the Town of Clay	23,751	86.3%
Employed and Living in the Town of Clay	3,784	13.7%

Source: U.S. Census Bureau, LED OnTheMap Origin-Destination Database, and E.M. Pemrick and Company.

Most of the jobs in Clay are in establishments located along NYS Route 31 or in areas to the south. More than one-quarter of the employment is in retail trade and hospitality; stores such as Wegmans, Macy's, WalMart, Dick's Sporting Goods, and BJ's Wholesale Club are among the Town's largest employers.

About 17% of the jobs in Clay are in government, which includes the public schools; 9.7% of the jobs are in manufacturing and 9.4% are in health care. Despite the presence of major retailers in Clay, most of the private-sector employers in the Town have fewer than 50 employees.

Recently-Announced Economic Development Initiatives

Recent economic development initiatives and business expansion projects in Clay and other communities in northern Onondaga County and southern Oswego County include the following:

- **White Pine Commerce Park (former Clay Business Park).** The Onondaga County Industrial Development Agency (OCIDA) has been developing a 339-acre industrial park in the Town of Clay. Originally referred to as the Clay Business Park and now known as White Pine Commerce Park, the property lies northeast of the intersection of NYS Route 31 and Caughdenoy Road. It has many characteristics that make it particularly well-suited to large-scale industrial use, including access to Interstates 81, 481, and 90 and other state and county roads; redundant electric power; and CSX rail access.



According to the Draft GEIS: “The Clay Business Park is envisioned to consist of a mix of industrial uses that may include office, research, manufacturing, assembly, warehousing, data management, material processing and distribution facilities in a campus-like setting. The OCIDA intends to develop the site for advanced manufacturing and state-of-the-art industrial uses to facilitate the creation of high-paying employment opportunities in Onondaga County.”³ The proposed development scenario identified by the OCIDA would allow the Park to accommodate up to 2.5 million square feet (SF) of industrial space at full build-out.

³ Onondaga County Industrial Development Agency (OCIDA), *Draft Generic Environmental Impact Statement, Volume 1: Clay Business Park*, September 2012, Executive Summary, p. 1.

Utilizing local labor is an important objective of the project: “It is anticipated that most job opportunities created during construction and operation of businesses on site and in the vicinity will be filled by the local labor pool... [therefore, the project] will not create significant increased demand for housing, schools or community services.”⁴

Additional infrastructure will be required to make the site shovel ready and support future industrial development: road improvements along Caughdenoy Road and at the NYS Route 31/Caughdenoy Road intersection, a new sanitary sewer line, and mitigation of wetland impacts. The OCIDA has received funding from the state for infrastructure development.

White Pine Commerce Park is currently in the final stages of the NYS Shovel Ready Site designation process. The OCIDA has started marketing the site and is actively pursuing development projects of 100,000 to 1 million square feet.

- **Industrial Redevelopment.** A number of large, vacant industrial facilities in the area are being redeveloped for new uses. For example, in 2011, a Utica company purchased the former Syracuse China facility in Salina with plans to demolish about two-thirds of it, while redeveloping the rest for industrial uses. The 640,000 square foot factory had been vacant for two years. Demolition has been completed and the renamed Lyndale Commercial Park is being marketed as multi-tenant facility for warehouse, manufacturing, and light industrial uses. The site is conveniently located at the intersection of I-81 and the NYS Thruway.

In the Town of Dewitt, the 1.7 million square foot former Magna / New Venture Gear facility, which closed in 2012, is being redeveloped for a large container manufacturer. American Intermodal Container Manufacturing is expected to employ 161 workers initially in the production of 53-foot steel containers used for shipping freight by truck and rail. The company will lease 1 million square feet; additional tenants are being sought for the remaining space at the site.

- **Agrana Fruit – Lysander.** Agrana Fruit US Inc. is constructing a new, \$49.6 million manufacturing and distribution plant at the Radisson Corporate Park in the Town of Lysander. The company will employ up to 120 people processing fruit for yogurt producers. According to the OCIDA, which approved tax breaks for the project, Agrana considered several locations for expansion before choosing New York State. The state’s flourishing yogurt industry was a key factor in Agrana’s decision, offering the company a central location for production and distribution to leading yogurt companies in New York, the northeastern U.S., and Canada. Additional investments are being made by the Onondaga County Department of Water Environment Protection to upgrade the Baldwinsville-Seneca Knolls Wastewater Treatment Plant in support of the Agrana facility.
- **Indian Springs – Lysander.** Indian Springs, a fourth-generation family owned company, provides quality precision CNC machined parts to a variety of customers in central and western New York. In April 2013, the company broke ground on a \$1 million expansion of its 50-year old manufacturing facility. The expansion will allow the company to meet the growing global demand for its hazardous materials containment product line and add new floor space for future growth.

⁴ OCIDA, *Draft GEIS, Volume 1*, Chapter 7, p. 1.

- **Northwest Family YMCA – Lysander.** In July 2013, the Town of Lysander approved the site plan for a new, 100,000 square foot YMCA facility to be built on River Road within the Timber Banks development. The new facility will include a child care center, an aquatic center, an indoor track, an arts center, and a healthy living center dedicated to supporting cancer survivors and preventing chronic diseases. The next steps are to develop detailed construction plans and continue fundraising efforts. The YMCA hopes to break ground in spring 2014. It is anticipated that the \$17 million project will create approximately 325 full- and part-time jobs.
- **Anheuser-Busch InBev Brewery – Lysander.** After several years of declining production and employment, Baldwinsville’s Anheuser-Busch Brewery expected to increase its output in 2013. In January 2013, the company was advertising to fill about 25 jobs for electrical instrumentation and mechanical technicians. Current employment at the plant is about 400. According to the company’s website, Anheuser-Busch has invested \$304 million in equipment and production upgrades in the Baldwinsville plant over the last 10 years. It is now one of the most technologically advanced breweries in the country.
- **The Cottages at Garden Grove – Cicero.** Loretto held a groundbreaking ceremony on the site of a skilled nursing community to be known as The Cottages at Garden Grove in May 2013. Located just west of Route 11 and north of Route 31, the community is comprised of 12 one-story structures, each providing a home for 13 residents, on an 18-acre site.
- **Jadak Technologies – Cicero.** Jadak Technologies, a maker of barcode scanners for the medical industry, announced in March 2013 that it will more than triple the size of its headquarters in Cicero. The company has outgrown the 15,000 square foot facility that it has occupied for the last six years and will construct a 40,000 square foot addition. The engineering and manufacturing company, which employs 120 people, expects to create 60 jobs over the next five years.
- **Central New York Raceway Park – Hastings.** Central New York Raceway Park, Inc. is investing more than \$30 million to develop a multi-use destination facility for motor sports, trade shows, concerts and other events in Oswego County. The complex will be constructed on a 150-acre site in the Town of Hastings between Route 11 and I-81. Plans call for a state-of-the-art synthetic dirt racing track with new, high-tech LED lighting; a separate 2.2 mile paved road course for use by sports car clubs and racing schools; stadium seating for 4,980 spectators; banquet and restaurant facilities; VIP suites; and a roof-top observation deck.

Land for the complex has been purchased and cleared. Grant funding received from Empire State Development in 2012 will assist with infrastructure improvements



required for access to and from I-81 and an associated rest area. An additional funding request is being submitted through the Central New York Economic Development Council to complete wetland mitigation, storm water management, and traffic and environmental studies.

Oswego County leaders believe that the raceway park will become a new economic engine for the region. The project is projected to create 340 construction jobs and 150 permanent jobs, with additional impacts as people who work at or visit the park spend money in the area.

- **Manufacturing and Innovation Facility – Schroepfel.** Operation Oswego County, Inc., the county economic development organization, is proposing to invest \$1,225,000 to construct a 15,000-square-foot incubator facility on a three-acre site at the Oswego County Industrial Park in Schroepfel. The new incubator, to be named the Manufacturing and Innovation Facility will accommodate up to three companies in 5,000 square feet each, and meet some of the significant demand for smaller light industrial space in the area.

As the above narrative shows, significant public and private investments are being made within the region to facilitate economic development, business expansion, and job creation. Local economic conditions are generally stable and positive. This bodes well for redevelopment in the proposed BOA.

4. Retail / Restaurant Market Analysis

Trade Area Definition

A trade area is generally defined as the geographic area from which local retailers draw the majority of their customers. Trade areas are impacted by multiple factors, including the geographic distribution and clustering of stores, the perceived attractiveness of particular stores or locations, physical/psychological barriers, and the location of competing retail centers. Based on discussions with the BOA Steering Committee and our understanding of the local retail market, we have defined the trade area as *within a 20-minute drivetime* of the proposed BOA (see map on the next page).

The trade area includes all of the Town of Clay; portions of the Towns of Cicero, Dewitt, Geddes, Lysander, Salina, and Van Buren; and the Villages of Baldwinsville, Liverpool, and North Syracuse in Onondaga County. These communities are predominantly suburban in character.

The trade area also encompasses parts of Oswego County: the City of Fulton, the Villages of Phoenix and Central Square, and portions of the Towns of Granby, Hastings, Palermo, Schroepfel, and Volney. With the exception of the City of Fulton and the two villages, most of this area is rural and sparsely developed. In fact, the population density in Oswego County averages just 128 persons per square mile, compared to 587 persons per square mile in Onondaga County. Consequently, retail and restaurant establishments in Oswego County are limited, and many residents travel south to the Syracuse region to shop and dine.

Retail Market Overview

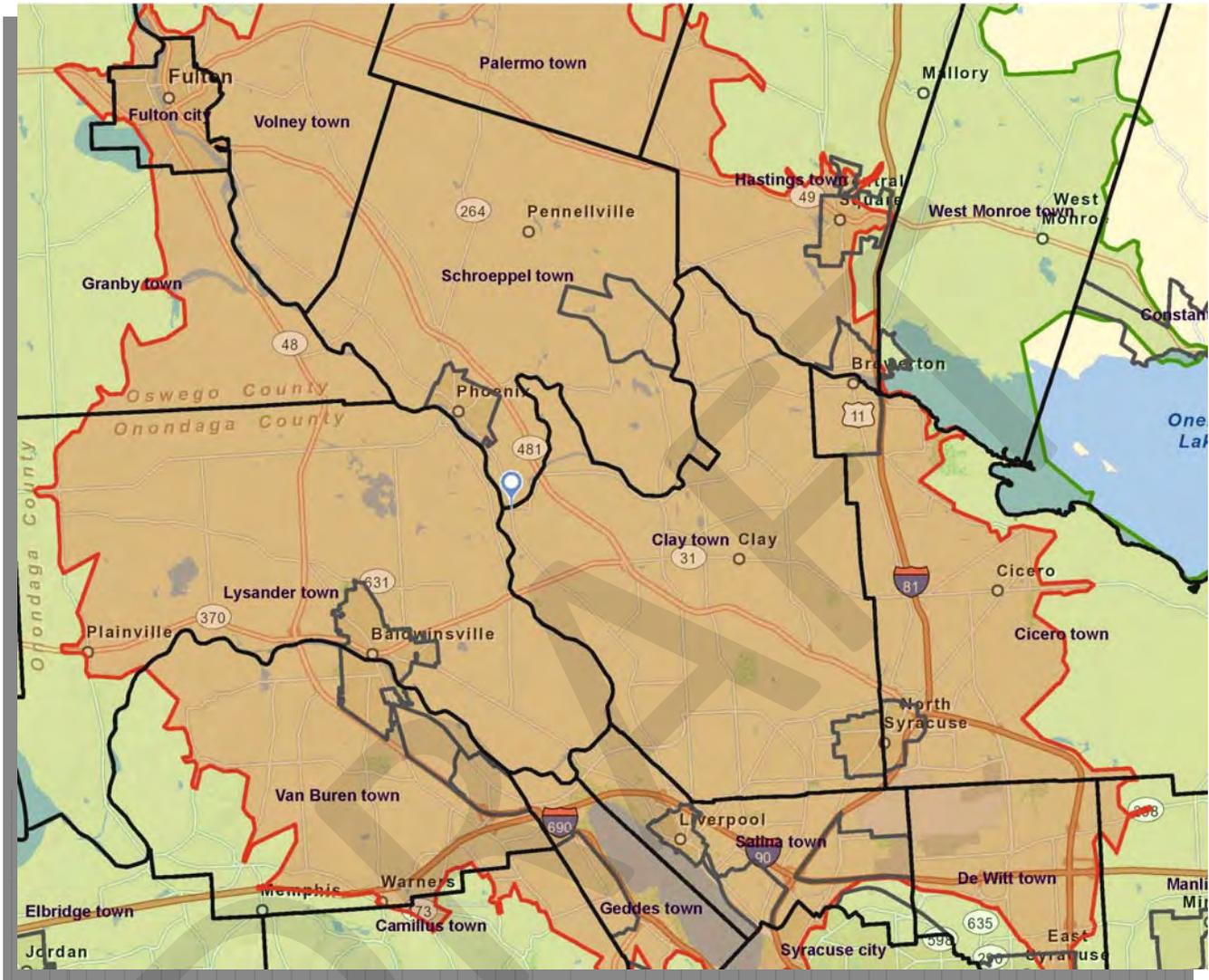
The Town of Clay is the largest town in Onondaga County, and serves as a retail hub for a broad regional market. Commercial development is mostly located along NYS Route 31, an east-west highway, and County Route 57, which links Clay to Phoenix and Liverpool. Although Route 31 has become a major retail corridor in recent years, it also serves as a *de facto* dividing line for development in the Town: the area north of Route 31 is mostly undeveloped due to the area's distance from Syracuse and the lack of municipal sewer.

There are multiple retail nodes in the Town of Clay. These include Moyers Corners at the intersection of Routes 31 and 57, one of the most heavily traveled intersections in the Town (approximately 2 miles south of Three Rivers Point), and the junction of Routes 31 and Interstate 481 (3.3 miles southeast).

Immediately east of the Route 31/I-481 interchange is Great Northern Mall, an 894,000-square foot regional shopping center owned by the Macerich Company. Built in 1988 and renovated in 2006, the mall is anchored by Macy's, Sears, Dick's Sporting Goods, and Regal Cinemas. Other major tenants include Old Navy, Aéropostale, The Children's Place, and Christopher & Banks. The mall has eight restaurants, mostly of the fast-food/fast-casual variety (e.g., Arby's, Subway, Ruby Tuesday). According to mall management, Great Northern Mall primarily caters to families. It attracts shoppers from 25+ miles away, serving a trade area of more than 335,000 residents in 135,925 households.⁵

⁵ *Market Profile - Great Northern Mall*, updated March 2013. Accessed at www.macerich.com.

Proposed Three Rivers BOA Retail Trade Area (20-Minute Drivetime Zone)



To the west of the Route 31/I-481 interchange is COR Center, a regional power center with more than 515,000 square feet of retail space on 100 acres. Major tenants include Home Depot, Kohl's, PetsMart, Price Chopper, Target, TJ Maxx, and Bed Bath & Beyond. Panera Bread, two fast-food restaurants, and an auto dealership face Route 31. On the opposite side of Route 31 is Clay Centre, which has Lowe's and Hobby Lobby. Retail development along this strip has increased significantly in the last ten years. Retailers such as Barnes & Noble and Sports Authority, and chain restaurants like Red Lobster, Chili's, Smokey Bones, and Outback Steakhouse, occupy the south side of Route 31. Best Buy, Wegmans, Applebee's, and a Fairfield Inn are located on the north side between COR Center and I-481. In June 2013, the former Sam's Club building on Route 31 was torn down to make way for a new 150,000-square-foot WalMart SuperCenter expected to open in fall 2014.

Retail centers outside the Town of Clay – but within the defined trade area – include the Route 31 and Route 11/Brewerton Road corridors in Cicero, the hamlet of Brewerton on the western end of Oneida Lake, and the downtown cores in the Villages of North Syracuse, Baldwinsville, and Liverpool. Notably, retail development in the villages, which historically served as trading centers and canal communities, is more traditional and pedestrian-friendly.

A market analysis prepared for the Village of Liverpool in 2005 notes that these “traditional retail centers” have been successful by distinguishing themselves from suburban models. The Villages of Baldwinsville and Skaneateles are cited as “prospering examples” whose success “can be attributed to a number of marketing and locational factors... [Both] have engaged their waterfronts by integrating retail opportunities and community events. Expanding upon the natural assets is a variety of specialty shops, restaurants, and entertainment venues. Rather than competing directly with large format suburban retail, the places have created special destinations that emphasize the traditional character of their urban environments and their historical connections to bodies of water.”⁶

In Syracuse to the south, one of the commercial highlights of the last two years has been the expansion of the former 1.6 million square foot Carousel Center to what is now known as Destiny USA, with an additional 800,000 square feet of retail space. Improvements have been made and a dynamic array of new stores, restaurants, and even entertainment venues have been brought in, adding to an existing mix of more than 200 retail stores and premium outlets. The changes have made Destiny USA not only a retail destination, but also a family entertainment center.

It remains to be seen how this megamall will impact other retail centers in the region, but it is clearly a tourism draw. News articles report that Destiny USA attracts shoppers from throughout New York State, Pennsylvania, and even Canada; there has been a dramatic increase in tour bus visits. *Travel and Leisure* magazine projects that Destiny USA will be the second most visited shopping center in the country, behind the Mall of America in Minneapolis, at the end of its first full year in operation. Nevertheless, consumers looking for a local atmosphere, less stimulation, and more personalized service may opt to shop and dine closer to home.

Trade Area Demographics

This section presents the demographic, socioeconomic, and consumer characteristics of residents in the retail trade area, defined as the area within a 20-minute drivetime of Three Rivers Point. Information on the Town of Clay is included for comparison purposes.

The 2010 population of the retail trade area is 192,322, an increase of 3.4% from 186,004 in 2000 (**Table 9**). The Town of Clay represents about 30% of the trade area population. Notably, the trade area is projected to experience a moderate population increase (+2.6%) by 2017. This is a higher rate of growth than in the Town of Clay (+1.8%) or the Syracuse MSA (+1.5%).

There are 78,675 households living in the trade area, and ESRI projects a 3.1% increase, to 81,151 households, by 2017. Again, the number of households is increasing faster in the trade area than in Clay (+1.9%) or the Syracuse area (+2.0%) overall.

⁶ Basile Baumann Prost & Associates, Inc., *Village of Liverpool Commercial Market and Retail Analysis*, July 2005, p. 31.

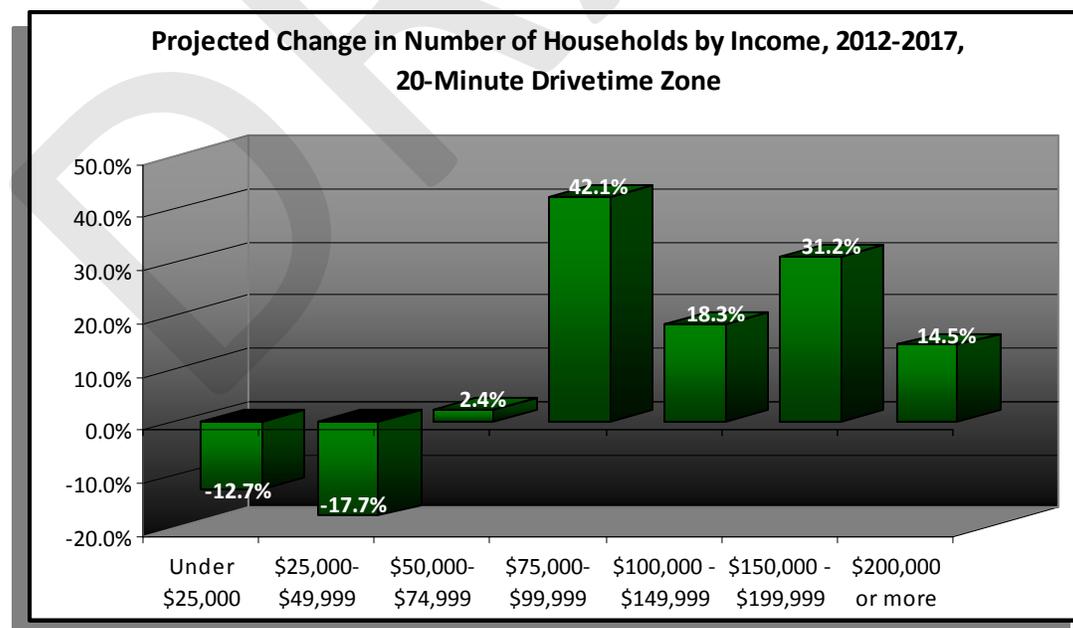
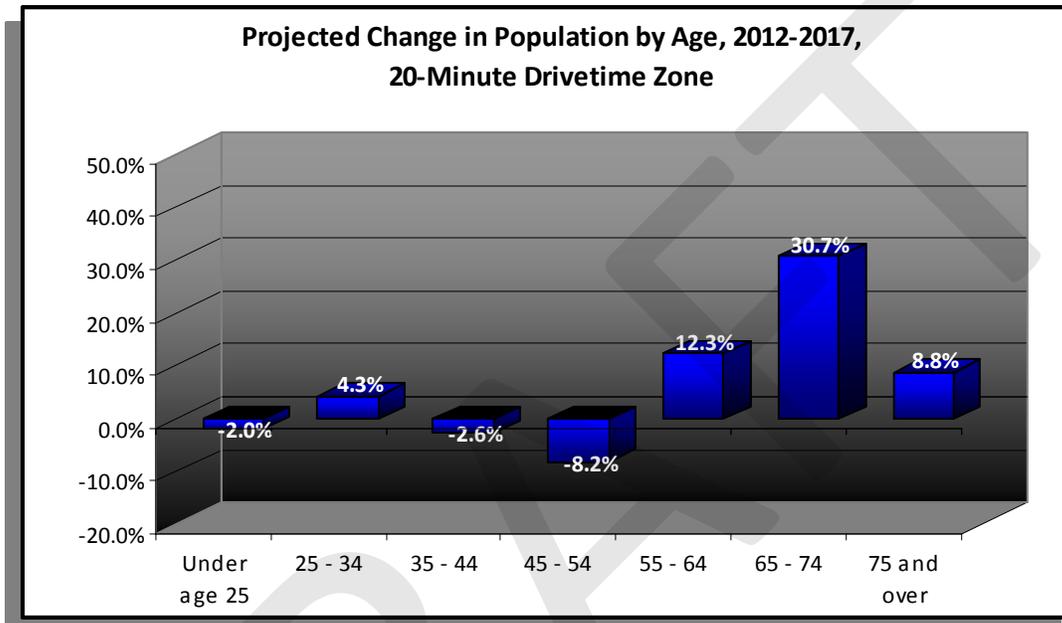
Table 9 > Retail Trade Area Demographics

	20-Minute Drivetime Zone	Town of Clay
Population		
2000 Census	186,004	58,805
2010 Census	192,322	58,206
2017 projection	197,312	59,234
% Change, 2000-2010	3.4%	-1.0%
% Change, 2010-2017 (proj.)	2.6%	1.8%
Households		
2000 Census	73,528	22,267
2010 Census	78,675	23,202
2017 projection	81,151	23,646
% Change, 2000-2010	7.0%	4.2%
% Change, 2010-2017 (proj.)	3.1%	1.9%
Average Household Size		
2000 Census	2.52	2.63
2010 Census	2.43	2.50
2017 projection	2.42	2.50
% Change, 2000-2010	-3.6%	-4.9%
% Change, 2010-2017 (proj.)	-0.4%	0.0%
Population by Age, 2010		
Under age 25	60,004 (31.2%)	18,499 (31.8%)
25 - 34	23,655 (12.3%)	7,834 (13.5%)
35 - 44	26,348 (13.7%)	8,049 (13.8%)
45 - 54	31,156 (16.2%)	9,243 (15.9%)
55 - 64	24,425 (12.7%)	7,557 (13.0%)
65 - 74	14,039 (7.3%)	3,913 (6.7%)
75 and over	12,693 (6.6%)	3,111 (5.3%)
Median Age		
2010 Census	40.2	38.7
2017 projection	41.0	39.4
% Change, 2010-2017 (proj.)	2.0%	1.8%
Households by Income, 2012 Estimates		
Under \$25,000	15,530 (19.6%)	3,185 (13.7%)
\$25,000 - \$49,999	21,394 (27.0%)	6,323 (27.2%)
\$50,000 - \$74,999	17,511 (22.1%)	5,789 (24.9%)
\$75,000 - \$99,999	10,221 (12.9%)	3,464 (14.9%)
\$100,000 - \$149,999	10,697 (13.5%)	3,510 (15.1%)
\$150,000 - \$199,999	2,536 (3.2%)	674 (2.9%)
\$200,000 or more	1,347 (1.7%)	325 (1.4%)
Median household income	\$52,609	\$56,660
Median disposable income	\$40,364	\$43,930

Source: ESRI (estimates and projections), U.S. Census Bureau, and E.M. Pemrick and Company.

Recent Census figures show that 52.0% of the households in the trade area are married-couple families, 16.0% are other family households, and 32.0% are non-family households, mostly individuals living alone. One-third of all trade area households have related children under age 18 present.

The trade area population is relatively mature, with a median age of 40.2, compared to 38.7 for the Town of Clay. Nearly 27% of the population is age 55 or older. Growth is anticipated among the 55-64 and 65-74 age cohorts as the vast Baby Boom generation continues to age (the last of the Baby Boomers are now entering their 50s).



Household income is a good indicator of both personal wealth and purchasing power. In 2012, the trade area had an estimated median household income of \$52,609. This is about 93% of the median household income in the Town of Clay; however, Clay is among the most affluent communities in the Syracuse area and trade area income levels are generally on par with the Syracuse MSA. By 2017, the number of households in the higher income brackets is expected to increase significantly: for example, the number of trade area households earning \$100,000 to \$149,999 annually is projected to rise by 18.3%.

Market Segmentation

Market segmentation is a technique often used to classify consumers based on demographic and socioeconomic attributes, lifestyles, and spending behaviors. This information is used by retail stores and restaurants to better understand their customers (existing as well as prospective), develop effective marketing strategies, and identify future locations for growth.

Developed by ESRI Business Information Solutions, Community Tapestry categorizes U.S. neighborhoods into 65 distinct clusters, or market segments. ESRI identifies the top five Tapestry segments that characterize residents in the trade area:

- *Cozy and Comfortable* (11.8%),
- *Rustbelt Retirees* (11.6%),
- *Sophisticated Squires* (7.6%),
- *Midlife Junction* (5.6%), and
- *Prosperous Empty Nesters* (5.2%).

The top five segments characterizing Clay residents in particular are

- *Cozy and Comfortable* (24.3%),
- *Sophisticated Squires* (15.3%),
- *Young and Restless* (11.3%),
- *Rustbelt Retirees* (8.8%), and
- *Milk and Cookies* (7.9%).

These Tapestry segments are summarized in **Table 10** below.

Table 10 > Top Tapestry Market Segments

Market Segment	Demographic, Socioeconomic, and Residential Characteristics	Consumer Preferences and Lifestyle
Cozy and Comfortable	<ul style="list-style-type: none"> ▪ Middle-aged married couples with and without children ▪ Upper middle-class ▪ Live in single-family homes in older neighborhoods, often in the homes in which they raised their children ▪ Older, but not ready to retire ▪ Work in professional, managerial, and service occupations in a variety of industries ▪ Often have investment income in addition to wages and salary 	<ul style="list-style-type: none"> ▪ Tend to spend money on home improvement and remodeling projects ▪ Take domestic vacations ▪ Dine out often at family restaurants ▪ Watch TV and read Sunday newspapers
Rustbelt Retirees	<ul style="list-style-type: none"> ▪ Mostly married couples with no children or singles who live alone ▪ 1/3 are age 65 and over ▪ Middle class – incomes slightly below the U.S. median ▪ Many still work, but also earn income from interest/dividends and Social Security 	<ul style="list-style-type: none"> ▪ Have lived in the same house for years ▪ Politically conservative ▪ Participate in political activities, fraternal organizations, or unions ▪ Eat at family restaurants when they dine out ▪ Tend to watch their pennies and look for bargains at discount stores
Sophisticated Squires	<ul style="list-style-type: none"> ▪ Mostly married-couple families, ages 35-54 ▪ Upper middle-class, dual-income ▪ Live in new residential subdivisions ▪ Employed in white-collar jobs ▪ May have long commute times 	<ul style="list-style-type: none"> ▪ Live a “cultured country life on the urban fringe” ▪ Spend on lawns and landscaping ▪ Own 2 or more cars ▪ Enjoy power boating, taking photos, playing golf
Midlife Junction	<ul style="list-style-type: none"> ▪ Mix of families and singles who live alone or share housing ▪ 20% are age 65 and over ▪ Middle class ▪ Most are still working, though labor force participation rates are below the U.S. average ▪ 1/3 receive Social Security 	<ul style="list-style-type: none"> ▪ Generally live quiet, settled lives ▪ Careful spenders, always looking for bargains ▪ Eat at family and fast food restaurants ▪ Go fishing and take walks
Prosperous Empty Nesters	<ul style="list-style-type: none"> ▪ Married couples transitioning from child-rearing to retirement ▪ More than half are age 55+ ▪ Upper middle class and well-educated - 39% have at least a bachelor’s degree ▪ Work or have worked in professional and management occupations, especially in education or health care ▪ Invest prudently for the future 	<ul style="list-style-type: none"> ▪ Live in established neighborhoods ▪ Take pride in their homes and communities ▪ Tend to place a high value on their financial and physical well-being ▪ Exercise regularly ▪ Avid readers of books and newspapers

Table 10 > Top Tapestry Market Segments

Market Segment	Demographic, Socioeconomic, and Residential Characteristics	Consumer Preferences and Lifestyle
Young and Restless	<ul style="list-style-type: none"> ▪ Young, active population – 2/3 are under age 35 ▪ Middle class – incomes slightly below the U.S. median ▪ Tend to have more disposable income because most do not have children ▪ Educated and career-oriented – will relocate for a better job ▪ Live in diverse neighborhoods, mostly in multiunit rental housing 	<ul style="list-style-type: none"> ▪ Pursuing their careers and living a busy lifestyle ▪ Technologically sophisticated - shop, bank, socialize, and job-hunt online ▪ Go to bars, nightclubs, and movie theaters ▪ Work out at the gym and play sports
Milk and Cookies	<ul style="list-style-type: none"> ▪ Young, affluent married couples just starting their families or with young children ▪ “Upscale living on an allowance” ▪ Middle class ▪ Many dual-income families ▪ Most have attended college 	<ul style="list-style-type: none"> ▪ Family-oriented lifestyle ▪ High rate of dog ownership ▪ Purchase a lot of baby and children's products ▪ Buy prepared dinners and fast food to save time

Source: ESRI and E.M. Pemrick and Company.

Retail and Restaurant Spending

Various categories of retail spending by households in the retail trade area and the Town of Clay are shown in **Table 11** and include food at home, apparel and accessories, entertainment and recreation, household furnishings and equipment, alcoholic beverages, and computer hardware and software. The data are derived from the annual Consumer Expenditure Survey conducted by the Bureau of the Labor Statistics and reflect expenditures by residents regardless of where the purchases are made. Generally speaking, Clay households tend to spend more on retail goods than the national average because median income levels are higher.

Table 11 > Estimated Retail Expenditures

	20-Minute Drivetime Zone	Town of Clay
Food At Home		
Total Annual Spending	\$367,280,202	\$111,497,324
<i>Average Spending Per Household</i>	<i>\$4,635</i>	<i>\$4,796</i>
Apparel and Accessories		
Total Annual Spending	\$109,951,716	\$34,201,263
<i>Average Spending Per Household</i>	<i>\$1,388</i>	<i>\$1,471</i>
Entertainment and Recreation		
Total Annual Spending	\$245,557,641	\$75,384,038
<i>Average Spending Per Household</i>	<i>\$3,099</i>	<i>\$3,243</i>
Household Furnishings and Equipment		
Total Annual Spending	\$109,111,370	\$33,333,754
<i>Average Spending Per Household</i>	<i>\$1,377</i>	<i>\$1,434</i>
Alcoholic Beverages		
Total Annual Spending	\$38,637,582	\$12,043,216
<i>Average Spending Per Household</i>	<i>\$488</i>	<i>\$518</i>

Table 11 > Estimated Retail Expenditures

	20-Minute Drivetime Zone	Town of Clay
Computer Hardware and Software		
Total Annual Spending	\$18,011,571	\$5,613,309
Average Spending Per Household	\$227	\$241

Source: ESRI and E.M. Pemrick and Company.

Apparel and Accessories: women’s, men’s, and children’s clothing; footwear; watches and jewelry; apparel products and services.

Entertainment and Recreation: fees and admissions; televisions; pets; toys and games; reading; sports, recreation, and exercise equipment; photo equipment and suppliers.

Household Furnishings and Equipment: furniture; major appliances; household textiles; rugs; housewares; small appliances; telephones; luggage; lawn and garden.

According to the National Restaurant Association, the typical U.S. household spends an average of \$2,620 on food away from home. This represents roughly 41% of the total food budget. Generally speaking, households in urban and suburban areas spend more on food away from home than those located in rural areas. Restaurant spending is strongly influenced, however, by a variety of demographic and socioeconomic characteristics.

One of the most significant factors affecting consumer spending on food away from home is income; in general, the higher the income, the more households spend on dining out. Households with annual incomes of \$100,000 or more, for example, spent an average of \$5,336 at restaurants in 2011, allocating 48% of their total food dollar on food away from home. In contrast, households with incomes of less than \$70,000 per year spent an average of \$1,728 at restaurants, allocating just 36% of their total food dollar on food away from home.⁷

Other characteristics influencing restaurant spending include age, household composition, occupation, and the number of wage earners in the household. On a per-household basis, households headed by people between the ages of 35 and 54 spend the most on food away from home, as do married couples with children age 6 and older.

Expenditure estimates purchased from ESRI indicate that trade area households spend \$231.5 million annually on food away from home, averaging \$2,921 per household. This represents about 39% of the total food budget. The “food away from home” category includes breakfast and brunch, lunch, dinner, snacks and nonalcoholic beverages at fast food and full-service restaurants, concession stands, buffets, and vending machines as well as at catered affairs (such as weddings) and dining out while on vacation.

Table 12 > Food Away from Home Expenditures

	20-Minute Drivetime Zone	Town of Clay
Total Annual Spending	\$231,451,991	\$71,706,686
Average Spending Per Household	\$2,921	\$3,084

Source: ESRI and E.M. Pemrick and Company.

A Market Potential Index, or MPI, measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100

⁷ Source: Consumer Expenditure Survey, U.S. Bureau of Labor Statistics, September 2012.

represents the U.S. average. **Table 13** shows the percentage of adults in the retail trade area who have visited various types of dining establishments in the last six months:

Table 13 > Market Potential Index, 20-Minute Drivetime Zone

	Percent of Adults	MPI
Dined out in last 12 months	52.8%	107
Visited family restaurant/steakhouse, last 6 months	75.8%	106
Visited family restaurant/steakhouse last month: 2-4 times	28.3%	105
Visited family restaurant/steakhouse last month: 5+ times	21.3%	110
Went to fast food restaurant, last 6 months	90.7%	102
Went to fast food restaurant 6-13 times/month	30.3%	105
Went to fast food restaurant 14+ times/month	24.9%	100

Source: ESRI and E.M. Pemrick and Company.

Retail Sales Profile

Table 14 below profiles the retail sector in the Town of Clay and the defined retail trade area. According to ESRI, the approximately 1,500 retail and dining establishments in the trade area generate an estimated \$2.0 billion in annual sales.

Table 14 > Retail Sales in the Trade Area and Town of Clay

Retail Category	20-Minute Drivetime Zone		Town of Clay		Clay As Pct. of Trade Area Sales
	Sales	Pct of Sales	Sales	Pct of Sales	
Food & Beverage Stores	\$537,499,995	26.5%	\$267,524,227	33.6%	50%
General Merchandise/Dept. Stores	\$392,367,951	19.3%	\$173,227,389	21.8%	44%
Eating & Drinking Places	\$269,128,856	13.3%	\$96,035,668	12.1%	36%
<i>Full-Service Restaurants</i>	\$125,177,217	6.2%	\$58,748,657	7.4%	47%
<i>Limited-Service Eating Places</i>	\$124,361,230	6.1%	\$34,444,601	4.3%	28%
<i>Special Food Services*</i>	\$8,783,780	0.4%	\$1,300,334	0.2%	15%
<i>Drinking Places</i>	\$10,806,629	0.5%	\$1,542,076	0.2%	14%
Health & Personal Care Stores	\$243,523,557	12.0%	\$53,126,141	6.7%	22%
Clothing & Accessories Stores	\$140,718,639	6.9%	\$38,655,981	4.9%	27%
Electronics & Appliance Stores	\$119,376,762	5.9%	\$36,102,189	4.5%	30%
Bldg Materials & Garden Supply Stores	\$84,870,994	4.2%	\$36,144,967	4.5%	43%
Furniture & Home Furnishings Stores	\$77,131,217	3.8%	\$44,512,404	5.6%	58%
Sporting Goods, Hobby, Book & Music	\$43,556,196	2.1%	\$16,110,103	2.0%	37%
Miscellaneous Store Retailers	\$121,383,772	6.0%	\$34,723,757	4.4%	29%
Total Retail Sales	\$2,029,557,939	100.0%	\$796,162,826	100.0%	39%

Source: ESRI and E.M. Pemrick and Company.

* Includes food service contractors and caterers.

With \$537.5 million in annual sales, food and beverage stores account for the largest share of total sales in the trade area. This category includes grocery stores, specialty food retailers (e.g., meat markets, bakeries), and beer, wine, and liquor stores. Next are general merchandise and department stores, with \$392.4 million, and eating and drinking places, generating a total of \$269.1 million in sales.

Overall, there are more limited-service eating places than full-service restaurants in the trade area, but total sales are slightly higher in full-service restaurants. Notably, Clay comprises roughly 30% of all full-service restaurants in the trade area, but nearly half of their sales. In other words, sit-down restaurants in Clay are more profitable than those located elsewhere within the 20-minute drivetime zone.

Capture rates for the retail trade area are shown in **Table 15**. A capture rate above 1.00 indicates retail sales in the trade area are greater than expected based on estimated resident demand. This usually occurs when businesses in a specific category attract customers from outside the area. Conversely, a capture rate *below* 1.00 indicates that the demand for goods and services is not being met locally, and consumer dollars are said to be “leaking” as consumers make purchases outside the trade area.

The data in Table 15 confirm Clay’s overall competitive position as a regional retail center. There are high capture rates in most retail categories, due in part to the presence of community and regional shopping centers, big-box retailers, name-brand department stores, supermarkets, and so on attracting people from a large geographic area. ESRI identifies only very modest leakages in three categories: “special food places” (food service contractors and caterers), clothing and accessories; and sporting goods, hobby, book, and music stores. There may be opportunities for small, independent retailers that can offer products not currently available in the region, possibly outside of a mall setting.

It is important to note that high capture rates and retail surpluses do not necessarily mean that the market cannot support additional retail businesses. On the contrary, it suggests that the retail sector is already drawing consumers to the area. This is an asset that can serve as the basis for generating additional traffic and commerce, provided that any new retail and dining establishments are able to find a niche in this competitive market.

Table 15 > Sales Leakage in the Trade Area

Retail Category	Estimated Leakage	Estimated Surplus	Capture Rate
Food & Beverage Stores		\$175,195,209	1.48
General Merchandise/Dept. Stores		\$78,009,148	1.47
Eating & Drinking Places		\$66,485,092	1.33
<i>Full-Service Restaurants</i>		\$21,298,900	1.21
<i>Limited-Service Eating Places</i>		\$48,649,142	1.64
<i>Special Food Services*</i>	\$8,187,308		0.52
<i>Drinking Places</i>		\$4,724,358	1.78
Health & Personal Care Stores		\$78,009,148	1.47
Clothing & Accessories Stores	\$5,391,257		0.96
Electronics & Appliance Stores		\$52,194,398	1.78
Bldg Materials & Garden Supply Stores		\$25,337,134	1.43
Furniture & Home Furnishings Stores		\$29,476,481	1.62
Sporting Goods, Hobby, Book & Music	\$3,053,240		0.93
Miscellaneous Store Retailers		\$62,939,130	2.08
Total Retail		\$647,122,154	1.47

Source: ESRI and E.M. Pemrick and Company.

Restaurant Supply Assessment

Restaurants within the 20-minute drivetime zone were inventoried by the consultant using information from ESRI Business Analyst Online, Bing.com, the website of chambers of commerce and individual restaurants, and other online sources. Based on this inventory, there are currently more than 200 restaurants in the retail trade area. Approximately 30% are fast-food establishments, while 17% are pizzerias with limited service (**Table 16**). The remainder are full-service or sit-down restaurants, ranging from the growing midscale casual dining segment to family restaurants and diners to dining establishments offering ethnic specialties (Italian, Chinese, Thai, Indian, Mexican). Other categories include cafes, pubs and taverns, steakhouses, and seafood restaurants.

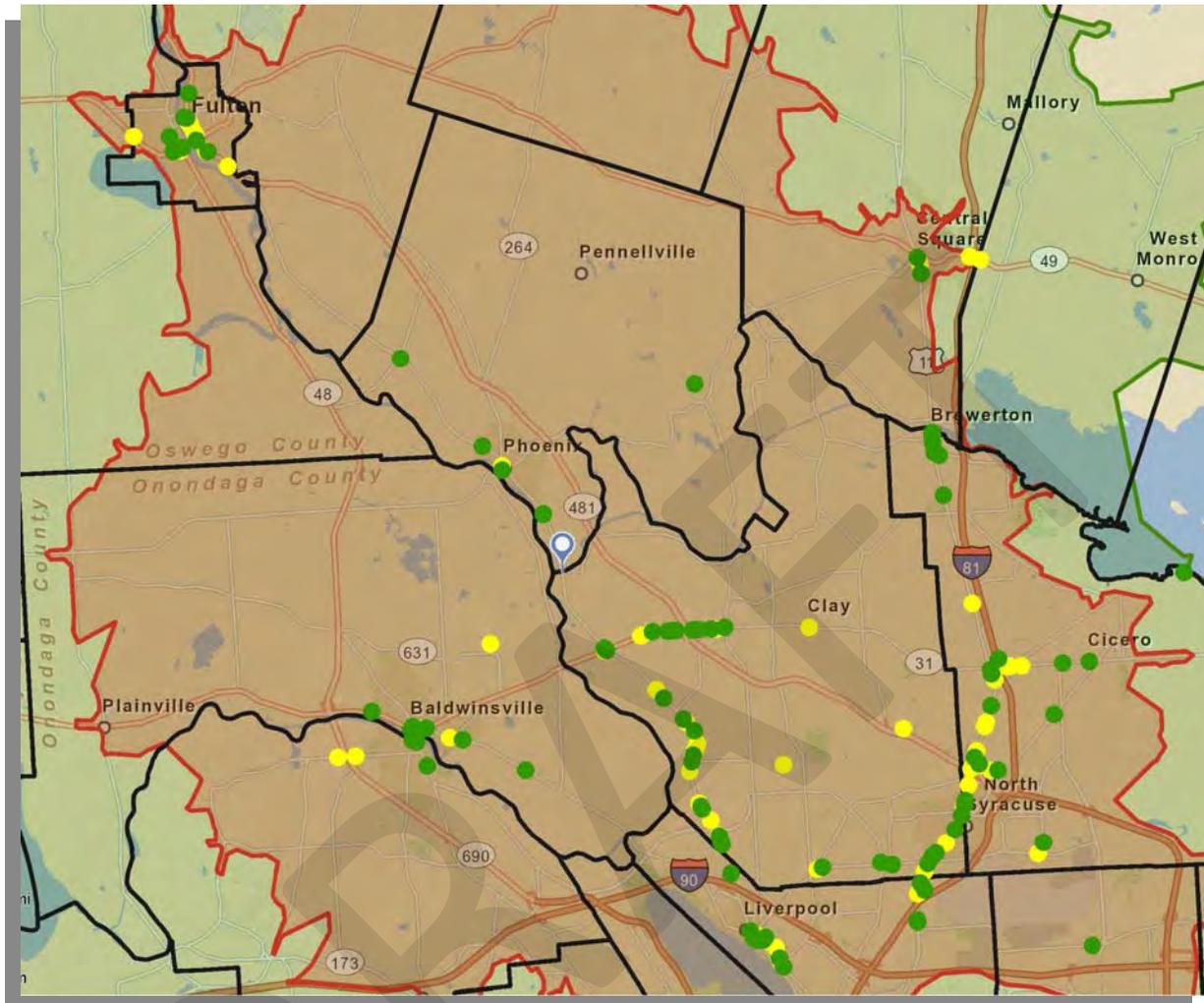


The map below shows the locations of fast-food establishments and pizzerias (yellow dots) and full-service restaurants (green dots); some dots denote more than one establishment, as in the case of strip malls. As the map indicates, the majority of dining establishments are located along major retail corridors such as Route 31 and Oswego Road in Clay and Route 11 in Cicero. Restaurants are also clustered in the Villages of Baldwinsville, Liverpool, and North Syracuse in Onondaga County and the City of Fulton and Village of Central Square in Oswego County.

Table 16 > Trade Area Restaurant Summary

Category	Percent	Examples
Fast food	29.6%	McDonald's, Arby's, Subway, Moe's Southwest Grill
Pizzeria	16.9%	Gino and Joe's Pizza, Hometown Pizzeria
Asian	10.8%	Sweet Basil Thai House, Sahota Palace Indian Restaurant
Family restaurant or diner	8.5%	Euclid Restaurant, B'ville Diner, Larkins
Chain/franchise full-service	7.5%	Applebee's, Red Lobster, Ruby Tuesday, Olive Garden
Italian	5.6%	Basil Leaf Ristorante, Twin Trees Restaurant
Waterfront	4.7%	Lock 24 Restaurant, Waterfront Tavern, Calypso Cay
Pub/restaurant	4.2%	Meghan MacMurphy's, Coppertop Tavern, Sharkeys Sports Lounge
Café	4.2%	Canal Walk Café, Jolime Fresh Garden Café
<i>All other categories</i>	<i>8.0%</i>	<i>Includes barbecue, steakhouse, seafood, Mexican, etc.</i>
Total	100.0%	

Source: E.M. Pemrick and Company research.



Ten restaurants are located directly on the waterfront: Sammy Malone’s, Lock 24 Restaurant, and the Suds Factory River Grill in Baldwinsville; The Waterfront Tavern, Calypso Cay, Jake’s Grub and Grog, Anchor Bar & Grill, and Castaways in Brewerton; Tavern on the Lock in Fulton; and Borio’s Restaurant, which lies just outside the 20-minute drivetime zone, in Cicero. The dining establishments in Baldwinsville are on the Seneca River and Barge Canal, while the Brewerton and Cicero establishments are either on Oneida Lake, or at the mouth of the Oneida River where it meets the lake. The Waterfront Tavern and Castaways both offer “boat-up service,” meaning boaters can place their orders dockside. Calypso Cay operates seasonally.

Table 17 > Waterfront Restaurants Within A 20-Minute Drivetime

Name	Location	Driving Distance (mi.)	Comments
Lock 24 Restaurant	Baldwinsville	5.2	Paper Mill Island, on the Seneca River with a view of Lock 24.
Sammy Malone’s	Baldwinsville	5.8	On the north side of the Seneca River, next to the bridge crossing to Paper Mill Island.
Suds Factory River Grill	Baldwinsville	5.9	Paper Mill Island, on the Seneca River; opened December 2012; no on-site parking.
Waterfront Tavern	Brewerton	10.1	At the mouth of the Oneida River where it meets Oneida Lake; offers boat-up service.
Calypso Cay	Brewerton	10.3	At the mouth of the Oneida River where it meets Oneida Lake; next to Fort Brewerton. Seasonal only. Reportedly has experienced changes in ownership and did not open in summer 2012.
Jake's Grub & Grog	Brewerton	10.6	On Oneida Lake, just north of Castaways.
Anchor Bar & Grill	Brewerton	10.7	On the north side of the Oneida River, west of Route 11.
Castaways	Brewerton	11.4	On Oneida Lake, west of I-81. Offers boat-up service.
Tavern on the Lock	Fulton	12.0	On the Oswego River and canal.
Borio's Restaurant	Cicero	13.7	On Oneida Lake; located in a residential area about a quarter-mile from the Lake Shore Yacht and Country Club.

Source: E.M. Pemrick and Company research.

Note: Mileage listed is based on Google Maps and measures the driving distance from Three Rivers Point.

Some waterfront restaurants offer entertainment and events. The Waterfront Tavern, for example, features live concerts Thursday and Sunday evenings during the summer months, while Jake’s Grub & Grog has a DJ on Friday nights and live local music on Saturdays. Sammy Malone’s has occasional “Brew Your Own Beer” events and Lock 24 Restaurant has “open mic” nights on Tuesdays.

The physical settings of these restaurants vary. The four Baldwinsville restaurants benefit from their proximity to the Budweiser Paper Mill Amphitheater, providing a built-in market (at least during the summer); the Amphitheater holds weekly summer concerts and hosts Independence Day fireworks, drawing spectators from throughout the region. Many patrons enjoy walking in the Village, which has a pedestrian-friendly character. The historic Red Mill Inn is also close by.



With the exception of Calypso Cay and the Waterfront Tavern, which are on opposite sides of Route 11, the waterfront dining establishments restaurants in Brewerton are more spread out. Unlike Baldwinsville, Brewerton is much more oriented to vehicular (and boat) traffic than to pedestrians, and there are few places in the vicinity to walk or bike. Some properties seem dated.

Borio's, in Cicero, is located in a residential neighborhood near the Lake Shore Yacht Club. The Yacht Club, which offers memberships starting at \$3,000 per year, has a fine dining restaurant in its clubhouse, open year-round. The proximity of this upscale club probably adds to Borio's customer base.

The Suds Factory River Grill is the newest of the waterfront restaurants, having opened on Baldwinsville's Paper Mill Island in December 2012. The restaurant is an offshoot of the Syracuse Suds Factory in Armory Square; unlike the original establishment, however, beer is not brewed on-site. The two-level restaurant in Baldwinsville, which has a roofed deck area overlooking the Seneca River, serves a pub menu downstairs and a somewhat more upscale menu in the upstairs dining area. Another restaurant, Basta Italian Restaurant, is set to open in the building next door.



The menus at the waterfront restaurants generally feature either a blend of seafood, steak, and pasta entrees, and/or burgers, chicken wings, and pizza. Sammy Malone's describes itself as an "upscale pub," with specialty sandwiches, paninis, wraps, soups, and salads; it offers 34 craft beers on tap. However, none of these restaurants meet the definition of "fine dining" establishments, which typically feature dedicated meal courses and highly-trained wait staff dressed in formal attire, among other characteristics.

Banquet Facilities

Given the potential to accommodate banquets, weddings, and other special events at Three Rivers Point, existing dining establishments with banquet facilities within a 20-minute drivetime of the proposed BOA were also inventoried (**Table 18**). The inventory was restricted to restaurants, and excluded lodging facilities with banquet halls and meeting rooms.

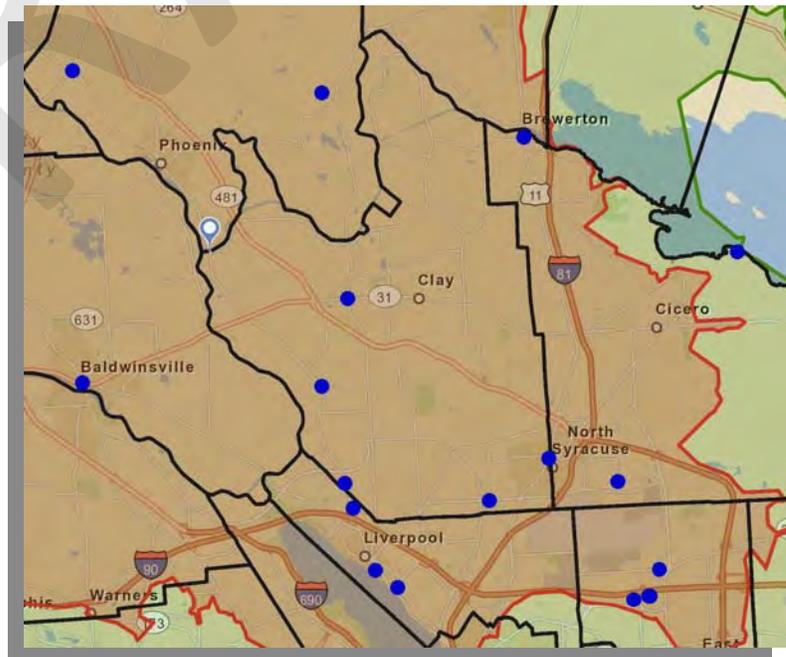


Table 18 > Restaurants with Banquet Facilities Within A 20-Minute Drivetime

Name	Location	Driving Distance (mi.)	Comments
Meghan MacMurphy's	Clay	4.0	Can accommodate 30 to 200 guests. Buffet and station menus available starting at \$11.95 per person (pp).
Euclid Restaurant	Clay	4.0	Can accommodate up to 100 guests. Banquet menu starting at \$10.95 pp, buffet menu for 35 or more starting at \$10.95 pp.
Restaurant at Mohegan Manor	Baldwinsville	5.0	Can accommodate 10 to 200 guests, with several configurations. Large porch in back overlooking a garden with fountain. Banquet facilities packages \$500 and up.
R F H's Hideaway	Schroepfel	5.3	Buffets for 30 or more people starting at \$11.99 pp; sit-down dinners also available. Motel on site.
Pier 57	Liverpool	6.3	Can accommodate up to 60 guests. Dinner banquets start at \$14.95 pp, buffets at \$13.95 pp. Full service catering also available.
Sharkeys Eclectic Sports Lounge	Liverpool	6.8	Three rooms that can accommodate groups of varying sizes. Buffets starting at \$16 pp; banquet options ranging from \$10 to \$14 pp. Beverage menu (open bar, etc.) with per-person prices based on a minimum of 100 guests.
Monirae's Restaurant	Schroepfel	7.4	Can accommodate "more than 200" guests in banquet room or outdoor courtyard. Buffets starting at \$10.95 pp, sit-down dinners at \$13.95 pp. Off-site catering also available.
The Barking Gull	Liverpool	8.5	Located near the shore of Onondaga Lake at Onondaga Park. Can accommodate 50 or more guests, year-round. Dinner buffets starting at \$24.95 pp, picnic and cocktail packages starting at \$18.95 pp, and clambake package at \$35.95 pp. Tropical themed decor; catered by The Retreat.
Santangelo's Restaurant	Liverpool	9.0	Two private rooms that can accommodate parties of 15-25 guests and 30-40 guests, respectively. Family-style menu starts at \$21.99 pp. Off-premise catering also available.
Waterfront Tavern	Brewerton	10.1	Dockside dining on Oneida Lake with newly remodeled deck. Menu options include barbecue, all-American, Italian style, pizza, and buffet-style, starting at \$12.95 per person.
Basil Leaf Pizzeria	N. Syracuse	10.5	No information on banquets available on website. Relocating to the intersection of Brewerton and E. Taft Roads in October 2013; will increase seating from 90 to 190.
Jake Hafner's Restaurant and Tavern	N. Syracuse	10.6	Banquet room and outdoor patio; both can accommodate up to 45 guests. Dinner buffets starting at \$17.99 pp.
Jake's Grub & Grog	Brewerton	10.6	On Oneida Lake. Website under construction.

Table 18 > Restaurants with Banquet Facilities Within A 20-Minute Drivetime

Name	Location	Driving Distance (mi.)	Comments
Spinning Wheel Restaurant	N. Syracuse	13.6	Can accommodate 50 to 1,500 guests. Buffets starting at \$16.95 pp. Specializes in clambakes; other menu options include family picnics, prime rib and personalized buffets, and family picnics. Landscaped grounds. Family fun center on-site with go-karts, mini-golf, batting ranges, etc.
Borio's Restaurant*	Cicero	13.7	Can accommodate up to 275 guests in one of two banquet rooms, both of which have panoramic views of Oneida Lake. Banquets start at \$17.95 per person; buffet and station menus also available. Family-owned and operated.
Barbagallo's	DeWitt/ East Syracuse	14.6	Can accommodate 10 to 500 guests, with choice of 3 rooms. Banquet/sit down dinners and buffets starting at \$18.75 per person.
Joey's Restaurant	DeWitt/ East Syracuse	14.8	Italian food, with a range of dining options. Off-site catering also available.
Justin's Tuscan Grill*	DeWitt/ East Syracuse	17.6	Three private dining rooms that can accommodate parties from 10 to 40 guests and a banquet room that can accommodate up to 250 people. The banquet room is elegantly decorated and features a centrally located dance floor and an outdoor patio. Buffet, sit down, and station menus available. Many hotels nearby.
Grimaldi's Luna Park*	DeWitt/ East Syracuse	17.6	Can accommodate 10 to 100 guests. Italian style buffet served family style.

Source: E.M. Pemrick and Company research.

Note: Mileage listed is based on Google Maps and measures the driving distance from Three Rivers Point.

* - These locations are just outside the 20-minute drivetime zone.

The nineteen restaurants inventoried are located in Clay, Baldwinsville, Liverpool, Brewerton, North Syracuse, Cicero, and DeWitt in Onondaga County and in Schroepfel in Oswego County. Most can handle up to 100 guests, with seven able to accommodate up to 200. The largest facility, Spinning Wheel Restaurant in North Syracuse, has a capacity for up to 1,500 guests.

Only three of the restaurants with banquet facilities are on the waterfront: Waterfront Tavern and Jake's Grub & Grog in Brewerton, and Borio's Restaurant in Cicero. However, The Barking Gull in Liverpool is near the shore of Onondaga Lake, and other establishments offer outdoor settings in season, with courtyards, porches, patios, and elegant gardens that lend themselves to formal occasions like weddings.

Prices for banquets and buffets start at \$10.95 per person, depending on menu options, reaching as high as \$35.95 per person for clambake packages. Most buffets range from about \$12 to \$19, with somewhat higher prices for banquets and sit-down dinners.

5. Tourism Market Analysis

The visitor market is also an important segment to be considered in the context of Three Rivers Point. While a detailed analysis of the attractions and amenities in the Greater Syracuse area is outside the scope of this project, the discussion provides an overview of tourism trends and resources, and the visitors that represent another potential market for commercial activity in the proposed BOA.

According to the annual *Economic Impact of Tourism in New York State* report which describes the continued growth of travel and tourism in the state and its counties, visitor travel spending in Onondaga County increased to \$791.1 million in 2012 (**Table 19**). This reflects an increase of 3.5% from \$764.3 million in 2011. Of total visitor spending in Onondaga County in 2012, approximately 27% was spent at restaurants, 24% on transportation, 23% on lodging, 20% on retail purchases, and 3% on recreation. Overall, the tourism sector supported more than 16,700 jobs, or 7.0% of total employment in Onondaga County in 2012, generating \$60.3 million in local tax revenues.⁸

Table 19 > Onondaga County Tourism Impact Summary

	2010	2011	2012
Visitor Travel Spending	\$723.6 million	\$764.3 million	\$791.1 million
Food & Beverage	\$198.5 million	N/A	\$210.8 million
Lodging	\$163.0 million		\$179.0 million
Retail & Service Stations	\$132.3 million		\$160.0 million
Transportation	\$183.5 million		\$188.5 million
Recreation	\$26.8 million		\$27.3 million
Second Homes	\$20.6 million		\$25.5 million
Local Taxes	\$56.2 million		\$59.1 million
Employment (Direct + Indirect)	16,418	15,689	16,727

Source: Syracuse Convention & Visitors Bureau, based on Tourism Economics data.

The Syracuse Convention & Visitors Bureau (SCVB) attributes the continued growth in tourism in Onondaga County to “the significant impact of our recent product changes including Destiny USA and the revitalization of downtown Syracuse.”⁹ Canadian visitation has been especially strong. Between 2010 and 2011, there was a 67% increase in Canadian visitors to www.VisitSyracuse.org, and a 19% increase in the number of visitor guides mailed to Ontario.¹⁰ And this year, on the weekend of Columbus Day, which coincides with Canadian Thanksgiving, Onondaga County reportedly had a 40% increase in hotel stays over the same time in 2012. Destiny USA attributes 38-40% of its sales to Canadian consumers.

According to the SCVB, Onondaga County attracts five million visitors annually, with roughly 35% staying overnight. Approximately 85% of the overnight visitors come from leisure, with shopping and fine dining the most popular activities. A recent study prepared for the SCVB asserts that the majority of

⁸ Tourism Economics. *The Economic Impact of Tourism in New York, 2012 Calendar Year, Finger Lakes Focus*. June 2013. Accessed at www.visitsyracuse.org/uploads/files/NYS_Tourism_Impact_-_Finger_Lakes_v2.pdf.

⁹ CNY Central, “Onondaga County sees big benefits from tourism,” June 24, 2013. Accessed at www.cnycentral.com/news/story.aspx?id=913408.

¹⁰ Syracuse Convention & Visitors Bureau, *2012 Annual Report*. Accessed at www.visitsyracuse.org/uploads/files/2012AnnualReport.pdf.

attractions in the Syracuse area “cater to a local or nearby county audience. However, the expansion of the Carousel Center to Destiny USA is a game changing event effectively expanding the drive market to Syracuse. This will bring in new visitors unfamiliar with Syracuse and what the area has to offer... The challenge for the county is to redistribute these shoppers to dine and experience other attractions/ locations during their trip to Syracuse.”¹¹

An interview with a representative of the SCVB confirmed that Destiny USA has become “a major magnet,” but visitors are indeed traveling “all over the county” for lodging and activities. I-81 provides a direct link between Ottawa and Onondaga County. “Canadians are coming not just for the day or for one night, but for *several* nights,” spending a day or two at the mall before going off in search of other things to do and see. Popular activities include attending athletic events at Syracuse University, viewing exhibits at the Everson Museum of Arts, renting bikes to ride around Onondaga Lake Park, and cruising the Erie Canal on a tour boat; boat cruises are gaining in popularity. In spite of their limited resources – most are operated by volunteers – even the County’s small local history museums serve as “little gems” for visitors to experience.

As shown in **Table 20**, tourism attractions and activities within a 20-minute drivetime of the proposed BOA include golf courses, sports facilities, historic sites, museums, and public parks. The area also has several state wildlife management areas and a nature center with trails.

Table 20 > Selected Tourism Assets Within a 20-Minute Drivetime of Three Rivers Point

Description	Location	Comments
Abbott Farms	Baldwinsville/ Lysander	50-acre “u-pick” farm with strawberries, raspberries, cherries, blueberries, sweet corn, potatoes, tomatoes, apples, and pumpkins. Fall Festival Days, tours, corn maze, bakery, ice cream.
Beaver Lake Nature Center	Baldwinsville/ Lysander	650-acre nature center offering over 400 educational and recreational programs per year; 9 miles of trails for walking, birdwatching, and exploring nature. Open year-round.
Boat Cruises via the Mid-Lakes Navigation Company	Baldwinsville	Daily and 2- to 3-day cruises on the Erie Canal. Self-skippered canal boat rentals also available. Seasonal.
Budweiser Paper Mill Amphitheater	Baldwinsville	Outdoor facility on Paper Mill Island with weekly summer concerts and 4 th of July fireworks.
Brewerton International Speedway	Central Square	1/3 mile clay track featuring DIRTcar racing events.
Cicero Historical Society	Cicero	Includes the 1854 Stone Arabia School, a one-room school house; a nineteenth-century log house; and a Museum and Resource Center.
Cicero Swamp Wildlife Management Area (WMA)	Cicero	The largest WMA in Onondaga County at 3,787 acres. Access for birdwatching, hiking, cross-country skiing, snowshoeing, hunting, and fishing.
Clay Historical Park	Clay	Includes the Cigarville Railroad Station Museum, Sellen-Weller 1840 barn, and a replica of the first log cabin built in Clay, c. 1795. Also adjacent to the site is the Immanuel Lutheran Church, the oldest church in Onondaga County.

¹¹ Reach Market Planning LLC. *Syracuse Destination Wide Market Analysis: Findings and Recommendations*, 2012, p. 87. Available at www.visitsyracuse.org/MarketAnalysis.

Table 20 > Selected Tourism Assets Within a 20-Minute Drivetime of Three Rivers Point

Description	Location	Comments
Golf courses	Various locations	Includes Foxfire at Village Green, Hickory Hills, Ironwood, Radisson Greens, Seneca, and Timber Banks, all in Baldwinsville; the Greens at Brewerton, in Brewerton; Northern Pines, in Cicero; and the Club at Caughdenoy Creek in Central Square.
Greater Baldwinsville Ice Arena	Baldwinsville/ Lysander	Previously known as the Lysander-Radisson Ice Arena. Ice skating and hockey facility for youth and adults.
Hamlin Marsh WMA	Clay	1,473 acres with hiking trails and an observation deck. Access for birdwatching, hiking, cross-country skiing, snowshoeing, hunting, and fishing.
Liverpool Village Museum at the Gleason Mansion	Liverpool	Local history museum at the 1857 Gleason Mansion, listed on the National Register of Historic Places.
Oneida Shores County Park	Brewerton	Beach and boat launch access on Oneida Lake.
Onondaga Lake Park	Liverpool	The most popular park in Onondaga County. Site of Wegmans Boundless Playground, Central New York's largest playspace accessible to kids and adults. Also has a skatepark for in-line skaters, skateboarders and BMXers and paved trails for biking, skating, and walking. Bike and skate rentals available.
Salt Museum	Liverpool	Museum on the salt industry that created Syracuse. Located in Onondaga Lake Park. Open May to October, 7 days per week.
Shacksboro School House Museum	Baldwinsville	One-room country school c. 1879 with changing exhibitions, special events and a historic peony collection.
Three Mile Bay WMA	Constantia/West Monroe	3,500 acres off Oneida Lake's northwest shore. Hiking, boat access, birding, cross-country skiing, snowshoeing, hunting and fishing
Three Rivers WMA	Lysander	Nearly 3,600 acres with wetlands, old dirt roads, and hiking trails. Access for bird watching, hiking, snowshoeing, hunting, and fishing.
Thunder Island Recreation Center	Fulton	Seasonal amusement park with waterslides, bumper cars, miniature golf, a 60-foot ferris wheel, and an arcade.

Source: E.M. Pemrick and Company research.

At this time, plans are being made for the redevelopment of the former “Sainte Marie Among the Iroquois” facility on the eastern shore of Onondaga Lake in Liverpool. Located on the site of a 17th century French Jesuit mission, Sainte Marie served as a seasonal museum and interpretive center until its closure in the early 2000s. The Onondaga Historical Association took over management of the site in January 2013. In coordination with the Onondaga Nation, SUNY College of Environmental Science and Forestry, and other partners, the Historical Association intends to repurpose the facility into a Haudenosaunee (Iroquois) Heritage Center to be known as Skä•noñh - Great Law of Peace Center. The Center will feature a new narrative and programming with greater emphasis on the Haudenosaunee perspective. It is anticipated that the Center will capitalize on renewed interest in the history of Native Americans in the area and complement activities and attractions at nearby Onondaga Lake Park.

Although most accommodations in Greater Syracuse are in the City of Syracuse or near the airport, the Town of Clay has two hotels: a Fairfield Inn, with 63 rooms, and a Hampton Inn, with 77 rooms. Both are located along Route 31 west of I-481. There are also several lodging facilities in Cicero, including two small motels and a Days Inn near Oneida Lake, just south of Brewerton. Baldwinsville has a 32-room hotel on Paper Mill Island called the Red Mill Inn, and a Microtel. According to the Visit Syracuse website, there is a three-room bed and breakfast, the Roselea B&B, in Lysander, about 4 miles from downtown Baldwinsville, but no B&Bs in Clay or Cicero; the majority of Onondaga County's B&Bs are in Skaneateles. Meanwhile, the only campground in northern Onondaga County is at Oneida Shores County Park in Brewerton, which has more than 50 campsites for tents and RVs.

Tourism is also a significant contributor to the Oswego County economy. In 2012, traveler spending in Oswego County reached \$128.6 million, with \$37.4 million going to restaurants and \$15.9 million to lodging.¹² Oswego County has developed a particularly strong reputation as a destination for fishing as well as other forms of outdoor recreation, including boating, canoeing, and cycling.

Sport fishing is the largest segment of the tourism industry in Oswego County. A 2007 study conducted by the NYS DEC estimated that the fishing industry in Oswego County generated \$30 million in revenue in the fourth quarter alone, the height of the salmon fishing season. Of anglers from outside the state, Pennsylvania, New Jersey, Connecticut, Massachusetts, and Vermont were the top states of origin.

Outdoor recreation is a major focus of the Oswego County Division of Promotion and Tourism. In addition to fishing, recreational activities featured in the County's marketing materials include camping, hunting, golfing, hiking and biking, birding, riding ATVs, "canalling," and canoeing, kayaking, and rafting. In the winter, visitors can go snowmobiling, cross-country skiing, snowshoeing, and ice climbing.

As noted in the section on economic development initiatives, a multi-use destination facility to be known as Central New York Raceway Park is currently under development in Oswego County. The complex, which will accommodate motor sports, trade shows, concerts, and other events, will be located in the Town of Hastings between Route 11 and I-81.

¹² Oswego County Public Information Office. "Regional Traveler Growth for Oswego County on the Rise," July 8, 2013 press release. Accessed at www.co.oswego.ny.us/info/news/2013/070813-4.html.

Canal Boaters

According to the *Three Rivers Access Study*, the proposed BOA “sits between the two busiest locks on the Canal System (Lock 23 in Brewerton and Lock 24 in Baldwinsville), and consequently has strong growth potential for canal tourism... [From this point] boaters can access Onondaga Lake to the south, the Finger Lakes to the west, Lake Ontario and the St. Lawrence River to the north and the Hudson River to the east.”¹³ From Three Rivers Point, the Oswego Canal travels northward and the first lock on that system is in the village of Phoenix (see map below).

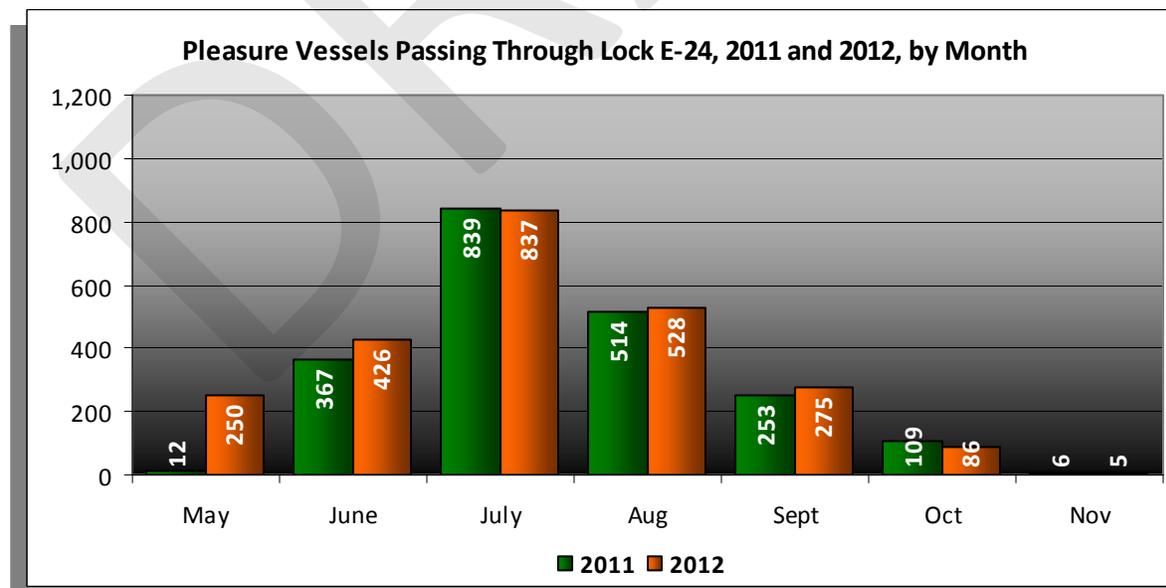
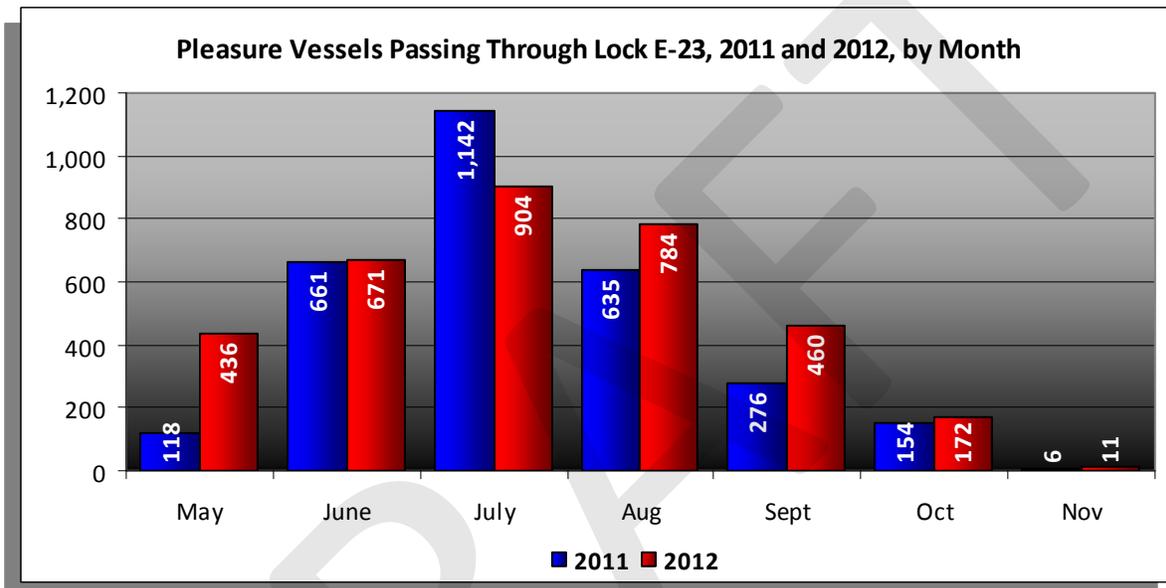


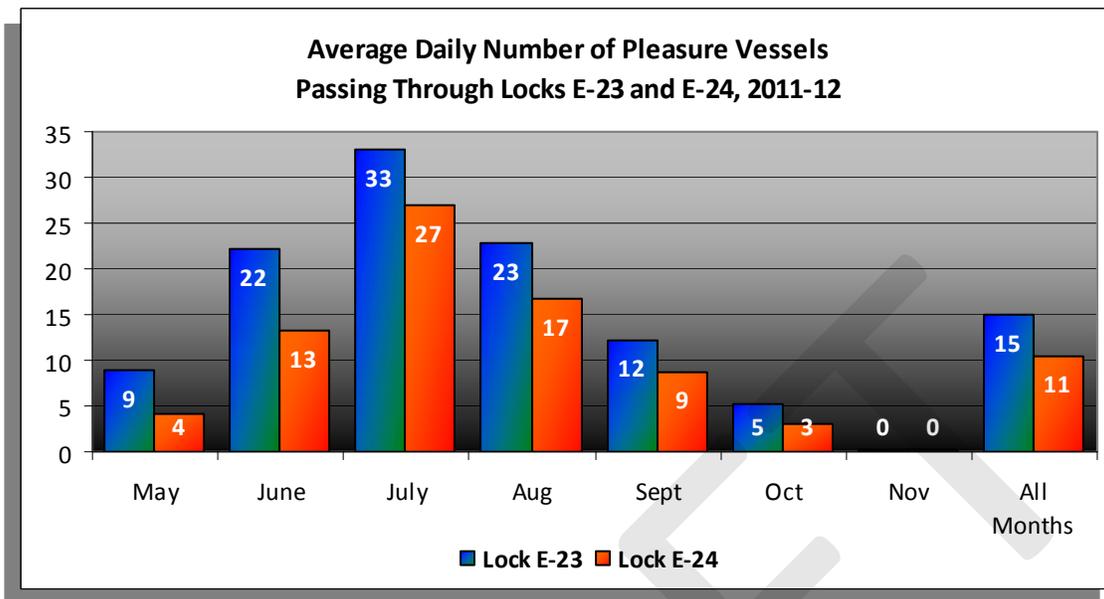
The *Erie Canalway National Heritage Corridor Preservation and Management Plan* identifies recreational boaters as “a very high value market segment for the [Canal] Corridor.”¹⁴ Although canoes and kayaks are popular in the northeastern U.S., “motor boats are more common on most segments of the New York State Canal System, partly because of the large scale, long distances, and commercial traffic of the canals, and partly because of the wide variety of motor boating opportunities, which include tour, excursion, and rental boats as well as personal vessels.”

¹³ *Three Rivers Access Study*, prepared for the Syracuse Metropolitan Transportation Council, December 2011, p. 13.

¹⁴ *Erie Canalway National Heritage Corridor Preservation and Management Plan*, October 2006, pp. 8.13-8.14.

The number of pleasure vessels that passed through Locks E23 and E24 by month in 2011 and 2012 is presented in the two figures below. The 2012 totals were 3,438 and 2,407, respectively. July and August are the most popular months for travel along the canal. Assuming that each vessel holds at least two people, an estimated 6,876 boaters passed through E23 in 2012, or an average of 37 per day from May through October. This is not a large number, but the economic impact of boater spending can be significant, as indicated below. Consistent with the information in the *Erie Canalway Plan*, the total number of *non-motorized* pleasure vessels - canoes, kayaks, and rowboats - that passed through the locks was very small. However, the figures do not count paddlers who may have put in along the canal but chose not to lock through.





According to a 2013 report prepared by the Recreational Boating & Fishing Foundation and The Outdoor Foundation:

- Approximately 21.2 million Americans age 16 and older (7.4%) own a boat; the most popular boats are kayaks/canoes and bass boats.
- Rates of boat ownership are slightly higher among men (8.4%) and those with annual household incomes of \$75,000 to \$99,999 (8.3%) and over \$100,000 (9.4%).
- In 2012, 46.8 million people or 16.3% of all Americans age 16 and older participated in boating. Participants average 17.2 outings per year.
- Fishing and cruising are the most popular boating activities, followed by swimming, entertaining, sightseeing, sunbathing, and nature observation.¹⁵

New York State is one of the nation's major boating states. Data from the New York State Department of Motor Vehicles (NYS DMV), updated monthly, show that there are 514,257 boats currently registered. This reflects a decline of about 3% from the number of registered boats in the state in 2003. As shown in **Table 21**, nearly 10,000 boats are currently registered to owners who reside in the Clay (13041) zip code and other zip codes nearby.

Table 21 > Boat Registrations by Selected Zip Code

13027	Baldwinsville	2,469
13029	Brewerton	1,057
13036	Central Square	946
13039	Cicero	1,564
13041	Clay	737
13088	Liverpool	871
13090	Liverpool	1,351
13132	Pennellville	388
13135	Phoenix	564
TOTAL		9,927

Source: E.M. Pemrick and Company, based on NYS DMV dataset as of November 8, 2013. Expired records excluded.

¹⁵ Recreational Boating & Fishing Foundation and The Outdoor Foundation. *Special Report on Fishing and Boating 2013*. June 2013. www.takemefishing.org

A 2004 study examined the economic impact of recreational boating expenditures in the state. It found that overall, recreational boaters spent an average of \$1,380 on at-site and en-route trip expenditures in 2003. These expenditures were made at a variety of establishments, such as marinas, gas stations, restaurants, grocery and convenience stores, and lodging facilities. Boaters spent an average of \$676 on trips that took place in Central New York.¹⁶

Trip-related expenditures in Central New York in 2003 totaled \$22.2 million and included \$4.6 million (21%) at marinas and yacht clubs, \$2.5 million (11%) at restaurants and bars, \$2.8 million (12%) at food and beverage stores, \$4.0 (18%) at gas stations, \$1.0 million (5%) at miscellaneous retail stores, and \$427,000 (2%) at hotels and motels.¹⁷

Converted to current dollars, spending by boaters on trips in central NY Region averages approximately \$840. Multiplying this figure by the number of boaters passing through Lock E23 yields a rough estimate of \$5.8 million in annual boater spending potential.

Data specifically on recreational boat owners who utilize the state’s canal system is not available. However, the *Erie Canalway Plan* notes that unlike participants in most other recreational activities, more than 20% of recreational boaters are over 50 years old. New York resident motor boat owners are identified as 91% male with an average age of 55 years and a household income of \$65,000. The majority live upstate, and 65% own boats between 16 and 25 feet.

Table 22 > Private Marinas on the Erie Canal Near Clay

Name	Location	Amenities
Winds of Cold Springs Harbor Marina	Baldwinsville	gasoline, electrical, water, pumpout, restrooms, showers, WiFi; Tiki Bar & Grill
Aero Marina (1.5 mi. S)	Brewerton	gasoline, electrical, water, pumpout, restrooms, showers; boat repairs
Winter Harbor	Brewerton	gasoline, diesel, electrical, water, pumpout, restrooms, showers, WiFi, cable; boat repairs
Brewerton Boatyard	Brewerton	gasoline, diesel, electrical, water, pumpout, restrooms, showers, WiFi; boat repairs
Ess-Kay Yards Marina, Inc.	Brewerton	gasoline, diesel, electrical, water, pumpout, restrooms, showers, WiFi, cable; boat repairs
Trade-A-Yacht, Inc.	Brewerton	gasoline, diesel, electrical, water, pumpout, restrooms, showers; boat repairs
Pirate's Cove Marina	Clay	gasoline, electrical, water, pumpout, restrooms, showers, laundry, WiFi; boat repairs; restaurant
J&S Marine	Lysander	gasoline, electrical, water, pumpout, restrooms, showers, WiFi, cable; boat repairs

Source: NYS Canals, www.canals.ny.gov/boating/marinas.html

There is another marina in Clay - Caughdenoy Marina – but it is not located on the Erie Canal.

¹⁶ Central NY was defined as the counties of Cayuga, Cortland, Madison, Onondaga, and Oswego.

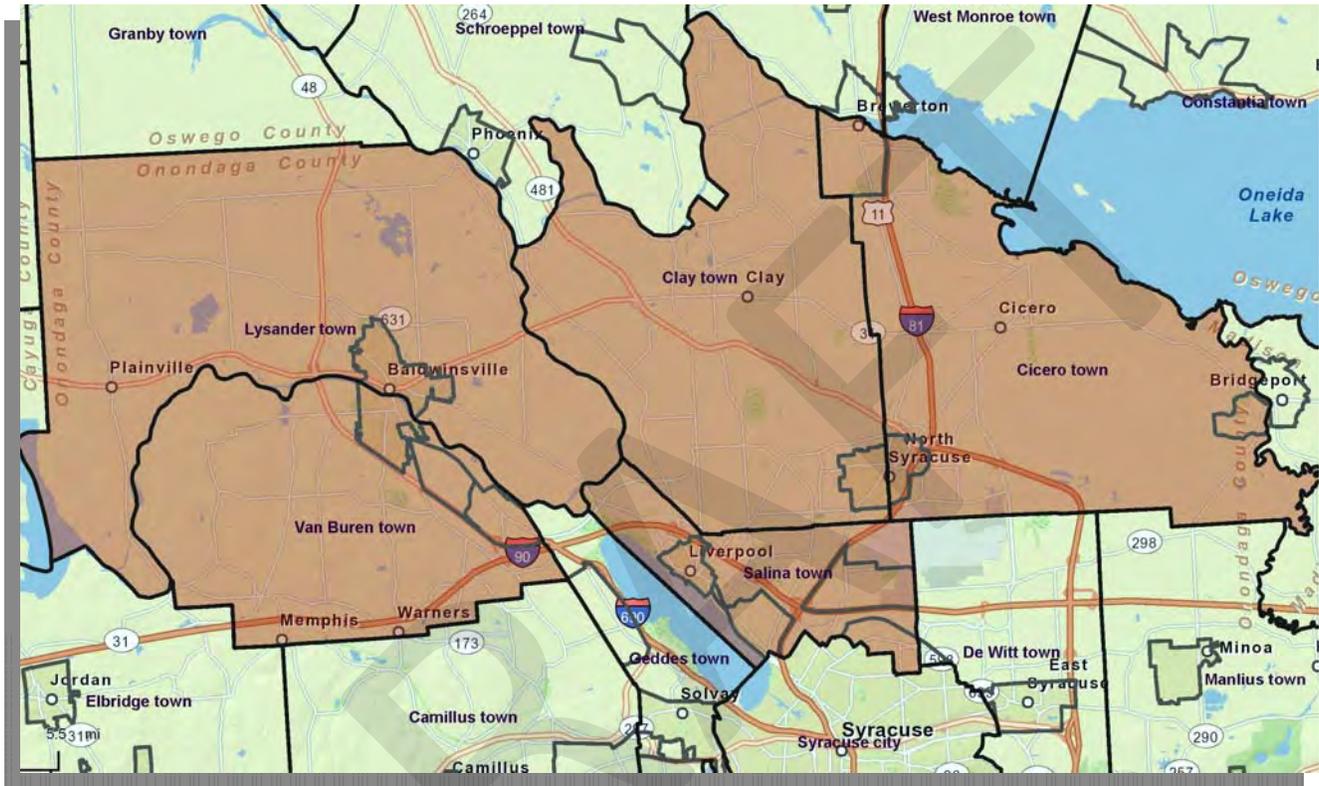
¹⁷ Nancy A. Connelly, Tommy L. Brown, and David L. Kay. *Recreational Boating Expenditures in 2003 in New York State and Their Economic Impacts*. New York Sea Grant, September 2004.

As indicated in the map shown previously, the area in the vicinity of Locks 23 and 24 on the Erie Canal has multiple public access points with boat ramps, restrooms, potable water, and/or other amenities. Boater services are also provided by private marinas. Typical amenities include electricity, potable water, and sewage pumpout service; restrooms and showers; and boat repair service. All of the marinas along this section of the canal system sell gasoline; some also sell diesel fuel. Pirate's Cove Marina in Clay also operates a seasonal restaurant.

DRAFT

6. Residential Market Analysis

This section examines housing characteristics and residential market conditions and trends in the vicinity. To help determine a potential market for housing in the proposed BOA, a residential market area comprised of the Towns of Clay, Cicero, Lysander, Salina, and Van Buren was delineated (see map). The area also includes the Villages of Baldwinsville, Liverpool, and North Syracuse.



Demographic Trends

Table 23 presents key demographic and socioeconomic indicators for the defined residential market area.

In 2010, the residential market area had a total population of 158,350, comprising approximately one-third of all residents in Onondaga County. The Town of Clay was the largest of the five towns in the market area with respect to population.

Between 2000 and 2010, the number of residents in the residential market area grew by more than 6,300, or 4.2%. The rate of growth was highest in the Towns of Cicero and Lysander. Clay lost about 1% of its population, although the number of households in the Town increased. ESRI projects a population increase of 4,686, or about 3%, in the market area by 2017.

Table 23 > Residential Market Area Demographics

	2000 Census	2010 Census	2017 Projection	Change, 2000-2010
Population				
Total, Residential Market Area	152,029	158,350	163,036	6,321 (4.2%)
Clay town	58,805	58,206	59,234	-599 (-1.0%)
Cicero town	27,982	31,632	32,303	3,650 (13.0%)
Lysander town	19,285	21,759	22,882	2,474 (12.8%)
Salina town	33,290	33,710	34,550	420 (1.3%)
Van Buren town	12,667	13,043	14,067	376 (3.0%)
Households				
Total, Residential Market Area	59,633	64,770	66,935	5,137 (8.6%)
Clay town	22,267	23,202	23,646	935 (4.2%)
Cicero town	10,538	12,399	12,724	1,861 (17.7%)
Lysander town	7,139	8,416	8,886	1,277 (17.9%)
Salina town	14,401	14,999	15,511	598 (4.2%)
Van Buren town	5,288	5,754	6,168	466 (8.8%)
Average household size	2.54	2.43	2.43	-4.2%
Householders by Age				
Under age 25	1,923 (3.2%)	1,978 (3.1%)	1,764 (2.6%)	55 (2.9%)
25-34	10,188 (17.1%)	9,176 (14.2%)	9,514 (14.2%)	-1,012 (9.9%)
35-44	14,772 (24.8%)	11,912 (18.4%)	11,410 (17.0%)	-2,860 (19.4%)
45-54	12,647 (21.2%)	14,667 (22.6%)	13,318 (19.9%)	2,020 (16.0%)
55-64	8,054 (13.5%)	12,195 (18.8%)	13,453 (20.1%)	4,141 (51.4%)
65-74	6,665 (11.2%)	7,451 (11.5%)	9,608 (14.3%)	786 (11.8%)
75 and over	5,411 (9.1%)	7,374 (11.4%)	7,868 (11.8%)	1,963 (36.3%)
Householders by Income				
Under \$25,000	13,047 (21.8%)	10,594 (16.7%)	9,459 (14.1%)	-2,453 (18.8%)
\$25,000-\$49,999	18,017 (30.2%)	15,431 (24.3%)	14,172 (21.2%)	-2,586 (14.4%)
\$50,000-\$74,999	14,465 (24.2%)	14,149 (21.8%)	15,464 (23.1%)	-316 (2.2%)
\$75,000-\$99,999	7,615 (12.7%)	9,523 (15.0%)	12,666 (18.9%)	1,908 (25.1%)
\$100,000-\$149,999	4,997 (8.4%)	9,738 (15.3%)	10,960 (16.4%)	4,741 (94.9%)
\$150,000-\$199,999	918 (1.5%)	2,652 (4.2%)	2,704 (4.0%)	1,734 (188.9%)
\$200,000 or more	671 (1.1%)	1,425 (2.2%)	1,510 (2.3%)	754 (112.4%)
Median household income	range: \$40,500 to \$59,128	range: \$47,762 to \$73,608	range: \$54,610 to \$82,012	N/A
Per capita income	\$22,329	\$29,070	\$31,735	30.2%
Households by Type, 2010				
Married-couple (husband-wife) families			34,088	53.7%
With own children under age 18			15,081	23.7%
Other (i.e., single-parent) families			9,506	15.0%
With own children under age 18			5,500	8.7%
Non-family households			21,665	34.1%
Householder living alone			17,831	28.1%
Households with one or more people under age 18 (total)			20,810	32.8%
Households with one or more people age 65 and over (total)			15,654	24.6%

Table 23 > Residential Market Area Demographics

Householders by Age by Tenure, 2010					
	Owner Units			Rental Units	
Under age 25	332	16.8%	1,646	83.2%	
25-34	4,919	53.6%	4,257	46.4%	
35-44	9,052	76.0%	2,860	24.0%	
45-54	11,936	81.4%	2,731	18.6%	
55-64	10,186	83.5%	2,009	16.5%	
65-74	6,084	81.7%	1,367	18.3%	
75 and over	5,432	73.7%	1,942	26.3%	
All householders	47,941	74.0%	16,812	26.0%	

Source: ESRI (projections), U.S. Census Bureau, and E.M. Pemrick and Company.

Households in the residential market area are generally concentrated in middle- and upper-middle income brackets: according to the 2010 Census, 22% of households earned between \$50,000 and \$74,999 per year, while 15% earned \$75,000 to \$99,999 annually. Put another way, 36% of market area households earned at least \$75,000 per year, and 22% made \$100,000 or more.

In 2012, ESRI estimated that the median household income in the residential market area was \$55,043; this is projected to increase to \$63,340 by 2017. There are pockets of affluence in Clay and Lysander, however, where the median household income levels are higher.

Nearly 33% of the 64,770 households in the residential market have related children under age 18 present. The proportion is considerably higher, 38.1%, in the Town of Lysander and 36.4% in the Town of Cicero.

Consistent with national trends, households in the residential market area became more concentrated in the 45-54 and 55-64 age brackets between 2000 and 2010. Householders (heads of household) aged 45-54 accounted for 21.2% of total households in 2000 and increased to 22.6% in 2010, while the proportion of householders aged 55-64 increased from 13.5% to 18.8%.

The highest rates of homeownership are among householders in the 45-54, 55-64, and 65-74 age brackets. In contrast, households headed by individuals under age 25 are much more likely to be renters. Householders between ages 25 and 34 are split almost equally between homeowners and renters.

Housing Characteristics

The age, variety and condition of the housing stock in a community provides the basis for an attractive living environment. The characteristics of the existing housing stock in the residential market area are described based on data in **Table 24**.

The five towns in the residential market area have a total of 67,838 housing units, of which 70.7% are owner-occupied, 24.8% are renter-occupied, and 4.5% are vacant. Census data indicate that the area has experienced a marginal increase in the proportion of housing units that are owner-occupied, from 70.4% in 2000.

Table 24 > Residential Market Area Housing Characteristics

		Total, Residential Market Area*	Town of Clay
Total Housing Units			
2000 Census		62,476	23,398
2010 Census		67,838	24,195
2007-2011 ACS 5-Year Estimates		67,348	23,799
<i>Change, 2000-2010</i>		8.6%	3.4%
Tenure			
2000	Owner-Occupied Units	44,000 (70.4%)	16,238 (69.4%)
	Renter-Occupied Units	15,660 (25.1%)	6,056 (25.9%)
	Vacant Units	2,816 (4.5%)	1,104 (4.7%)
2010	Owner-Occupied Units	47,941 (70.7%)	17,225 (71.2%)
	Renter-Occupied Units	16,812 (24.8%)	5,977 (24.7%)
	Vacant Units	3,085 (4.5%)	993 (4.1%)
2007-2011 Estimates	Owner-Occupied Units	47,174 (70.0%)	16,771 (70.5%)
	Renter-Occupied Units	16,806 (25.0%)	5,910 (24.8%)
	Vacant Units	3,368 (5.0%)	1,118 (4.7%)
Age of Occupied Housing Units by Tenure, 2010			
Owner-occupied units	<1940	4,789 (10.0%)	704 (4.1%)
	1940s	2,733 (5.7%)	647 (3.8%)
	1950s	9,038 (18.9%)	2,339 (13.6%)
	1960s	6,804 (14.2%)	2,647 (15.4%)
	1970s	7,753 (16.2%)	4,380 (25.4%)
	1980s	7,108 (14.8%)	3,307 (19.2%)
	1990s	5,134 (10.7%)	1,606 (9.3%)
	2000 or later	3,694 (7.7%)	990 (5.7%)
Renter-occupied units	<1940	1,540 (9.2%)	339 (5.7%)
	1940s	707 (4.2%)	118 (2.0%)
	1950s	1,858 (11.1%)	420 (7.0%)
	1960s	2,411 (14.3%)	1,270 (21.2%)
	1970s	4,675 (27.8%)	1,906 (31.9%)
	1980s	2,915 (17.3%)	1,217 (20.4%)
	1990s	1,306 (7.8%)	500 (8.4%)
	2000 or later	1,047 (6.2%)	294 (4.9%)
Type of Housing / Units in Structure			
2000	Single-Family	47,574 (76.1%)	17,113 (73.1%)
	Multi-Family	13,656 (21.9%)	5,441 (23.3%)
	Mobile Home	1,246 (2.0%)	844 (3.6%)
2010	Single-Family	50,160 (73.9%)	17,408 (71.9%)
	Multi-Family	15,604 (23.0%)	5,798 (24.0%)
	Mobile Home	829 (1.1%)	502 (2.1%)
Median Gross Rent (Including Utilities)			
2000 Census		range: \$583 to \$612	\$612
2010 Census		range: \$712 to \$764	\$764
2007-2010 ACS 5-Year Estimates		range: \$717 to \$797	\$797

Source: ESRI (projections), U.S. Census Bureau, and E.M. Pemrick and Company.

* Residential Market Area = Towns of Clay, Cicero, Lysander, Salina, and Van Buren.

Based on data from the 2010 Census, the homeownership rate in the residential market area is 73.8%. The Towns of Salina and Van Buren have the lowest rate of homeownership (68.5%), while the Town of Lysander has the highest (81.2%). Although there has been an increase in the number and percentage of units in multi-family buildings, the majority of the housing units in the market area (73.9%) are in single-family structures.

More than 18% (8,828) of the owner-occupied units and 14% (2,353) of the renter-occupied housing units in the residential market area were constructed after 1990. The Towns of Clay, Cicero, and Lysander accounted for the majority of the owner-occupied units constructed. Of the rental units created since 1990, one-third were in the Town of Clay, which has the most rental units of the five communities in the market area.

Residential Construction Trends

The U.S. Census Bureau's data on the number of authorized residential building permits indicates considerable new construction activity in Onondaga County during the first decade of the 21st century, nearly half of it in the northern suburbs. As shown in **Table 25**, a total of 9,637 permits were issued for single-family housing in Onondaga County between 2001 and 2012. Of these, 1,309 (or about 14%) were for new units in the Town of Clay.

Table 25 > Single-Family Residential Building Permits Authorized

	2001-03	2004-06	2007-09	2010-12	Total	Ann. Avg.
Town of Clay	384	388	280	257	1,309	109
Town of Cicero	732	497	280	117	1,626	136
Town of Lysander	324	286	198	115	923	77
Town of Salina	51	141	36	3	231	19
Town of Van Buren	30	83	153	117	383	32
Village of Baldwinsville	38	48	11	31	128	11
Village of Liverpool	1	4	0	0	5	0
Total, Residential Market Area	1,560	1,447	958	640	4,605	384
<i>Onondaga County total</i>	<i>3,137</i>	<i>2,992</i>	<i>1,973</i>	<i>1,535</i>	<i>9,637</i>	<i>803</i>
<i>% of County in Res. Market Area</i>	<i>49.7%</i>	<i>48.4%</i>	<i>48.6%</i>	<i>41.7%</i>	<i>47.8%</i>	<i>47.8%</i>

Source: U.S. Bureau of the Census, Construction Statistics Division, and E.M. Pemrick and Company.

Building permits were also issued for 152 multi-family structures, buildings with 5 units or more, in Onondaga County from 2001 to 2012 (**Table 26**). The Town of Clay accounted for just 21 multi-family structures, while the Towns of Lysander and Salina accounted for 38 and 32, respectively. However, Clay and Lysander added the largest share of the housing units in multi-family buildings.

Table 26 > Multi-Family Residential Building Permits Authorized

	2001-03	2004-06	2007-09	2010-12	Total Bldgs	Total Units
Town of Clay	0	3	8	10	21	542
Town of Cicero	1	0	0	0	1	6
Town of Lysander	15	4	7	12	38	522
Town of Salina	31	0	0	1	32	324
Town of Van Buren	0	0	0	0	0	0
Village of Baldwinsville	0	0	0	0	0	0
Village of Liverpool	0	0	0	0	0	0

Table 26 > Multi-Family Residential Building Permits Authorized

	2001-03	2004-06	2007-09	2010-12	Total Bldgs	Total Units
Total, Residential Market Area	47	7	15	23	92	1,394
<i>Onondaga County total</i>	63	34	22	33	152	2,659
<i>% of County in Res. Market Area</i>	74.6%	20.6%	68.2%	69.7%	60.5%	52.4%

Source: U.S. Bureau of the Census, Construction Statistics Division, and E.M. Pemrick and Company.

Cumulative data for the period of January through August 2013 show that the Town of Clay issued building permits for 52 single-family homes and 6 multi-family structures with 156 housing units. A total of 73 permits were issued for housing – all single-family homes – in Cicero, Lysander, and Van Buren.

Market Activity

According to the New York State Association of Realtors, Onondaga County had 4,151 closed sales of existing single-family homes in 2012, a 10.8% increase over the previous year. Homes averaged 80 days on the market until sale, one of the shortest turnaround times in the state.

Data from the Greater Syracuse Association of Realtors further show that between January 1st and December 3rd, 2013, there have been 1,473 closed sales in the five towns that comprise the residential market area, including 562 in Clay. The market area accounted for approximately 40% of all single-family home sales in Onondaga County.

Table 27 shows the number of single-family homes, condominiums, and townhouses listed for sale in the Towns of Clay, Cicero, Lysander, Salina, and Van Buren (including the Villages of Baldwinsville and Liverpool) in September 2013. A total of 729 single-family homes and 83 condos/townhouses were listed on CNY Realtor.com.

Clay had 252 single-family homes on the market; excluding a mobile home priced at \$17,000, asking prices ranged from \$45,000 to \$524,000; the median was \$158,500. Of the other towns within the residential market area, Cicero had the most single-family homes listed for sale, with a median asking price of \$157,950.

Table 27 > Residential Real Estate on the Market

	Single Family Homes				Condos/Townhouses			
	Total	Listing price range			Total	Listing price range		
		Minimum	Maximum	Median		Minimum	Maximum	Median
Town of Clay	252	\$17,000	\$524,900	\$158,500	37	\$59,900	\$228,000	\$89,900
Town of Cicero	194	\$65,000	\$649,000	\$157,950	12	\$52,500	\$194,900	\$101,950
Town of Lysander	127	\$30,000	\$549,900	\$239,900	18	\$89,900	\$249,500	\$166,250
Town of Salina	114	\$49,900	\$315,000	\$99,900	6	\$96,500	\$139,900	\$109,900
Town of Van Buren	42	\$40,000	\$349,900	\$134,900	10	\$48,000	\$134,200	\$97,200

Source: CNY Realtor.com, as of 2 September 2013, and E.M. Pemrick and Company.

Interviews with stakeholders suggest that since the end of the Great Recession, the market for townhouses and condos has been stronger than for single-family homes. The area has also experienced an increased demand for quality rental housing. Some builders are responding to the apparent shifts in demand by constructing more apartment complexes, or by incorporating multiple housing types into

their projects. In many respects this reflects a growing trend driven in part by economic conditions; nationally, Census Bureau estimates indicate a dramatic increase in housing starts in buildings with five or more units.

Senior Housing

The growing need for senior housing throughout New York State has been noted in numerous reports and studies. As a recent report by LeadingAge New York, an association of non-profit senior care providers, points out, the state’s senior population will increase by nearly 40% between 2010 and 2040. “There is already an unmet need in many areas of New York for subsidized senior housing with support services and upgraded building features,” the report notes. As New Yorkers age and health care and lifestyle needs change, there will be a significant gap in the supply of senior housing, as well as health care and other support services.¹⁸

As shown in **Table 28**, the residential market area has approximately 730 one-bedroom rental units restricted to seniors (age 62 or older) who meet income and eligibility requirements; rents are usually based on 30% of household income. Several of these properties have waiting lists. Because subsidized housing relies heavily on state and federal funding, housing operators face substantial challenges in expanding capacity.

Table 28 > Subsidized Rental Housing for Seniors in the Residential Market Area

Property Name	Location	# of Units	Waiting List?
Conifer Village	Baldwinsville	199	Y
Country Club Apartments	Baldwinsville	48	
St. Mary's Apartments	Baldwinsville	52	
The Meadows-Radisson	Baldwinsville	104	Y
Long Manor Apartments	Brewerton	20	Y
Rogers Senior Apartments	Brewerton	24	Y
Lucille Manor Apartments	Cicero	24	
Sacred Heart Apartments	Cicero	39	
Byrne Manor	Liverpool	34	Y
Malta Manor	North Syracuse	39	
Malta House Apartments	North Syracuse	50	
Pitcher Hill Apartments	North Syracuse	100	

Sources:

HUD Subsidized Apartment Search - www.hud.gov/apps/section8; NY Housing Search (NYS DHCR) - www.nyhousingsearch.gov; and individual property management websites.

The Syracuse region is seeing an increase in the development of *market-rate* senior housing, however. Many of these developments provide independent living for seniors who no longer want to maintain a home, but do not require round-the-clock care. Typically they offer one- and two-bedroom units with on-site services such as restaurant-style dining, housekeeping, 24-hour security, transportation to medical appointments and shopping, and social activities. Independent senior housing complexes in the residential market area include McHarrie Towne Independent Living in Baldwinsville, Buckley Square

¹⁸ LeadingAge NY, *Senior Housing in New York State*, February 2013. Accessed at www.leadingageny.org/advocacy/main/senior-housing-in-new-york-state.

Senior Apartments in Salina, and Parkrose Estates Retirement Community in Liverpool. The Hearth at Greenpoint, also in Liverpool, has both independent and assisted living options available.

In 2010, the Clay Town Board added a Senior Residence District to the Town's zoning law. Its intent is to "accommodates persons who are age 62 and above... These districts will differ from traditional residential districts in terms of allowing mixed land uses; small office and retail support services; handicapped, social, recreational and medical facilities orientated to this age group and specialized parking requirements" (§230-13, K. R-SR Senior Residence District). Districts must be five acres or more, and may include senior housing (both single-family and multi-family units are allowed), senior citizen centers, nursing homes and senior assisted living facilities, and related senior support services, as well as shops up to 2,000 square feet.

Market rate senior housing models include "elder cottages, apartment buildings for seniors, active adult communities, retirement communities, continuing care retirement communities (CCRCs), senior cooperatives and condominiums. Some retirement communities are located on a campus with separate levels of care (including assisted living or nursing home) but others are separately incorporated from the housing facility."

- LeadingAge NY,
Senior Housing in New York State, p. 14.

Morgan Square Senior Apartments is among the first market-rate senior housing complexes in Clay to be approved under the new zoning classification. Developed by Clover Management, Morgan Square will feature 119 one- and two-bedroom apartments. Its anticipated opening is January 2014.

Although there are various categories under the umbrella term "assisted living" in the state, assisted living facilities must be licensed by the NYS Department of Health. They provide a core package of services: residential care, including room and board, meal services, and housekeeping; personal care; medication management; care plans and case management; supervision and monitoring; and individual and group activities. Notably, most residents pay for assisted living with private funds; there are limited options for low-income individuals to access assisted living. Local assisted living facilities include McHarrie Point Assisted Living in Baldwinsville, Buckley Landing in North Syracuse, Emeritus at Westside Manor in Liverpool, and Park Terrace at Radisson, which reportedly has a waiting list.

The Future of Housing

Over the next 10 to 15 years, several trends are expected to impact the U.S. housing market. These include but are not limited to:

- The aging of the Baby Boom generation. As Dowell Myers, a professor of urban planning and geography at the University of Southern California has written, this massive generation has been "a dominant force in the housing market for decades... [creating] a surge in demand as it passed through each stage of the life cycle."¹⁹ An estimated 8,000 Americans will turn 65 every day for the rest of the decade. Many of these individuals are healthier and more active than their parents and grandparents were, remaining productive and often continuing to work well into their 70s (whether

¹⁹ Dowell Myers and SungHo Ryu, "Aging Baby Boomer and the Generational Housing Bubble," *Journal of the American Planning Association*, Vol. 74, No., 1, Winter 2008, p. 1.

by necessity or by choice). They are also living longer than prior generations, and may in fact outlive their savings.

- The coming-of-age of the “millennials,” also known as Generation Y or the Echo Boomers. Currently young adults between the ages of 18 and 34, the millennials are more racially and ethnically diverse than their parents. They are also more likely to be college-educated and to stay single longer. As the news media has reported, many Echo Boomers are struggling financially, trying to find employment in the aftermath of a global economic crisis; as a result, they are delaying marriage and homeownership, contributing to the growing demand for rental housing.
- Economic forces. Slow economic growth, diminished household earnings, and tighter credit standards continue to affect the ability of millions of households to purchase a home. Despite some of the lowest mortgage interest rates in 50 years, the U.S. homeownership rate has fallen, and most analysts believe that there will be a stronger market for rental housing in the years ahead.

Although the central New York housing market has not been subject to dramatic housing booms and busts found in some parts of the country, builders and developers will nevertheless need to adapt to changing demographics, lifestyles, and interests in addressing the region’s housing needs.

A recent publication produced by the Urban Land Institute’s Terwilliger Center for Housing argues that there are distinct differences among people age 65 and over, presenting unique opportunities and challenges for local governments and the housing industry. The report divides seniors into three subgroups:

- *The Greatest Generation*, age 85 and older;
- *The Silent Generation*, ages 67 to 84; and
- *Leading-Edge Boomers*, currently 56 to 66 years of age.

With demographic and socioeconomic profiles very different from those of their grandparents, Leading-Edge Boomers “will not settle gracefully into a quiet retirement and decide to move into traditional seniors’ housing communities for years (if they ever do). Even then, many are just as likely to want something quite different from what today’s housing communities for seniors provide, or they will find ways to age in place, avoiding housing communities for seniors altogether.”²⁰

Notably, Leading-Edge Boomers “continue to be physically active and are willing to replace knees and hips to continue skiing, biking, hiking, playing tennis, and picking up their grandchildren as long as possible, a period that is going to be far longer than for prior generations. Most important, they do not experience themselves as ‘seniors.’” Many will remain in the workforce for as long as possible, whether for financial or other reasons.

Both The Silent Generation and Leading-Edge Boomers are exploring new ways of living: “Although much is uncertain about their future living patterns, one thing seems likely: how and where they live will not simply follow past patterns.” Many Baby Boomers lived through the free-spirited ‘60s and are disaffected with institutional living. In response, retirement communities are developing small

²⁰ John McIlwain. *Housing in America: The Baby Boomers Turn 65*. Washington, DC: Urban Land Institute, 2012.

“cottages” and offering other living arrangements that provide a less institutional atmosphere.²¹ Seniors are also exploring such “niche” housing options as cohousing, multigenerational living, or so-called “affinity” communities, targeted to retirees with a common interest or lifestyle.

One issue on which analysts disagree concerns the extent to which people will continue to gravitate to large-lot housing developments in suburban/exurban communities. Dr. Arthur C. Nelson, a professor of city and regional planning at the University of Utah, believes that the U.S. faces a massive oversupply of large-lot single-family homes; most of the increase in households in the next 10 years, he notes, will be among those without children, and the majority of seniors selling their single-family homes do so in order to move into multi-family structures close to services. He also refers to the millennials as “the most urban-oriented cohort” since at least before World War II. Nelson concludes that there will be tremendous demand for rental units, especially those in mixed-use neighborhoods with public transit.²²

Similarly, John McIlwain, a fellow at the Urban Land Institute, asserts: “The coming decades will be the time will be the time of the great reurbanization as 24/7 central cities grow and suburbs around the country are redeveloped with new or revived walkable suburban town centers.”²³ McIlwain bases his “reurbanization” argument on a convergence of factors, including a rapidly-growing number of married couples without children and single-person households who do not make their housing choices based on the quality of the schools; aging Baby Boomers “leaving the suburbs to move closer to jobs in the city and to the city’s urban amenities”; and a delay in the ability of Gen Y-ers to move to a traditional “cul-de-sac suburb.” McIlwain adds:

As popular as many 24/7 cities have become, there are many people who want a more urban lifestyle but want to stay close to their friends in the suburbs, do not want to live in the “big city,” or simply cannot afford to live downtown. These people will be looking to live in suburban town centers that can provide real urban amenities—namely, a wide mix of housing, stores, and services; a vibrant, diverse community of people; and an attractive, walkable central area. Those areas that have good public transportation within them and transit links to the city and other parts of the region are likely to be the most successful.²⁴

Joel Kotkin, a professor of urban development and a fellow at Chapman University in California, believes that the predicted “demise of the suburbs” has been vastly overstated, however: “Rather than an inevitable long-range shift, the post-crash slowdown of suburban growth seems to have been largely a response to economic factors... What we are seeing now is not the ‘end of suburbs’ but the end of a brief period in which peripheral development was quashed by the severity of the Great Recession. With the return of even modest economic growth, we can expect that most demographic growth will continue to favor suburbs and exurbs.”²⁵

Kotkin and demographer Wendell Cox present evidence to dispel claims that aging Baby Boomers are opting for city life, concluding: “Given the trends, suburbs will likely persist as a primary arena for aging

²¹ A local example is The Cottages at Garden Grove in Cicero.

²² Summarized based on Robert Steuteville, “The Coming Housing Calamity,” and “Rental and TOD Will Dominate Housing Market,” *New Urban News*, June 2011.

²³ John McIlwain. *Housing in America: The Next Decade*. Washington, D.C.: Urban Land Institute, 2010.

²⁴ *Ibid.*, p. 25.

²⁵ Joel Kotkin, “America’s Fastest-Growing Counties: The ‘Burbs Are Back,” *New Geography*, September 26, 2013.

populations. This suggests these communities will have to ramp up services to accommodate them, such as shuttle buses and hospitals... [For real estate developers and investors] there are great opportunities in the expanding senior market, including in some uniquely attractive urban districts— but the bigger plays are in outlying areas, and, increasingly, smaller towns.”²⁶

Whether or not there is a wholesale change in the *types* of communities where people live – cities, suburbs, or rural towns – there does seem to be a growing interest in neighborhoods that offer a mix of uses (residential, commercial, recreational), walkable streets, and easy access to amenities. Fully two-thirds of those responding to a 2011 Consumer Preference Survey conducted by the National Association of Realtors, for example, said that walkability was an important factor when deciding where to live, although living in a single-family detached home was still preferred over other types of housing such as apartments, townhouses, or condominiums.²⁷

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²⁶ Joel Kotkin and Wendell Cox, “Where Are the Boomers Headed? Not Back to the City,” *New Geography*, October 17, 2013.

²⁷ National Association of Realtors. *The 2011 Community Preference Survey: What Americans Are Looking For When Deciding Where to Live*. March 2011. www.realtor.org/reports/2011-community-preference-survey

7. Conclusions

Based on the analysis of demographic, economic, retail, and housing trends in and around the Town of Clay, we have identified a number of market opportunities for the proposed BOA. These concepts are consistent with the project objectives of 1) redeveloping Three Rivers Point “as a multi-use focal point of the community with access by both water and land” and 2) redeveloping available properties along the west end of Maider Road, emphasizing water-enhanced and dependent uses.

It should be noted that any *private* investment in retail and restaurant operations will require significant new activity at Three Rivers Point, as prospective entrepreneurs are unlikely to be interested until the area shows signs of cleanup, redevelopment and reuse. The site has sat idle for many years. Although it has excellent proximity to and views of the waterfront, Three Rivers Point is in a quiet residential neighborhood with relatively limited drive-by traffic. Specific on-site activities and programming (e.g., recreational, cultural) will be necessary to draw people to Three Rivers Point and establish it as a destination.

Restaurant Opportunities

The market analysis showed that there are more than 200 restaurants within a 20-minute drivetime of the proposed BOA, with more limited-service/fast food eateries than full-service restaurants. About 30% of the latter are in the Town of Clay. Ten restaurants in the trade area are located directly on the waterfront, with all but one open year-round. Six of these have entertainment on-site or nearby, three have banquet facilities, and two offer boat-up service. They are situated in very different locations, however: the three Baldwinsville establishments, for example, are located in a densely-developed central business district with excellent pedestrian access, while the five waterfront restaurants in Brewerton are more oriented to vehicular and boat traffic. Some of the Brewerton establishments are perceived as dated, more popular years ago than they are today.

An estimated \$231.5 million per year, or \$2,921 per household, is spent on food away from home by households living in the trade area. Restaurant spending is strongly influenced by demographic and socioeconomic characteristics, such as age, income, and household composition. Consistent with higher median income levels in Clay, spending on food away from home by households living in the Town averages \$3,084, or a total of \$71.7 million annually.

Overall, high capture rates for restaurants and drinking places indicate that these establishments attract customers from a broad market. High traffic counts along Route 31, I-481, and other roadways, along with the concentration of retail activity in and around Clay, likely contribute to the high level of sales and capture rates among both fast-food and full-service restaurants within the 20-minute drivetime zone. While this does not necessarily mean that the market cannot support additional restaurants, it does suggest that any new establishments will need to find an appropriate niche in order to compete.



Based on this information, we believe that a viable restaurant concept for the Three Rivers Point site should have following characteristics:

- **Emphasize the waterfront.** First and foremost, the proposed restaurant should distinguish itself by taking advantage of its attractive, high-value location, providing opportunities for customers to enjoy the riverside environment and scenery. Dockage access and boat parking would allow the restaurant to easily serve canal boaters. Water, river, and boating themes should be incorporated into the menu and/or represented in the restaurant’s interior design. Highlighting the site’s Native American cultural heritage either in the restaurant or elsewhere on site would be a plus.
- **Casual dining.** Given the opportunity to capitalize on the number of people expected to participate in recreational activities including boating, fishing, and walking at Three Rivers, a casual, relaxed ambiance should be created. This is not the place for a fine dining restaurant; the establishment should appeal to a broad market comprised of individuals and groups, both couples and families with children (one-third of all trade area households have children under age 18).
- **Mid-scale pricing, with an average check of \$15 to \$25 per person.** We recommend positioning the restaurant as a mid-priced establishment that would appeal to the middle-class to upper-middle households residing within a 20-minute drivetime of the site. While there are pockets of affluence in Clay and Lysander, there may not be enough high-income households to support a higher-priced restaurant.
- **Potential for banquets, weddings, and parties.** The unfilled demand for restaurant banquet space in the area could not be determined within the scope of this study, but developing Three Rivers Point as a destination for recreation and special events may stimulate interest in using the site to accommodate gatherings such as parties and weddings. Additional space either in the restaurant or in an outside park pavilion could be added in the future based on evident demand.
- **Appropriate marketing.** The restaurant at Three Rivers Point should be promoted not only through “traditional” marketing channels, but also in conjunction with local and state parks, nature centers, and Wildlife Management Areas to reach complementary target markets, including people interested in outdoor recreation. It should also be listed on the websites of the NYS Canal Corporation, the Syracuse Convention and Visitors Bureau, and other tourism promotion sites to capitalize on visitation and boating activity in the region.

Restaurant Concept at Three Rivers Point

- Casual restaurant and bar.
- A place for both families and couples to dine.
- High-quality menu offerings.
- Average check of \$15 to \$25 per person.
- Entertainment, recreation, and special events to generate business.
- Seasonal to start... could expand to year-round in the future.
- Consider space for banquets, weddings, parties.
- Marketing links to/from public and private recreational facilities and tourism websites.

Retail Opportunities

Although shopping activity at Three Rivers Point is likely to be limited, it is nevertheless worth considering the retail market opportunities for the proposed BOA. As previously noted, retail sales data confirm Clay's overall competitive position as a retail center serving a large region; there are high capture rates in most retail categories. Additionally, nearby Destiny USA, the Syracuse megamall, has become a major magnet for Canadian tourism, generating a huge increase in visitation from our northern neighbor. Once they are done shopping, these Canadian visitors are looking for other things to do and see in the Syracuse area.

There may be an opportunity for a small, independent retail operation at Three Rivers Point to serve boaters and other recreational users once the site has become more established as a destination. The retail analysis indicates modest leakages within the 20-minute drivetime zone in clothing and accessories stores (\$5.4 million) and in sporting goods, hobby, book, and music stores (\$3.1 million). A retailer could sell such items as hiking, biking, fishing, and boating gear from this location, provided a high level of service and ample variety of merchandise is offered to compete with nearby big-box stores. However, the seasonality of activity on the site could make profitability a challenge. An alternative might be for an existing retailer to establish a satellite location here during the summer months only.

Another possibility would be for the Town to lease small kiosks or booths at Three Rivers Point to retail vendors in season or during community events. This would allow for micro-level retail operations with limited investment.

Residential Opportunities

The project team has identified property on the east side of the proposed BOA, along the western end of Maider Road, for future residential use, with existing homes near the intersection of County Route 57 retained and parcels on the north side of the road reserved for public waterfront access. The latter would be linked to Three Rivers Point via a waterfront promenade routed under the bridge.

In the absence of public sewers, and with a moratorium on new connections to the Oak Orchard wastewater treatment facility, it may be years before residential development can proceed in this area. In the meantime, the land can be used for recreation and conservation purposes, or for such low-impact community uses as nature trails and ball fields.

The proposed waterfront trail and other water-based amenities at Three Rivers Point are expected to have a positive economic impact on the neighborhood. Over the last twenty years, numerous studies have found that trails, greenways, and public parks increase real property values and the marketability of adjacent properties. Open space and trails are also highly valued by potential homebuyers. Given their desirability, any residential development that occurs in the proposed BOA should be clustered to retain open space and natural features. This may in fact reduce overall development costs and maximize profits for the developer. The Town of Clay's *Northern Land Use Study*, which covers this area, also called for retaining its "rural open land character."

To determine a potential market for housing in the proposed BOA, this study defined a residential market area comprised of the Towns of Cicero, Clay, Lysander, and Van Buren. Between 2000 and 2010, the number of households in this area increased by nearly 9%, with an additional 3% increase projected

by 2017. The highest rates of growth are among householders (heads of household) aged 45 to 64. These householders are more likely than other age groups to be homeowners.

Since 2001, there has been a considerable amount of new residential construction in the residential market area, with 4,605 building permits issued for single-family homes and 152 permits for multi-family structures comprising nearly 1,400 housing units. Despite an increase in the development of multi-family housing, single-family homes continue to account for most of the housing stock, and sales have been relatively steady.

Anecdotally, however, there are indications of increased demand in the region for smaller, low-maintenance housing units, like townhouses, and for quality rental units, as tighter credit standards have made it more difficult to purchase a home. Some developers are hedging their bets by offering multiple housing products – e.g., garden apartments, townhouses, single-family residences – or by phasing construction based on current market demand. Responding to the growing need, companies are also developing market-rate housing for seniors who no longer want to maintain a home but do not require full-time medical care.

In the long run, economic trends and changing demographics are likely to impact housing demand, as described in the “Future of Housing” section of this study. Recent news stories have asserted that young people between the ages of 16 and 34 are driving about 20% less today than ten or twenty years ago. This could affect where these young people choose to live; they may prefer urban neighborhoods that are walkable and have public transit. Similarly, the ULI study previously cited noted that so-called “Leading-Edge Boomers” in their 50s and early 60s are committed to staying physically active; they do not define themselves as “seniors.” This segment of the market may place a higher value on housing that is accessible to trails and parks, rather than traditional senior housing.

In conclusion, residential opportunities in the proposed BOA represent only a small part of regional housing demand, but include a variety of housing types. Low-maintenance townhouses and patio homes could be developed to serve householders ages 45 and 64 that represent the largest share of the market, while apartments and townhomes may be more suited to young families interested in a neighborhood offering access to water-based recreation and trails. Any future residential development at this location will enhance demand for the restaurant and other amenities at Three Rivers Point.

“Residential and commercial development in [the] northern suburbs of Onondaga County is likely to continue, according to two recent studies conducted by the Town of Clay and the Syracuse Metropolitan Transportation Council (SMTTC). These studies include a corridor study conducted in 2010 by the SMTTC for NYS Route 31 corridor in Clay and Cicero... “

- Onondaga Industrial Development Agency,
Clay Business Park Draft GEIS, 2012, p. 4.

APPENDIX G

State Environmental Quality Review
Full Environmental Assessment Form

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Town of Clay Brownfield Opportunity Area (BOA)		
Project Location (describe, and attach a general location map): Intersection of County Route 57 and Maider Road, Town of Clay, Onondaga County, NY		
Brief Description of Proposed Action (include purpose or need): Planning for redevelopment of under-utilized and contaminated property at and around Three Rivers Point. This EAF is completed as if a range of projected development were to occur in the BOA. The project is anticipated to occur in phases. Phase 1 could be simple park improvements. Phase 2 may include expanded waterfront access, Phase 3 and 4 could be residential development and Phase 5 could include commercial development related to the waterfront. See attachment for descriptions of the scenarios.		
Name of Applicant/Sponsor: Town of Clay	Telephone: 315-652-3800	E-Mail: supervisor@townofclay.org
Address: 4401 NYS Route 31		
City/PO: Clay	State: NY	Zip Code: 13041
Project Contact (if not same as sponsor; give name and title/role): Damian Ulatowski, Town Supervisor	Telephone: 315-652-3800	E-Mail: supervisor@townofclay.org
Address: 4401 NYS Route 31		
City/PO: Clay	State: NY	Zip Code: 13041
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Clay	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Department of State	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Remediation Sites: B00015 (Cibro Site) Site is also considered to be part of the Erie Canal National Heritage Corridor _____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

PDD, Planned Development District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Phoenix Central School District

b. What police or other public protection forces serve the project site?

Onondaga County Sheriff Department, NYS Police

c. Which fire protection and emergency medical services serve the project site?

Moyers Corners Fire Department, Inc. and Clay Volunteer Fire Department, Inc.

d. What parks serve the project site?

Town of Clay Department of Recreation

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Recreational, Residential, Commercial

b. a. Total acreage of the site of the proposed action? _____ 88 acres

b. Total acreage to be physically disturbed? _____ ~50 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 75.7 acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Residential and Commercial

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 45 max

iv. Minimum and maximum proposed lot sizes? Minimum 0.5 Acre Maximum 10 Acre

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____ 5
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ 1 year
- Anticipated completion date of final phase _____ month _____ 15 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Park improvement is projected as Phase 1. Phase 2 could be expanded water front access and venue upgrades. Residential may follow, Phase 3 and 4. Possible commercial development related to waterfront uses is Phase 5.

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	0	0	0	0
At completion of all phases	20-40			12-48 units (2-8 buildings)

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures ~5-10 Approximation for restaurant

ii. Dimensions (in feet) of largest proposed structure: ~30' height; ~60' width; and ~60' length

iii. Approximate extent of building space to be heated or cooled: ~3,600 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? Placement of docks and or walkway along canal/Oneida River, buliding and infrastructure

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): ~100 - 500 Tons
- Over what duration of time? 1-15 years

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
 For placement of new docks and canal side structures it is anticipated that some dredging/earthwork will be done near the water edge. Materials will be de-watered and if possible reused on site. Other excavated material will be kept on site to the extent it is practical.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. Any material removed from the Canal edge will be de-watered.

v. What is the total area to be dredged or excavated? _____ <1 acres

vi. What is the maximum area to be worked at any one time? _____ <1 acres

vii. What would be the maximum depth of excavation or dredging? _____ 3-5 feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

Plans for dredging and earthwork will be necessary to accomplish goals of establishing Canal walkways and docks or boat slips structures to be built in any of the waterfront areas.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The Three Rivers Point Area is along the NYS Canal System. The specific area projected to need work would be the banks of the Oneida River.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Any action taken would have to be approved first by the NYS Canal System. Bank improvements and erosion control measures would be of primary focus before new construction. Banks would be widened in order to accommodate structures without imposing into the current waterway.

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: Proposed boat slips would require deeper water in a small area.

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: Maximum 42,000(seasonal) gallons/day

400 g/d per 4 person residence plus
120 seat restaurant plus 4 apt build

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Onondaga County Water Authority (OCWA)
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: Gaskin Road Water District

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: maximum 42,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Wetzel Road WWTP or Oak Orchard WWTP if expansion is approved
- Name of district: None
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____
 The closest WWTP is at the Oak Orchard Facility (3 miles) via the Gaskin Road pump station. Currently that facility is unable to accept additional flow so plans would also have to look at constructing a pump station and pumping to the Wetzel Road facility (5 Miles).

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: Town of Clay
 • Date application submitted or anticipated: 2015
 • What is the receiving water for the wastewater discharge? Oneida River

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 10-15 acres (impervious surface)
 _____ Square feet or 88 acres (parcel size)
 ii. Describe types of new point sources. Parking lots, gutters, swales

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On site detention, on-site retention facilities, then to surface waters

 • If to surface waters, identify receiving water bodies or wetlands: Oneida and Seneca Rivers

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Construction Equipment, delivery vehicles
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
The north end of Gaskin road is to be re-routed, and a new site entrance off of County Route 57 will be established to access Three Rivers Point.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
75,000 kWh per year, (seasonal use)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
National Grid

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ ~7am - 5pm • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ ~8 am - 10 pm • Saturday: _____ ~8 am - 10 pm • Sunday: _____ ~8 am - 10 pm • Holidays: _____ ~8 am - 10 pm
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Activities during construction could possibly be lower than normal traffic. Proposed Concert Venue will also raise noise levels but for short periods of time on weekends and evenings.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Safety parking lot and venue lighting will be focused on lots, docks, restaurant and performance venue. Other commercial and residential structures if constructed will have their own lighting needs.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 0 tons per _____ year (unit of time)
 • Operation : _____ ~100 tons per _____ year (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: Required action in Onondaga County Recycling programs

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: Private Waste hauler licensed and authorized by the Town of Clay

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:
 There are 8 current residential dwellings within the project area. There are 2 inactive Industrial Asphalt plants, and one seasonally active concrete batch plant. The remainder of the land is vacant or wooded.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	~7	~10-15	~+3-8
• Forested	~50	~30	~-20
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Vacant or abandon land _____	~30	0	~-30

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): Spill # 08-03245 (Sunoco)
 Yes – Environmental Site Remediation database Provide DEC ID number(s): B00015 (Cibro)
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): B00015
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

There are 2 in active asphalt plants within the site boundary. The Cibro Plant, now owned by the Town of Clay, is enrolled in the ERP. The Remedial Investigation should be filed soon. The Sunoco Asphalt plant is proceeding with the removal of tanks from the site and an investigation is pending.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ -40 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Collamer Silt Loam	_____	30 %
Niagara Silt Loam	_____	25 %
Urban Fill	_____	15 %

d. What is the average depth to the water table on the project site? Average: _____ 10-20 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 10 % of site
 Poorly Drained _____ 90 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 90 % of site
 10-15%: _____ <5 % of site
 15% or greater: _____ <5 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 899-1 Classification B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Wetland Approximate Size Federal Wetland:1...
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____
 Seneca River for dissolved oxygen

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer, Primary Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">Eastern Cottontail</td> <td style="border-bottom: 1px solid black; width: 33%;">Coyote</td> <td style="border-bottom: 1px solid black; width: 33%;">Raccoon</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Voles and Mice</td> <td style="border-bottom: 1px solid black;">Several Turtle Species</td> <td style="border-bottom: 1px solid black;">Several Snake Species</td> </tr> <tr> <td colspan="3" style="border-bottom: 1px solid black;">Likely over 50 Bird Speices</td> </tr> </table>	Eastern Cottontail	Coyote	Raccoon	Voles and Mice	Several Turtle Species	Several Snake Species	Likely over 50 Bird Speices			
Eastern Cottontail	Coyote	Raccoon								
Voles and Mice	Several Turtle Species	Several Snake Species								
Likely over 50 Bird Speices										
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>Additional action on Three Rivers Point will improve access for fisherman and activity in general on the Canal system. _____</p>										
E.3. Designated Public Resources On or Near Project Site										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

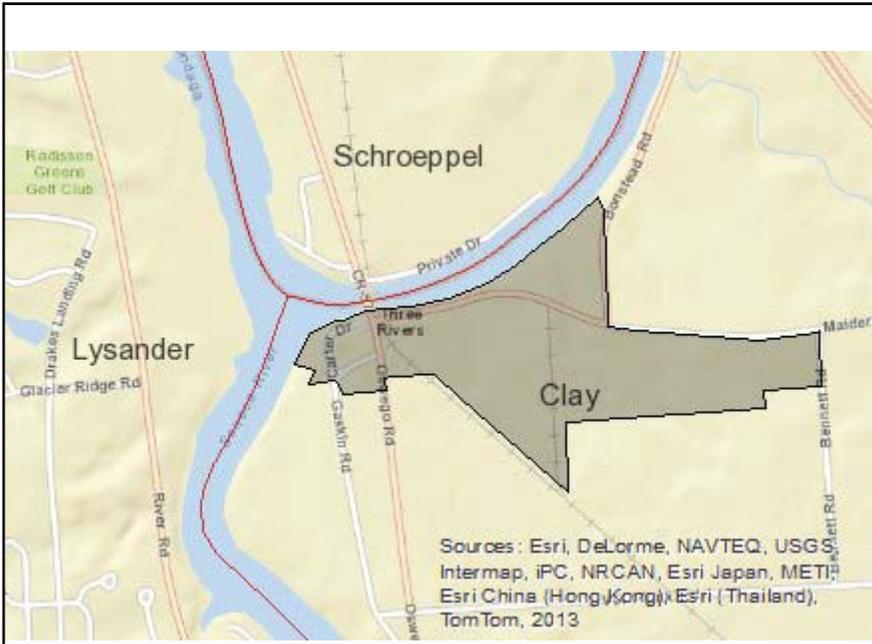
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

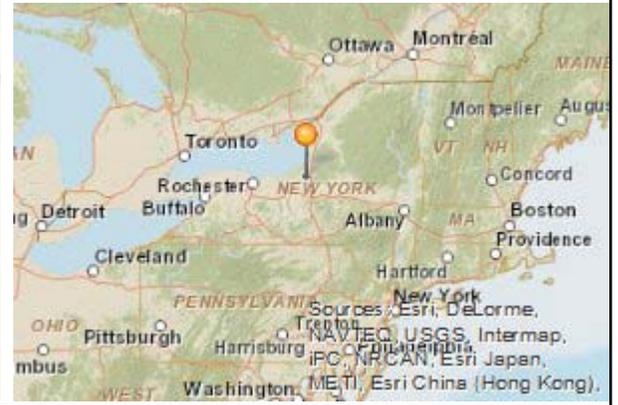
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:B00015
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	B00015
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00015
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	899-1
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Wetland

E.2.h.iv [Surface Water Features - Wetlands Size in Acres]	Federal Wetland:1402.35320905
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

PLUMLEY

ENGINEERING

Civil and Environmental Engineering

**Full Environmental Assessment Form Supplement
Three Rivers Point -Town of Clay BOA
Part 1 – Project and Setting**

Explanation and Description of Scenarios Set Forth in Part 1 of the EAF

Section D. Project Details

D.1. Proposed and Potential Development

d. Is the Proposed action a subdivision, or does it include a subdivision, how many lots, and size of lots.

Using the Residential Zoning currently in place around the BOA (R-10 and R-100) along with projections detailed in the Town of Clay Northern Land Use Study a maximum of 45 Lots was suggested; with lots sizes range from 0.5 acres to 10 acres. These sizes retain the objectives called for in a Conservation Subdivision, while also leaving the town leeway to choose larger more secluded lots and development in the future.

f. Does the project include new residential uses? Show number of uses proposed.

The initial phase of the BOA project does not include residential additions, but future phases may. To account for the variability in the number and type of residential uses available there are wide ranges and types of residential development applied. Approximately 20 – 40 single family houses and 24-48 apartment units would fit into the conservation subdivision layout envisioned for development.

g. Does the proposed action include new non-residential structures? Detail possible size.

Commercial Structures envisioned for future phases of development include restaurants, seasonal shops or general stores. Neighborhood commercial development provides nearby residents with access to needed services but sizes are restricted to prevent negative impacts to the residential areas.

D.2. Project Operations

c. Will the proposed action use, or create new demand for water?

Water use estimates were calculated based on available data and the maximum amount of units or uses the area will contain. Water use estimates used for this EAF were based on an average usage of 50 gal per person for apartment units and 200-400 gal per day for a family of 4 in a single family unit. Other estimates used were for a restaurant at 70 gal per seat, stores at 400 gal per bathroom, assembly areas at 2 gal per seat.

d. Will the proposed action generate any liquid wastes?

Possible liquid waste estimates are based on water usage. Future residential or commercial development will most likely have to be connected to sanitary sewer or use new technologies to treat liquid wastes. With very few of the new technologies economically feasible at this time we assume most water used will become waste in the sanitary system.