



Kalkberg Commerce Park Site Specifications

Industrial readiness in a park setting

Site Characteristics

Total area (acres)	146
Size of usable, contiguous area	43 available acres
Dimensions	13 acres inside 600 ft line/32 acres outside 600 ft line
Abnormal or difficult construction?	No
Topography	Min 100 Max 140
Vegetation cover	Infrastructure to be completed 9/05
Previous use (no hazardous waste, etc.)	Farmland
Distance to fire station (miles)	Within one mile
Distance to nearest highway (miles)	1/2 mile to I-87
Nearest highway and exit number	Exit 21B (I-87)
Highway type (2 or 4 lane, etc.)	Thruway
Existing industrial grade road from site to highway?	Park fronts State Route 9W
Road frontage (feet)	Park fronts State Route 9W
Distance to commercial airport	Albany International Airport is 27 miles north
Site type (Greenfield, industrial park, other)	Commerce park
Located within identified geography (if no, how far)	Town of New Baltimore and Coxsackie; Greene County
Approximate distance from Central Business District	One mile
Restrictive covenants (building height, construction type, etc.)	Deed covenants exist for park-can be sent upon request
Development ready (specify upgrades)	Shovel ready

Park Characteristics

Major tenants	Serta/National Bedding Mix of uses (industrial, office, flex, etc.) Industrial/commercial Dominant use (industrial, office, flex, etc.) Mix of light manufacturing and industrial
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Acquisition Cost/Timing

Cost per acre (listed cost)	\$250,000 per acre (front 600 ft)/ \$100,000 per acre (back)
Special timing considerations	No

Environmental

Contact person to address questions	Rene Van Schaack
Contact person phone number	518-622-3620
Presence of wetlands, floodplain?	Developable acres are outside of wetlands
Wetlands mitigation plan in place?	Yes
Presence of ecological constraints	No



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Environmental con'd

Presence of historical artifacts	Archaeology complete
Presence of endangered species	Study complete
Neighboring bacterial or organic emitters	None
Environmental Phase I complete	Yes
Environmental Phase I findings	Yes
Need for Phase II study?	No
Stormwater drainage and retention plan in place	Yes
Stormwater regulations	In place
Is a traffic study necessary	Complete

Geotechnical

Soils report/geotechnical study complete)	Yes
Soil bearing capacity	Approximately 2,000 PSF
Soil classification	Clay USCS classification – (CL)
Soil characteristics (make-up and compression)	Soft to medium stiff clay
Landfill presence	No
Water table depth	Approximately 1 to 8 feet below ground surface
Elevation changes over site	Relatively flat
Presence of bedrock, type and depth	Shale, depth unknown (deeper than 25 feet typically)

Zoning/Permitting

Current zoning	Commercial and industrial
Map of surrounding zoning available	Yes
Permits already approved/obtained	Yes
Remaining required permits/approvals (specific site plan, etc.)	Local planning board – Coxsackie site plan review 30-45 days/New Baltimore site plan and special use permit 45-60 days
Permitting fees and copy of fee schedule	Available upon request
Additional development fees?	No
Do they apply on subsequent expansions?	No
Required set-backs?	See deed covenants
Codes, covenants and restrictions (CCR) for this park/site?	Deed covenants exist for park – can be sent upon request
Height restrictions	40 feet (variance possible)
Is this site in a flight path?	No



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Electric

Primary electric provider	CH Energy Group
Electric company contact person	John Glusko
Contact phone number	845-486-5218
Utility map provided	Available upon request
Existing service provided to site (y/n)	Yes
Connection fee/charge	None
Electrical load capacity	13.2 Kva
Excess existing available capacity	
Electrical reliability	
Distance to electric line	To site
Distance to electric substation	2 miles
Existing redundant power supply available – how provided	
Estimated connection fees	
Required electrical upgrades (time and cost)	None

Gas

Primary gas provider	CH Energy Group
Gas company contact person	John Glusko
Contact phone number	845-486-5218
Existing service provided to site (y/n)	Yes
Distance to gas line	On site
Line size and pressure	4 inches
Estimated connection cost	

Water

Primary water company provider	Village of Coxsackie water department
Water company contact	Mary Beth Bianconi, Delaware Engineering
Contact phone	518-452-1290
Existing service provided to site (y/n)	Yes
Distance to water line	On site
Water line size (inches)	10 inches
Water capacity (GPD)	1.8 million
Excess available existing capacity	400,000 storage at plant
Storm drainage type	Closed
Connection fees	3/4" - \$250/1" - \$350/1 1/4" - \$400 (fee increases \$50 for each 1/4" – maximum main size is 10')
Required water upgrades (time and cost)	No



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Wastewater

Wastewater company	Village of Coxsackie
Wastewater company contact	Louis Betke
Contact phone number	518-731-2627
Existing service provided to site (y/n)	Yes
Distance to wastewater line	On site
Wastewater line size	10 inches
Capacity (GPD)	1.2 million
Connection fees	Available upon request
Estimated cost (monthly)	Depends on usage
Required upgrades (time and cost)	No

Telecommunications

Local exchange carrier	State Telephone Company
Contact person	Arky Warren
Contact person phone	518-731-6128
Existing fiber optic connectivity	Direct buried
Existing Category III, IV or V copper wire	Fiber and copper twisted pair
Monthly T1 access charges	\$72.96 connection per line/estimated operating line \$35.00 per month
LD to local switching charge (per call)	Long distance carrier is tenant's choice

Taxation/Impact Fees/Assessments

Property tax rate	Please call for current town, county and school rates
Property tax method of assessment	Fair market value
Inventory tax (if applicable)	No
Sales and use tax	8%
Is site in enterprise/empowerment etc. zone	Empire zone benefits available
Impact/development fees	No