

JUDD ROAD

JUDD ROAD

Oneida County Business Park
WHITESTOWN, NY

43°09'05.1"N 75°22'03.2"W

OUR MISSION

Strengthen and Grow the
Mohawk Valley Economy

MOHAWK VALLEY
EDGE

MOHAWK VALLEY EDGE
315.338.0393
mvedge.org

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SITE INTELLIGENCE

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CONTACT

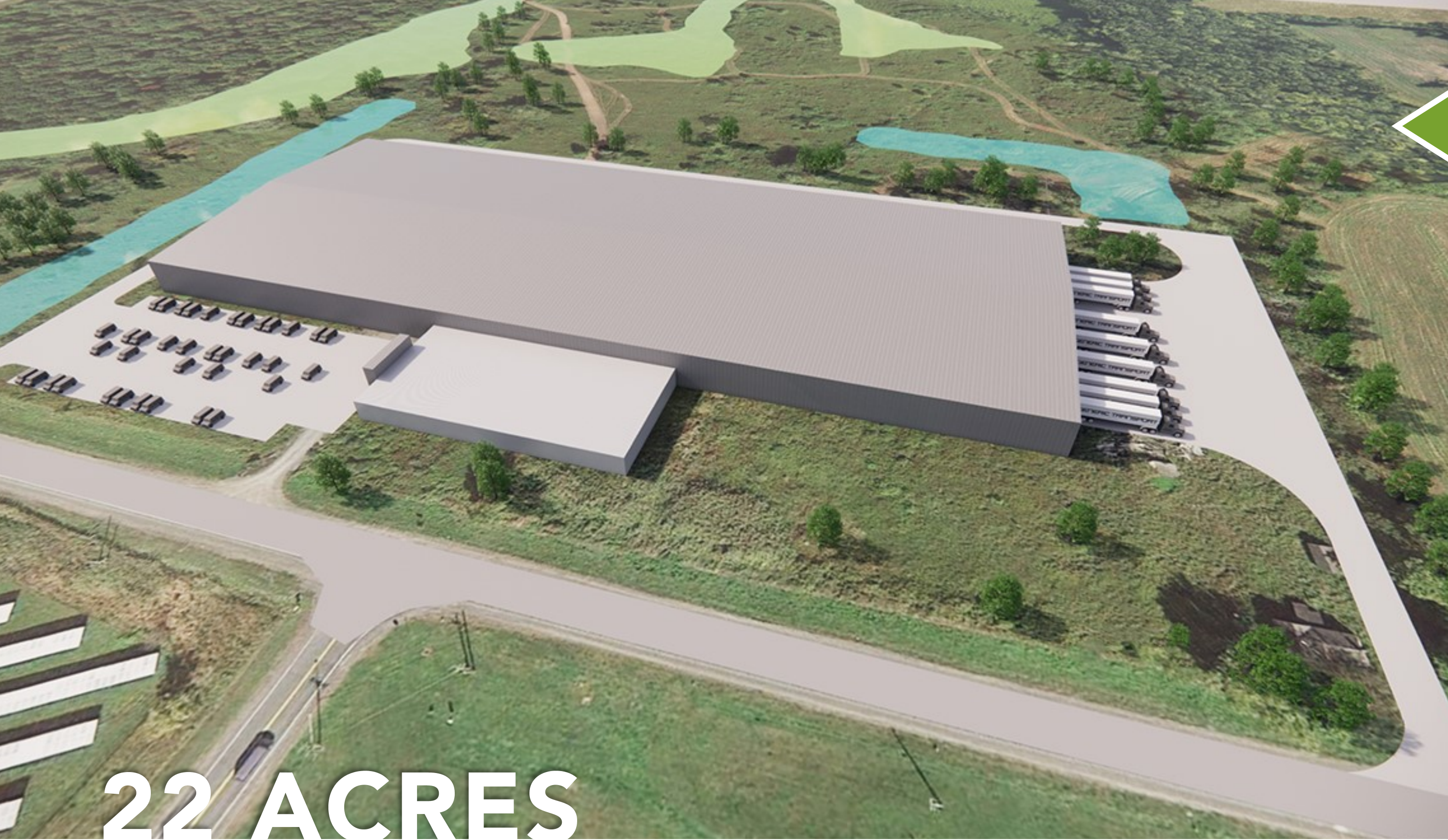
Dave Catalfamo
Economic Development Director
Oneida County

315.793.6080
dcatalfamo@ocgov.net

THE SITE



- ±22 Acre Subdivision suitable for approximately 250,000 SF facility; including parking & stormwater
- Zoned for light manufacturing, warehouse & distribution, food manufacturing
- Highway connectivity; <10-minute drive to NYS Thruway (I-90)
- 3-phase electric, at the curb, provided by National Grid
- Natural Gas at the curb, 4 inch @80#, provided by National Grid
- Municipal Sewer & Water main across Judd Road, within 100 feet of site,
- 10G Fiber ready, across Judd Road, within 100 feet of site
- Site Plan approval within 60-90 days, Town of Whitestown
- Wetlands Delineation and SHPO review complete; No Impacts



22 ACRES

**SUBDIVISION
SUITABLE**

CONTACT
Dave Catalfamo, Director
Oneida County
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CONCEPT PLAN

SITE SURVEY

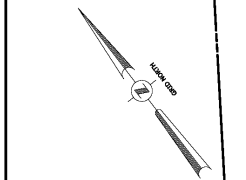
REFS: NONE

PROJECT NUMBER: 19-0145

CAD DWG FILE NAME: Judd Road.dwg

R.O. - BOARD OF LEGISLATORS OF THE COUNTY OF ONEIDA
D.B. 2845, Pg. 15
TM 275.000-02-24
AREA = 67.666± ACRES

R.O. - MATTHEW MAZUR, NANCY MAZUR,
DARYN ABLE, SHARON MAZUR & TERRANCE MAZUR
D.B. 2590, Pg. 25
TM 290.000-02-25.1



R.O. - CBRE, INC. (PORTFOLIO SERVICES)
(BRY MILLON - LEASE No. 132-C390)
DEED INSTRUMENT - 2011-006862
TM 275.000-02-61

- LEGEND**
- SIGN
 - GAS MAIN
 - HIGHWAY
 - WATER VALVE
 - TELEPHONE MANHOLE
 - TELEPHONE PRESIDENTIAL
 - TELEPHONE MANHOLE
 - SANITARY MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - GUY WIRE
 - CONCRETE MONUMENT
 - IRON ROD FOUND
 - COPIED IRON ROD FOUND
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - OVERHEAD WIRE
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - GAS LINE
 - TELEPHONE LINE

BM - R.R. SPIKE FOUND IN
UTILITY POLE NM 12
ELEVATION = 693.32'

R.O. - ORISKA-SUMMIT MOTORS, LLC
DEED INSTRUMENT - 2016-003600
TM 290.000-02-23

PROPOSED DEVELOPMENT PARCEL
AREA = 20.000± ACRES

Judd Road
(Width Varies)

BM - 'X' ON NORTH CAP
NUT OF HYDRANT
ELEVATION = 704.74'

MAP REFERENCES

- MAP AND SURVEY SHOWING LANDS OWNED BY FEED ESTATE PREPARED BY CHRISTOPHER S. NASH, L.L.S., DATED FEBRUARY 15, 1999 AND FILED IN THE ONESIDA COUNTY CLERK'S OFFICE ON JUNE 10, 1999 AS MAP NO. 1745.
- MAP SHOWING A SUBDIVISION OF THE FRANKS & ALICE COSS FARM PREPARED BY JOHN W. COLE L.S., DATED MAY 20, 1961 AND FILED IN THE ONESIDA COUNTY CLERK'S OFFICE AS MAP NO. 634.

SCALE

1" = 40 FT.

100' 200' 400' 800'

100 200 400 800

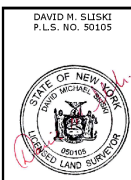
MAP NOTES

- NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.
- VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS. (AND PARCEL TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- FIELD WORK PERFORMED ON APRIL 2 & 17, 2019.
- SUBJECT TO A 50' WIDE EASEMENT TO NIAGARA MOHAWK POWER CORP. PER D.B. 1575, PG. 101.

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

David M. Sluski 05/07/2019

DAVID M. SLUSKI PLS # 50105 DATE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE REVOLUTION LAW.

© 2019
C.T. MALE ASSOCIATES

APPROVED:

DRAFTED : JAD
CHECKED : DMS
PROJ. NO : 19-0145
SCALE : 1" = 40 FT.
DATE : APRIL 10, 2019

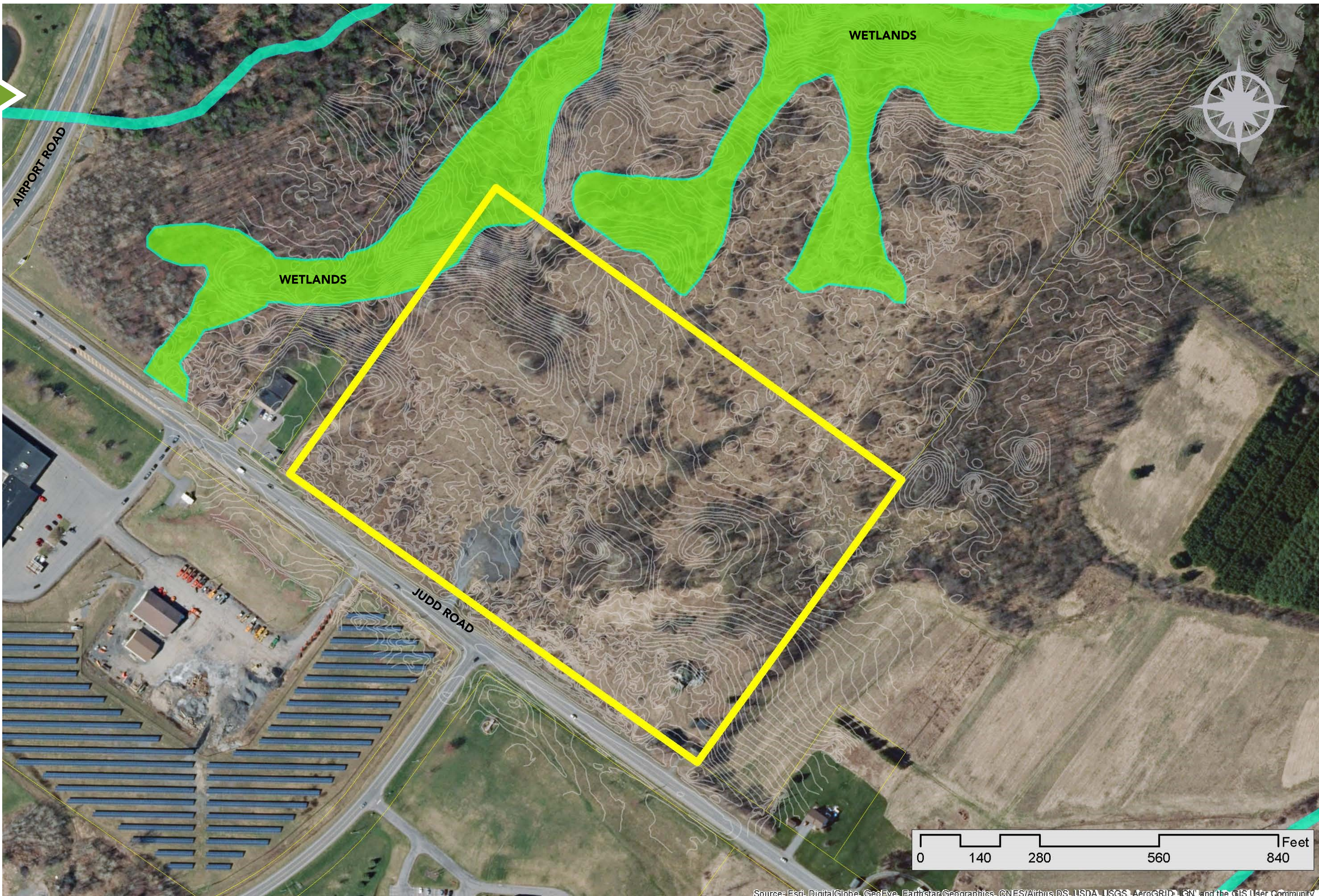
BOUNDARY AND TOPOGRAPHIC SURVEY MAP
FOR A PORTION OF THE LANDS OF
COUNTY OF ONEIDA
JUDD ROAD

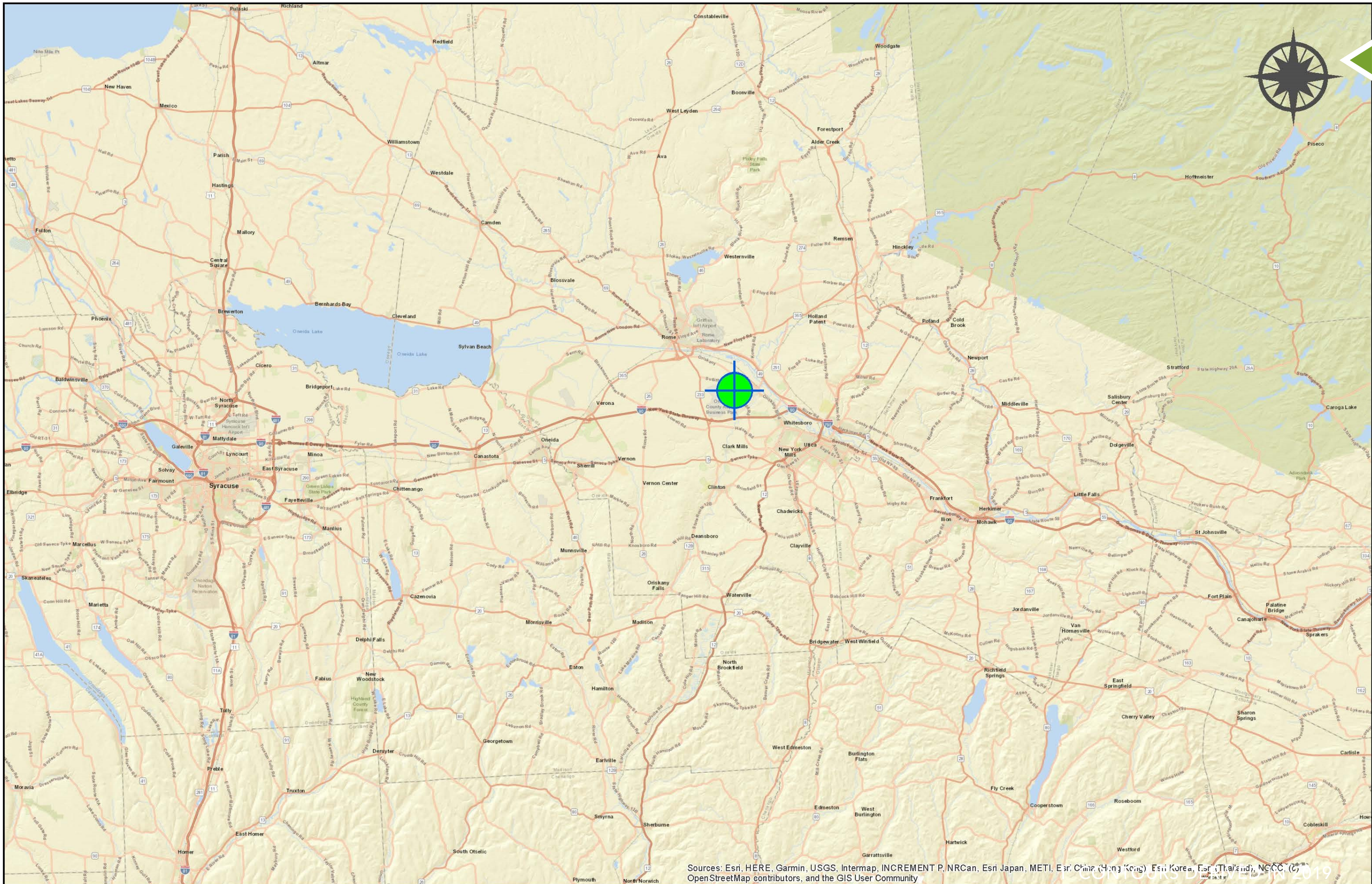
PART OF THE WEST HALF OF LOT 2 IN THE SECOND ALLOTMENT OF THE ORISKANY PATENT
VILLAGE OF ORISKANY
ONEIDA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture, & Geology, P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 13110
518.786.7400 • FAX 518.786.7299

SHEET 1 OF 1
DWG. NO: 19-0303

WETLANDS





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

REGIONAL CONTEXT



Mohawk Valley EDGE is a not-for-profit regional Economic Development Organization, serving the Utica-Rome MSA. MVEDGE provides professional staff support to local development corporations, industrial development agencies, and industrial development corporations in Oneida County; managing a diverse portfolio of nearly one million square feet of facilities as well as roughly 1,000 acres of prime land for development.

Our well-rounded staff of professionals includes experts in planning, underwriting, accounting, marketing, and real state development who will work side-by-side with your team from concept to construction – and will coordinate, on your behalf, the universe of state, local, and private incentives, including cash grants, tax credits, ED loans, tax abatements, increment financing, and workforce training incentives.

BUILDING STRONGER...



BUSINESSES



HOUSEHOLDS



COMMUNITIES

■ TOTAL WAGES SINCE 2010	+18%
■ REGIONAL GDP SINCE 2010	+21%
■ REGIONAL EXPORTS SINCE 2010	+34%
■ POPULATION AGES 20-34 SINCE 2011	+3%

MAJOR EMPLOYERS



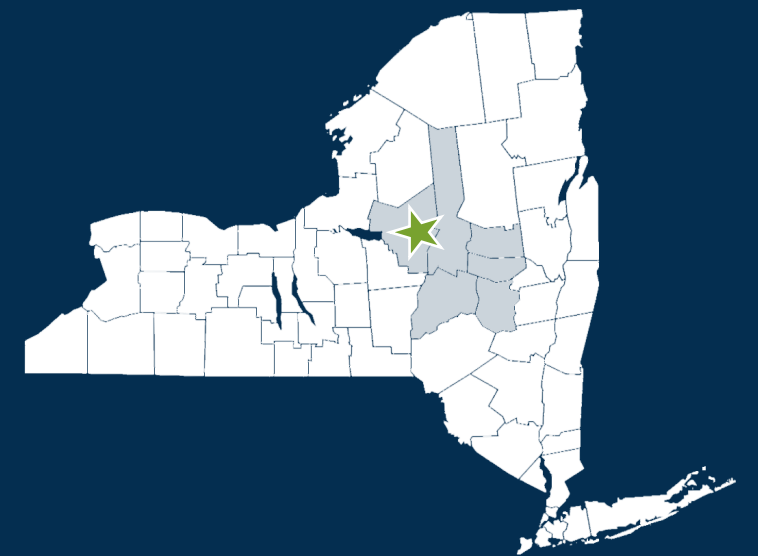
Oneida Indian Nation	Tourism	4,750
Mohawk Valley Health System	Healthcare	4,279
Bassett Healthcare	Healthcare	4,267
Upstate Cerebral Palsy	Social Services	2,000
Metlife Inc.	Insurance/Finance	1,368
Resource Center for Independent Living	Social Services	1,250
Air Force Research Lab	Research & Development	1,182
Utica National Insurance Group	Insurance/Finance	1,112
Wal-Mart Stores Distribution Cntr.	Warehousing	1,011
Defense Finance and Accounting Service	Insurance/Finance	950
The Masonic Care Community NY	Healthcare	900
Remington Arms	Manufacturing	850
BNY Mellon	Insurance/Finance	835
Rome Memorial Hospital, Inc.	Healthcare	711
Hamilton College	Higher Education	695
ConMed	Manufacturing	650
Indium Corporation	Manufacturing	650

The Region Mohawk Valley

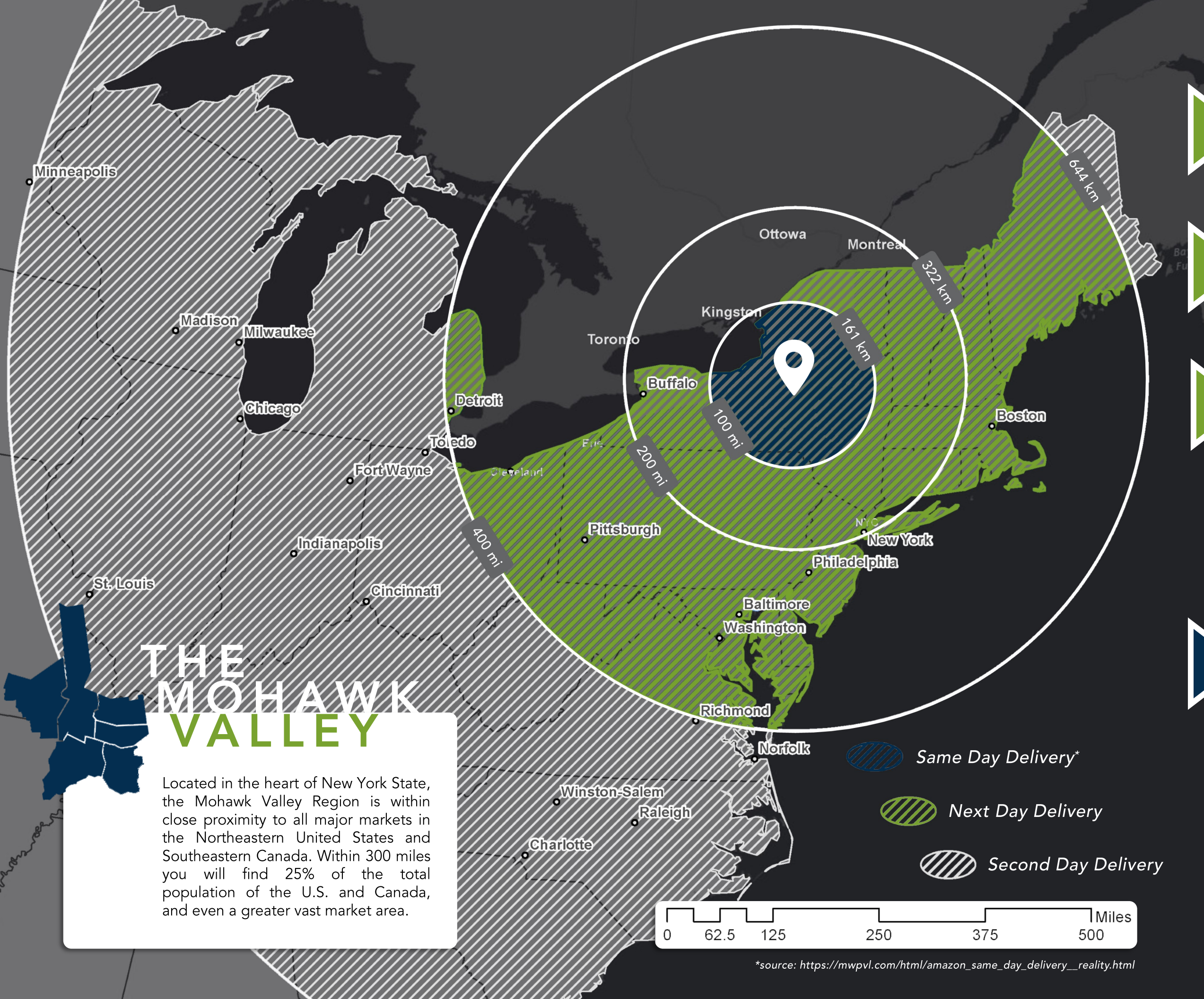
Boasting some of the most affordable real estate in New York State, the Utica-Rome MSA is increasingly attracting corporate investment in manufacturing, R&D, and high-tech. This region is the geographic center of Upstate New York along the Erie Canal, including the historic urban centers of Utica, Rome, and Amsterdam. It is within 100 miles of major markets in every direction including Albany (90 miles), Syracuse (50 miles), Binghamton (80 miles), and the Canadian border (100 miles).

The Mohawk Valley is a unique mix of pastoral beauty and urban amenities, contributing to a rich diversity of culture and lifestyles. The popularity of home-grown arts, professional sports, craft food & beverages, and adventure tourism make the Mohawk Valley a globally-recognized destination for families, visitors, and talent.

The region is home to numerous academic and research institutions. Flourishing industry clusters include distribution, materials processing, industrial machinery and services, agriculture, craft food and beverage manufacturing, cybersecurity & information assurance, back-office, and financial services. The Utica-Rome MSA's largest employment quotient is in the fields of primary and secondary metals manufacturing (more than 6x the national average) rivaling historical powerhouses like Detroit and Wichita.



Mohawk Valley
Regional Economic
Development Council



THE MOHAWK VALLEY

Located in the heart of New York State, the Mohawk Valley Region is within close proximity to all major markets in the Northeastern United States and Southeastern Canada. Within 300 miles you will find 25% of the total population of the U.S. and Canada, and even a greater vast market area.

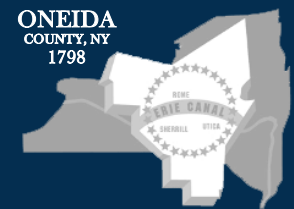
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1798



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*source: https://mwpvl.com/html/amazon_same_day_delivery_reality.html