



# CHAMINADE SITE

8762 Chaminade Road  
Town of Marcy, Oneida County, New York  
43.176003, -75.306486



**GRIFFISS INTERNATIONAL AIRPORT**



**NYS ROUTE 49**

**WALMART DISTRIBUTION**



**NYS ROUTE 233**



**CHAMINADE ROAD**



**CHAMINADE SITE**



**RAILROAD ACCESS**



<b>Site Name:</b>	<b>Chaminade Industrial Park Site</b>	
<b>SITE ADDRESS</b>	8761 Chaminade Road, Marcy, NY 13403 Oneida County, part of Utica – Rome MSA	
<b>SINGLE PROPERTY OWNER</b>	3661 Marcy LLC 258 Genesee St. 2 <sup>nd</sup> Floor Utica, NY 13502 (315) 733-4611 Attn: William Gaetano and Brian Gaetano	
<b>LAT/LON COORDINATES</b>	43° 10' 41.04" N 75° 18' 24.83" W	
<b>SITE CONTACT PERSON</b> <i>(Person that can answer questions)</i>	Christian Mercurio Vice President –Planning & Development Mohawk Valley EDGE 584 Phoenix Dr. Rome, NY 13441 <a href="https://www.mvedge.org">https://www.mvedge.org</a>	Robert Lambe Economic Development Coordinator, Town of Marcy 801 Paul Becker Road Marcy, NY 13403
<b>CONTACT PERSON CONTACT DETAILS</b>	(315) 338-0393 <a href="mailto:cmercurio@mvedge.org">cmercurio@mvedge.org</a>	(315) 768-4800 X230 <a href="mailto:Robert.lambe@townofmarcy.org">Robert.lambe@townofmarcy.org</a>

	Electric/Natural Gas	Water	Sewer
<b>NAME: UTILITY PROVIDER</b>	National Grid	Mohawk Valley Water Authority (MVWA)	Town of Marcy
<b>CONTACT INFORMATION PHONE NUMBER/EMAIL</b>	Brian Anderson, CEcD Regional Economic Development Manager 300 Erie Blvd West, C-3 Syracuse, NY 13202 (315) 439-2009 cell (315) 428-5140 work <a href="mailto:Brian.Anderson@nationalgrid.com">Brian.Anderson@nationalgrid.com</a> <a href="http://www.Shovelready.com">www.Shovelready.com</a>	Pat Becher, Executive Director MVWA One Kennedy Plaza Utica, NY 13502 (315) 792-0301 <a href="mailto:Pbecher@mvwa.com">Pbecher@mvwa.com</a>  <a href="https://www.mvwa.us">https://www.mvwa.us</a> <a href="https://www.mvwa.us/WaterQuality/2020AWQR.pdf">https://www.mvwa.us/WaterQuality/2020AWQR.pdf</a>	Richard Quigley, Sewer Dept. Town of Marcy Municipal Building Town Hall 8801 Paul Becker Road Marcy, NY 13403 <b>Phone:</b> (315) 768-4800 ext. 234 <a href="mailto:marcypwa@townofmarcy.org">marcypwa@townofmarcy.org</a>  <a href="https://townmarcy.digitaltowpath.org:10019/content/Departments/View/11">https://townmarcy.digitaltowpath.org:10019/content/Departments/View/11</a>
<b>NAME</b>			Oneida County Water Quality & Pollution Control
<b>CONTACT INFORMATION PHONE NUMBER/EMAIL</b>			<b>KARL E. SCHRANTZ, PE</b> Commissioner Oneida County Water Quality & Pollution Control 51 Leland Ave., P.O. Box 442 Utica, NY 13503-0442 P: (315) 798-5656 F: (315) 724-9812 <a href="mailto:kschranz@ocgov.net">kschranz@ocgov.net</a> <a href="https://ocgov.net/oneida/wpc">https://ocgov.net/oneida/wpc</a>

**PROXIMITY**

- Site is in town of Marcy, NY; closest city: Utica, NY, within 5miles
  - Utica – Rome MSA pop. 309,383 (2020) (+3.4% from 2010)
  - Site is within 53 minutes of Syracuse Hancock Int’l Airport and 1:26 hour drive from Albany Int’l Airport.
  - Griffiss Airport (General Aviation Airport) in Rome, NY is 18 minutes from Marcy Nanocenter Site
  - Site is adjacent to major state highways and is within 12 minutes (7.2 miles of I-90 exist in Utica)
- Adjacent land uses include:
- Walmart Distribution Center ( 1.2 M SF) – is located south of the subject site along Chaminade Road between NYS Route 291 and Old River Road (County Route 88)
  - An apartment complex is located west of the project (former convent) and other residential uses to the northwest and northeast of the site
  - Additional Housing is scattered, there is no singular large development, and not considered proximal to the site.
  - An active rail line is northwest of the site (MA&N Short line spur)
  - NYS Department of Corrections (Midstate Correctional Facility) is to the east
  - Directly surrounding site are agricultural lands
  - An automotive recycling and parts yard is located 1,000 ft. to the west of the site from Chaminade Road
- Mohawk Adirondack & Northern (MA&N) Railroad has rail spur (short-line rail line that extends from Utica Yard and runs next to Chaminade Site
  - MA&N Utica Yard is less than 10 minutes from site and is the interchange point with CSX Transportation and is an active 3T transload facility and terminal operation with 5x/week minimum and on-demand, as needed switching services.

**PLOT**

- Total site consists of two-tax parcels ( 216.20± acres) and (38.0± acres) of which 171-acres is slated to be the Industrial Park Site
- Site can support 1.0 million Square Feet of light assembly/warehousing within the 171-acre industrial site
- Owner is a willing seller of all or a portion of the site
- Plot shape – generally rectangular, Generally flat (nominal leveling required)
- Topographically the project site is nearly level sloping away from the apex along Chaminade Road at an elevation of 640-ft (north) to an elevation of 560-ft. (south)

<b>ZONING</b>	<ul style="list-style-type: none"> <li>• Site has been zoned Planned Development by Town Board in 2019</li> <li>• Subdivision would be considered on a project-to-project basis, as well as overall acreage requested</li> <li>• Height requirements would be set by Planned Development Zoning</li> <li>• Zoning Density ratios would be set by Planned Development Zoning</li> <li>• No specific or limiting light or noise ordinances</li> </ul>
<b>OWNERSHIP</b>	<ul style="list-style-type: none"> <li>• Cost of the site per/acre: approximately \$10,000/acre</li> <li>• Currently site is vacant/greenfield</li> <li>• Site was formerly a Catholic Convent owned by the Syracuse Catholic Diocese and includes a large tract of agricultural lands (convent was converted to apartments by owner's family) and vacant lands have remained undisturbed</li> <li>• Total site consists of two-tax parcels ( 216.20<sub>+</sub> acres) and (38.0<sub>+</sub> acres) of which 171-acres is slated to be the Industrial Park Site</li> <li>• Underlying fee is owned by a 3361 Marcy LLC who is working with Town of Marcy on development of an Industrial Park for this site</li> <li>• Landowners are willing to consider sale or lease, focus on sale.</li> <li>• Property Map attached</li> </ul>
<b>TIMING</b>	<ul style="list-style-type: none"> <li>• Site would require final Zoning change as proposed from RA to PD (proposed in Full EAF )</li> <li>• SEQRA completed based on an assumed 1 million SF distribution center as baseline project</li> <li>• Applicant would need to submit application to Planning Board for Final Site Plan Review.</li> </ul>

## UTILITY INFRASTRUCTURE

<b>ELECTRICAL</b>	<ul style="list-style-type: none"> <li>• EDIC; PORTER; CAVANAUGH; STITTVILLE are National Grid owned substations proximal to Chaminade site</li> <li>• Extension of a 46-kV sub-Transmission feeder, with a 9,200 LF electric service from Old River Road east of Chaminade Road to the project site would be required; additional service routes are available</li> <li>• We assume that customer/client would own the substation on its site.</li> <li>• Site has minimum of 2.8 MW of power up to 7.0 MW with infrastructure upgrades. An additional study has assessed ability to support over 10 MW of reliable 115kV service to the site. This can be discussed base overall need.</li> <li>• Electric markets in New York are de-regulated, supply costs will fluctuate with market conditions</li> <li>• National Grid discounts delivery costs, and with estimated supply costs pricing ranges from mid to high \$0.04/kwh (Dec 2021)</li> <li>• New York State expects to have 70% renewable energy in place by 2030; and 100% by 2040 Combined with the existing baseline of renewable facilities in New York, the current pipeline of renewables already under contract and in development projects will power 50% of New York State's electricity once operational. As an example, NYS has invested \$1.5 Billion in 20 Large-Scale Renewable Energy Projects Upstate and up to \$200 Million in Port Infrastructure to Make New York the Nation's Offshore Wind Hub</li> <li>• <i>Additional Electrical information is best procured via National Grid's representative: Brian Anderson (contact information provided)</i></li> </ul>
<b>WATER</b>	<ul style="list-style-type: none"> <li>• The Mohawk Valley Regional Water Authority (MVWA) is the public utility provider for region's water supply - <a href="http://www.mvwa.us/index.aspx">http://www.mvwa.us/index.aspx</a></li> <li>• Primary Water Source is Hinckley Reservoir - located 18 miles north of Utica-primary regional water source</li> <li>• MVWA has legal rights to 48.5 MGD from Hinkley Reservoir. In 2020, MVWA treated an average of 17.4 MGD (highest water produced in a single day was 21.4 MGD in 2020). MVWA has covered tank storage capacity with 12 MGD of enclosed storage capacity that is connected to water transmission mains</li> <li>• MVWA Water Treatment Plant has 32 MGD treatment capacity, located two miles from Hinckley</li> <li>• 12"-water main owned by the Mohawk Valley Water Authority (MVWA) is located off Chaminade Road (south of site)</li> <li>• Available fire flow from 12" water main is 2,061 gpm @ 20 psi residual pressure</li> <li>• MVWA adopted a discounted tiered rate structure for large industrial accounts (effective January 1, 2019) with two water rate tiers:             <ul style="list-style-type: none"> <li>• Standard Tier 1 Rate is based on water consumption for initial 1.5 MGPD (547,500,000 annual consumption)</li> <li>• Discounted Tier 2 Rate is based on all water consumption &gt; 1.5 MGPD (all usage that exceeds Standard Tier 1 of 547,500,000 annually)</li> </ul> </li> </ul>

## UTILITY INFRASTRUCTURE

<p><b>NATURAL GAS</b></p>	<p>Existing gas line is present on Chaminade Rd, however <b>depending on project usage</b>, a gas main upgrade would be required to extend 9,500 LF from Old River Road to project site</p>
<p><b>WASTEWATER</b></p>	<ul style="list-style-type: none"> <li>• Karl Schrantz, PE, Commissioner Oneida County Walter Pollution Control Department,</li> <li>• Site resides within the service area of the Town of Marcy’s municipal sanitary system</li> <li>• Sewer would need to be extended several hundred feet further up Chaminade Rd. There is currently sewer service to the apartment complex at 8661 Chaminade Rd.</li> <li>• Extension of sewer would be gravity fed comprised of 4” to 8” SDR PVC main</li> <li>• Town sewer connects to County Interceptors that extends to the Oneida County Water Quality and Water Pollution Control Plant in Utica with 55 MGD of treatment capacity during dry weather events and 111 MGD during wet weather events</li> <li>• County/Town have considered establishing Tiered Rate structure to discount cost on sewer load in excess of 1.0 MGD in sewer usage.</li> <li>• County funded a five-year \$314 million capital program that includes expansion of its wastewater Pollution Control Plant (WPCP), with anticipated completion in 2022</li> </ul>
<p><b>FIBER</b></p>	<ul style="list-style-type: none"> <li>• Multiple internet/telecom providers available (Verizon, Level 3, Northland Communications, Spectrum)</li> <li>• The telecommunication fiber would extend overhead (aerial route to utilize existing overhead poles) 4,000 LF from intersection of Old River Road/Chaminade Road to the proposed site.</li> </ul>



## ENVIRONMENTAL IMPACT

<b>WETLANDS</b>	<p>Preliminary Jurisdiction of Wetlands Mapping completed with Buffalo District Office of the USACE with delineation of jurisdictional and non-jurisdictional wetlands. Based on discussions with the Buffalo District Office, the site can accommodate a 1.0 million SF building without encroachment on jurisdictional wetlands. Non-jurisdictional wetlands were identified and could be disturbed to maximize development of the site</p>
<b>FLOODPLAINS</b>	<ul style="list-style-type: none"> <li>• Site is not in Flood Hazard Area of Floodplain</li> <li>• FEMA information reveals that the project site is in an area with a 0.1% annual chance flood with average depth less than one foot or with drainage areas of less than one-square mile (Zone X)</li> </ul>
<b>ENVIRONMENTAL</b>	<ul style="list-style-type: none"> <li>• Full Environmental Assessment and Planning Study (September 2019) completed by Town and property owner to support creation of Industrial Park site and the proposed abandonment of a portion of Chaminade Road from the Proposed development to NYS Route 291 at the northern site boundary (access from Chaminade Road south to Old River Road is recommended to connect to NYS Route 49/365 which is east/west highway that connects with I-90</li> <li>• Phase 1B Field Reconnaissance Survey completed as part of Archeological &amp; Historic Study of project site was completed and findings concluded that there is no need to proceed with further archeological investigations of the site.</li> <li>• EAF for Chaminade Industrial Park is consistent with 2009 Marcy Master Plan and 2016 Master Plan Update</li> <li>• Site does not have known uses or prior development activity that would require additional investigations or remediation activity</li> <li>• Most recent development activity near the project site was construction of the Walmart Distribution Center in 1995.</li> <li>• <i>Contact information for Bob Lambe provided</i></li> </ul>
<b>SOIL</b>	<ul style="list-style-type: none"> <li>• Soil suitable for a large-scale manufacturing facility</li> <li>• Geotechnical report and soil boring report prepared by Chazen Engineering (January 2019)</li> <li>• Subsurface Stratigraphy revealed two distinct strata consisting of till ranging in thickness from 6-feet to 10.5-feet (Silt, Sandy Silt with Gravel); and shale bedrock below silt strata layer</li> <li>• Site would support shallow reinforced concrete foundations consisting of continuous strip footings and frost walls for a large industrial – warehouse type structure</li> <li>• Recommendation in geotechnical report is that finished floor slab be a minimum of 5-feet above bedrock surface to minimize potential for pyritic expansion effects.</li> </ul>

# Key Labor: Manufacturing Operations within 30 miles of the site

Company	Location	Product/Type of Operation	Employee Count	Note
Indium Corporation	Clinton, NY	Advanced Electronics	~650	
ConMed Corporation	Utica, NY	Medical Device Manufacturing	~500	
Briggs & Stratton	Sherrill, NY	Outdoor Power Equipment	~500	Major expansion in 2018
Fiber Instrument Sales	Oriskany, NY	Fiber Optics	~425	
Special Metals Corp.	New Hartford, NY	Nickel Alloy Metal Products	~265	
Revere Copper Products	Rome, NY	Copper Metal Products	~325	
International Wire	Camden, NY	Copper Wire Products	~400	
Collins Aerospace	Rome, NY	Aerospace Products	~209	
Worthington Industries	Rome, NY	Cold-Rolled Steel Products	~125	
Bartell Machinery	Rome, NY	Machinery Manufacturing	~110	
Metal Solutions	Utica, NY	Fabricated Metal Products	~115	
The Fountainhead Group	New York Mills, NY	Compressed Air Sprayers	~185	
Trenton Technology	Utica, NY	Advanced Electronics	~260	
HP Hood	Oneida, NY	Dairy Product Manufacturing	~125	
FX Matt Brewing Co.	Utica, NY	Alcoholic Beverage Manufacturing	~135	
Sovena USA	Rome, NY	Olive Oil Products	~140	
Cree   Wolfspeed	Marcy, NY	Semiconductor Manufacturing	Currently ~399 hires - ramping up to 600+ 270 in 2023; 414 2026; and 614 2028	<b>New Fab at MNC under construction</b>