

SUMMARY OF REMAINING LANDS AT SKYLINE GATEWAY

OVERVIEW

The Skyline Gateway parcel is the largest, southernmost parcel on Griffiss Park (East of the Parkway). Previously consisting of 134 acres total, a +64-acre parcel was recently subdivided and sold to Orgill, Inc. for the 780,000 SF Distribution Center Project (Project Independence II) for approximately \$1.4 million. The remaining lands are comprised of approximately 13 acres of development-ready property (subject property), and approximately 57 acres of preservation area, respectively.

OWNERSHIP

Parcel ID # 243.000-1-1.12. The fee owner of the property from 2007 – present is Oneida County Industrial Development Agency (OCIDA) and the Beneficial Owner is Griffiss Local Development Corporation (GLDC). Previous Owner from 1952 – 2007 was the United States Air Force.

ZONING & LAND USE

The property was formerly the site of the Skyline military housing subdivision for the former Griffiss Air Force Base. The structures have been subsequently demolished, leaving only the roads and abandoned infrastructure. The property is currently zoned **GB-SG – Skyline Gateway development Sub-District**:

⇒ *GB-SG sub-district is the gateway site of the Griffiss Business and Technology Park. The design intent for this sub-district is to create a high profile, high quality, business complex that capitalizes on the site's excellent visibility, superior access, and world-class infrastructure. Emphasis should be placed on flexibility of development as a corporate campus/complex where office, hi-tech manufacturing, research and development, warehousing, logistics, and/or industrial suppliers can be co-located. The site should not be subdivided unnecessarily, especially where other sites throughout the park could accommodate a less integrated project. The area should be used for advanced manufacturing corporate campus development, but may also be utilized for class A office, and large-scale development.*

Permitted uses include: Freight Terminal, Healthcare Facility, Industrial Design, Live Entertainment, Office, Research & Development, Warehouse, and Solar Arrays. Uses allowed by Special Permit include: Parking Structures, General Industrial, Utilities, Wind Energy, and Wireless Telecommunications.

Dimensional Standards:

- | | | | |
|--------------------------|----------|--------------------------|---------|
| ▪ Min Lot Size | 5 acres | ▪ Min Rear Yard Setback | 20 feet |
| ▪ Min Road Frontage | 150 feet | ▪ Max Building Height | 60 feet |
| ▪ Min Front Yard Setback | 20 feet | ▪ Max Building Coverage | 40% |
| ▪ Min Side Yard Setback | 20 feet | ▪ Min Landscape Coverage | 15% |

PHYSICAL SETTING AND GEOLOGY

The remaining lands consist of Windsor class soils, described as a very deep, excessively drained sand and gravels. The eastern portion of the proposed subdivision has been balanced with clean hard fill material. Extensive geotechnical investigation has been performed (mainly in the Orgill development location), revealing ideal building conditions.

A new road, utilities, etc., were installed in the mid-late 2000's consisting of granite curbs, streetlights, sidewalks, water, sewer, power, and telecom on Atlas Drive and Thor Ave. The subject property would have near-exclusive use of the improved section of Thor Drive; being the sole parcel/business served by the road.

Additionally, a paved section of the Griffiss Sculpture Trail runs adjacent to the subject property, providing a unique amenity for future employees. The trail network runs throughout the park and connects to the Mohawk River Trail.

ENVIRONMENTAL

Extensive environmental records searches and investigations have been recently performed on the entire 134-acre parcel. Wetlands on the property were delineated and affirmed by the US Army Corps of Engineers in 2019. There are

no wetlands present on the subject property. It should be noted that the subject property (“remaining lands”) do not present any *Recognized Environmental Concerns, Conditions, or Business Risks*. **See figure 2.**

The Phase I ESA was prepared by Atlantic Testing Laboratories in June 2019; with supplemental investigations performed in the following months. The report indicates the following Recognized Environmental Conditions:

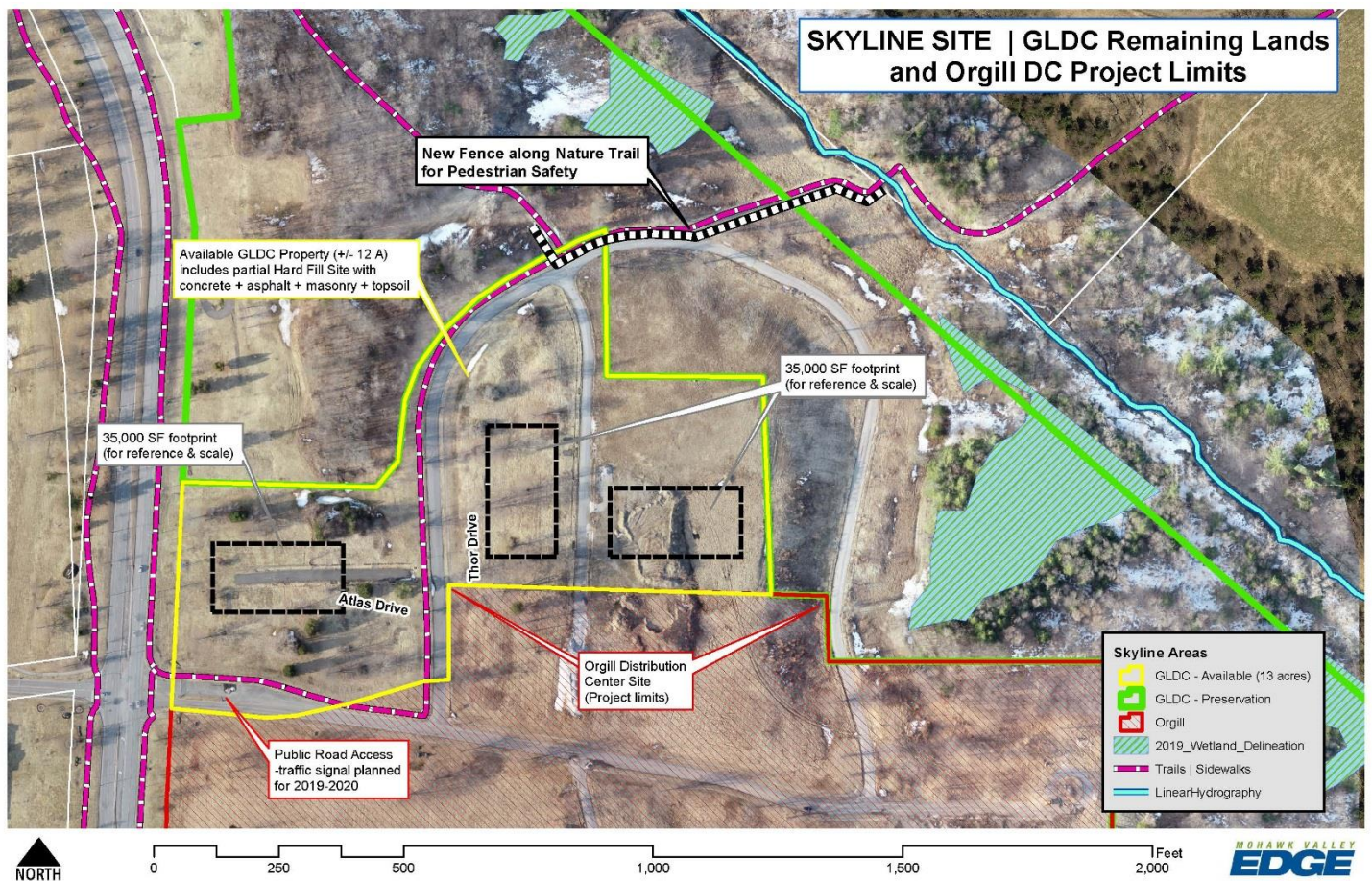
- The former property usage is considered a historical recognized environmental condition and a business environmental risk due to potential residual impacts from the USTs, water tower, and rifle range. The subject property does not contain the USTs, water tower, nor the rifle range. The “suspect vent pipe” on the subject property was subsequently investigated and removed from the list of recognized environmental conditions (**see Exhibit A/B**).

SURVEY & GIS DATA

During 2019, GLDC collected a host of additional data to facilitate development on the parcel, including:

- ✓ ALTA-NPS Survey was performed by Susan Anacker
- ✓ High Definition Aerial imagery was collected by Oneida County Planning
- ✓ Survey-precision Digital Terrain Modeling and Digital Elevation Modeling (DTM, DSM) was derived from the drone data

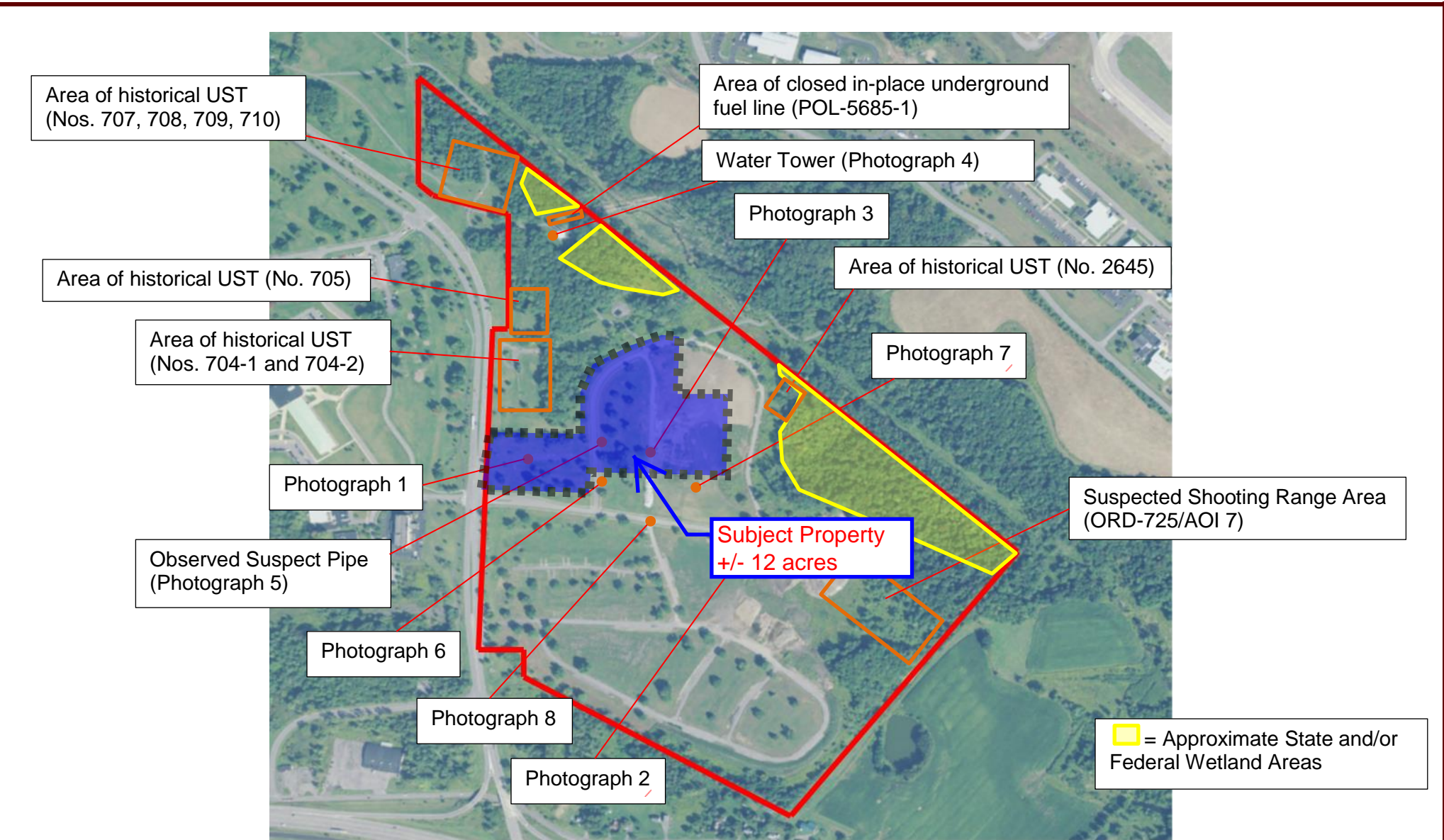
Figure 1 – Remaining Lands @ Skyline



Contact:

Steve DiMeo, President, MVEDGE & Authorized Representative for Griffiss Local Development Corporation (GLDC)
315.338.0393 sjdimeo@mvedge.org

CC: Christian Mercurio, Planning & Development, MVEDGE
315.271.4191 cmurcurio@mvedge.org



Site Features Map

Drawn by:
TSP

Scale:
Not to scale

Project No.:
UT5461

Date:
June 2019

**Phase I Environmental Site Assessment
Highway 825 and Atlas Drive
Rome, Oneida County, New York**

ATLANTIC TESTING LABORATORIES, Limited

Albany, NY
Poughkeepsie, NY

Binghamton, NY
Syracuse, NY

Canton, NY
Rochester, NY

Elmira, NY
Utica, NY

Plattsburgh, NY
Watertown, NY



ATLANTIC TESTING LABORATORIES

WBE certified company

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301 St. Anthony Street
Utica, NY 13501
315-735-3309 (T)
atlantictesting.com

June 14, 2019

Griffiss Local Development Corporation
c/o Mohawk Valley EDGE
584 Phoenix Drive
Rome, New York 13441

Attn: Christian Mercurio

Re: Phase I Environmental Site Assessment
Skyline Site – Tax ID # 243.000-1-1.12
Rome, New York
ATL Report No. UT5461CE-01-06-19 Addendum Letter

Ladies/Gentlemen:

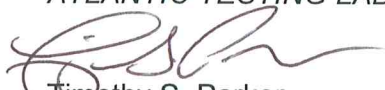
Atlantic Testing Laboratories, Limited (ATL) prepared a Phase I Environmental Site Assessment report (ATL Report No. UT5461CE-01-06-19, dated June 3, 2019) for the referenced project in an unbiased manner. This report was prepared for Griffiss Local Development Corporation, in accordance with the scope of work outlined in ATL's contract (ATL No. UT5998-305-04-19), dated May 1, 2019.

This Phase I Environmental Site Assessment (ESA) identified a suspect fill pipe on-site, which was considered a *recognized environmental condition* and *business environmental risk*. On June 6, 2019 representatives of the City of Rome Water Department were on-site to investigate this pipe. Upon investigation, this pipe was not found to be connected to any tank or utility. The pipe was observed to be approximately 6 feet deep with gravel present in the bottom. It was reported by the Water Department that this pipe was placed as a location marker for a municipal water main valve.

Based on these findings, the on-site pipe is no longer considered a *recognized environmental condition* or *business environmental risk*.

Please contact our office should you have any questions, or if we may be of further assistance.

Sincerely,
ATLANTIC TESTING LABORATORIES, Limited



Timothy S. Parker
Project Scientist

TSP/EJR/tsp

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ATL Report No. UT5461CE-01-06-19



Photograph 1: View of a typical paved roadway on the subject property.



Photograph 2: View of the fill activities on the subject property.



Photograph 3: View of soil stockpiles on the subject property.



Photograph 4: View of the water tower on the subject property.

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ATL Report No. UT5461CE-01-06-19



Photograph 5: View of the suspect fill pipe on the subject property.



Photograph 6: View of as typical sewer manhole on the subject property.



Photograph 7: View of soil stockpiles on the subject property.



Photograph 8: View of a typical paved roadway on the subject property.