

Site 1: Bird Incorporated

Location: 361 N First Street
Owner: Bird Incorporated
SBL #: 236.31-01-03
Acres: 2.60
Zoning: M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel is currently vacant with the foundational remains of a former manufacturing building.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities are within proximity of the site.

Building Profile:

Assessed Value: \$165,000

Gross Floor Area (sq. ft): N/A

Year Built: N/A

Stories: N/A

Original Use: Manufacturing

Current Use: Vacant, Demolished

Condition: Vacant

Proximity to Existing Transportation Networks:

Property is adjacent to NYS Highway 481 on the eastside of the property with Shaw Street providing access to the southside of the property and North First Street to the Westside of the property. The Oswego River is located to the west of the parcel, separated by approximately 15 yards of City owned land. The Penn Central Railroad is 0.3 miles to the northeast of the parcel. The site is not currently accessible by sidewalk.

Key Features:

A large portion of the property is designated within a 100-year floodplain Zone AE. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire

Zone. The parcel is located 0.05 miles from Van Buren Park.

Adjacent Land Uses:

N: Vacant

S: Vacant

E: Public Services

W: Public Services

Environmental and Land Use History:

The site contained a structure that was constructed in 1939 and later demolished in 1999. The remains include 2-foot high concrete foundation that covers approximately 35% of the original structures footprint. The site has been used for several manufacturing businesses, including asphalt and roof manufacturing and storage of large oil tanks. The site is adjacent to the Fulton Terminals site with known contamination.

Known or Suspected Contaminants:

During the 2005 Phase I ESA there was no evidence of underground or aboveground storage tanks. The assessment did reveal 4 REC's, groundwater monitory wells along the property boundaries, and 8 adjacent leaking underground storage tanks.

Use Potential and Redevelopment Opportunities:

The site needs to be further studied through a Phase II ESA to determine if the groundwater and soil is contaminated from former activities and neighboring properties. Remediation at the site is anticipated prior to redevelopment.

Site 2: Fulton Terminals Property #1

Location:	N First Street
Owner:	City of Fulton
SBL #:	236.31-01-05
Acres:	0.83
Zoning:	M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel is currently vacant; previous structures have been removed.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities are within proximity to the site.

Building Profile:

Assessed Value: \$6,700

Gross Floor Area (sq. ft): N/A

Year Built: N/A

Stories: N/A

Original Use: N/A

Current Use: N/A

Condition: N/A

Proximity to Existing Transportation Networks:

Property is adjacent to North First Street on the westside of the property with Shaw Street providing access to the southside of the property. The Oswego River is located to the west of the parcel, separated by approximately 12 yards of City owned land. The Penn Central Railroad is 0.37 miles to the northeast of the parcel. The site is not currently accessible by sidewalk.

Key Features:

A large portion of the property is designated within a 100-year floodplain Zone AE. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within an Empire Zone. The parcel is located 0.1 miles from Van Buren Park.

Adjacent Land Uses:

N: Vacant

S: Public Services

E: Vacant

W: Public Services

Environmental and Land Use History:

The site contained the Fulton Terminals from 1936 to 1960. During this time period the primary activity on the site was manufacturing of roofing materials, which involved the storage of aboveground tanks underground tanks. From 1981 to 1983s several tanks were removed as part of the Voluntary Cleanup Program. The USEPA and the PRP have since conducted removal activities including fencing the site, excavating and removing tanks containing waste, and removing approximately 300 cubic yards of contaminated soil. The remedy included low temperature thermal desorption of approximately 13,000 cubic yards of contaminated soil. The soil remediation was completed in March of 1996. This site is now in a long-term groundwater evaluation period to show a treatment program is not necessary.

Known or Suspected Contaminants:

As part of the New York State Superfund Program soils contaminated with VOC's, PCB's, and metals have been removed from the site.

Use Potential and Redevelopment Opportunities:

Site must be cleared by the State prior to any redevelopment activities.

Site 3: Fulton Terminals Property #2

Location: NYS Highway 481 & Shaw Street
Owner: City of Fulton
SBL #: 236.31-01-04
Acres: 0.279
Zoning: M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel is currently vacant; previous structures have been removed.

Existing Infrastructure, utilities, and site access:

Municipal water/sewer and utilities exist within proximity to the site.

Building Profile:

Assessed Value: \$11,500

Gross Floor Area (sq. ft): N/A

Year Built: N/A

Stories: N/A

Original Use: N/A

Current Use: Vacant

Condition: N/A

Proximity to Existing Transportation Networks:

Site is accessible on the southside of the property by Seward Street and from the eastside of the property via West Second Street. The Oswego River is located 0.14 miles to the east of the site. The Erie-Lackawanna Railroad is located 0.14 miles west of the parcel. The site is currently not accessible by sidewalks.

Key Features:

NYSHPO has designated the parcel within an Archeologically Significant Area. The site is located within the City of Fulton Empire Zone. The parcel is located 0.53 miles from North Bay Recreation Area.

Adjacent Land Uses:

N: Vacant

S: Commercial, Vacant

E: Commercial

W: Vacant

Environmental and Land Use History:

The site contained the Fulton Terminals from 1936 to 1960. During this time period the primary activity on the site was manufacturing of roofing materials, which involved the storage of aboveground tanks underground tanks. From 1981 to 1983s several tanks were removed as part of the Voluntary Cleanup Program. The USEPA and the PRP have since conducted removal activities including fencing the site, excavating and removing tanks containing waste, and removing approximately 300 cubic yards of contaminated soil. The remedy included low temperature thermal desorption of approximately 13,000 cubic yards of contaminated soil. The soil remediation was completed in March of 1996. This site is now in a long-term groundwater evaluation period to show a treatment program is not necessary.

Known or Suspected Contaminants:

As part of the New York State Superfund Program soils contaminated with VOC's, PCB's, and metals have been removed from the site.

Use Potential and Redevelopment Opportunities:

Site must be cleared by the State prior to any redevelopment activities.

Site 4: Fruce Property

Location: 208 N Second Street
Owner: Mark Fruce, Jr.
SBL #: 236.39-01-03
Acres: 0.19
Zoning: M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel is currently utilized as a commercial building. The building is used as a plumbing and heating repair shop and is in good shape, with brick walls and shingle roof.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$49,000
Gross Floor Area (sq. ft): 1,625
Year Built: 1964
Stories: 1
Original Use: Commercial
Current Use: Commercial
Condition: Good

Proximity to Existing Transportation Networks:

Site is accessible to NYS Highway 481 on the eastside of the property with Shaw Street providing access to the northside of the property. The Oswego River is located approximately 0.08 miles to the west of the site. The Penn Central Railroad is 0.4 miles to the northeast of the parcel. The site is not currently accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.09 miles from Van Buren Park.

Adjacent Land Uses:

N: Vacant
S: Vacant, Community Services
E: Public Services
W: Vacant

Environmental and Land Use History:

The existing commercial building was built in 1964, and has remained under the same ownership.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The site currently has a building that is in good condition with an active business. No known redevelopment plans have been expressed by the owner.

Site 5: S. Fruce Property

Location: Shaw Street
Owner: Sarah Fruce
SBL #: 236.39-01-02
Acres: 0.85
Zoning: M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel is currently vacant and is not occupied by a building.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities are within proximity to the site.

Building Profile:

Assessed Value: \$11,500

Gross Floor Area (sq. ft): N/A

Year Built: N/A

Stories: N/A

Original Use: N/A

Current Use: N/A

Condition: N/A

Proximity to Existing Transportation Networks:

Site is accessible from Shaw Street on the northside of the property. The Oswego River is located approximately 0.06 miles to the west of the site. The Penn Central Railroad is 0.4 miles to the northeast of the parcel. The site is not currently accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.09 miles from Van Buren Park.

Adjacent Land Uses:

N: Vacant

S: Vacant

E: Public Services

W: Public Services

Environmental and Land Use History:

The site is currently vacant and has no history of any building on site. The site is adjacent to previously contaminated properties that have since begun the process of remediation. Directly adjacent to this property is an active business.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The site is currently vacant, and located within the M-1 zoning district. The site has a high redevelopment potential; further analysis is necessary to confirm the site has not been contaminated by the surrounding properties.

Site 6: 258 N Fourth Street Property

Location:	258 N Fourth Street
Owner:	258 N Fourth Street, LLC
SBL #:	236.40-01-02
Acres:	1.28
Zoning:	M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel is currently utilized as an industrial building. The building is currently used as an electrical supply shop and is in good condition, with concrete walls, and several truck loading facilities.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$50,000

Gross Floor Area (sq. ft): 11,495

Year Built: 1967

Stories: 1

Original Use: Warehouse

Current Use: Warehouse

Condition: Good

Proximity to Existing Transportation Networks:

Site is accessible on the north and eastside at the intersection of Shaw Street and N Fourth Street with parking and loading areas in front of building. The Oswego River is located 0.15 miles to the west of the site. The Penn Central Railroad is 0.38 miles to the northeast of the parcel. The site is not currently accessible by sidewalks.

Key Features:

A large portion of the property is designated within a 100-year floodplain, containing both Zones A and AE. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone.

The parcel is located adjacent to Van Buren Park.

Adjacent Land Uses:

N: Public Park

S: Commercial

E: Vacant, Community Services

W: Commercial, Public Services

Environmental and Land Use History:

The site contains an industrial building in good condition with an active business. The surrounding location is primarily commercial and industrial.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The building and overall site is in good condition. The site is currently actively used.

Site 7: Sachel Property

Location: Harrison Street
Owner: George Sachel, Jr.
SBL #: 236.40-01-07.01
Acres: .036
Zoning: M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel is currently utilized as a commercial building. The building is in good condition, with concrete walls, and multiple overhead doors.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$110,500
Gross Floor Area (sq. ft): 5,630
Year Built: 1993
Stories: 1
Original Use: Mini Warehouse
Current Use: Mini Warehouse
Condition: Good

Proximity to Existing Transportation Networks:

Site is accessible on the south side at Harrison Street. The Oswego River is located 0.17 miles to the west of the site. The Penn Central Railroad is 0.53 miles to the northeast of the parcel. The site is not currently accessible by sidewalks.

Key Features:

A large portion of the property is designated within a 100-year floodplain Zone AO. No known wetlands exist on the site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.18 miles from Van Buren Park.

Adjacent Land Uses:

N: Public Services, Commercial
S: Vacant
E: Commercial
W: Vacant

Environmental and Land Use History:

The existing mini warehouse was built in 1993, and has remained under the same ownership. At the time of construction in 1993 the site was paved with asphalt and a chain link fence was erected.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The site currently has a building in very good condition that serves as a storage unit facility. The overall property value indicates that the building has been well maintained and its accessible location make a desirable site.

Site 8: Former Fulton Mall Property

Location:	308 Harrison Street
Owner:	City of Fulton
SBL #:	236.40-04-03
Acres:	2.16
Zoning:	C-2 Commercial District



Current Use/ Status:

The parcel currently has an unoccupied commercial building. The building is in poor condition, with deteriorated tin walls.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$47,000

Gross Floor Area (sq. ft): 1,500

Year Built: 1965

Stories: 1

Original Use: Commercial

Current Use: Vacant

Condition: Poor

Proximity to Existing Transportation Networks:

Site is accessible on the north side of the property by Harrison Street and from the eastside of the property via North Fourth Street. The Oswego River is located 0.21 miles to the east of the site. The Penn Central Railroad is located 0.5 miles west of the parcel. The site is currently not accessible by sidewalks.

Key Features:

The entire parcel is designated within a 100-year floodplain Zone AO. There are no known wetlands on the site. NYSHPO has designated the parcel within an Archeologically Significant Area. The site is located within the City of Fulton Empire Zone. The parcel is located 0.15 miles from Van Buren Park.

Adjacent Land Uses:

N: Commercial

S: One-Family Residential

E: Vacant, Community Services

W: Vacant, Community Services

Environmental and Land Use History:

The site was the location of 3 buildings. Building 1 was used for manufacturing operations from 1907 to 1955, and as a moving and storage facility through the 1970's. Later this building served as the Fulton Mall from 1984 until the early 1990's and was demolished in 2004. The existing corrugated metal building (Building 2) was built in the 1950s and was used for storage. Building 3 operated during the 1910's to 1920's, as a toilet paper company and warehouse. The site was used as an illegal solid waste dump as early as 1916.

Known or Suspected Contaminants:

The site participated in the Environmental Remediation Program in 2008 after the results of a 2005 Phase I ESA identified two areas of concern: a 1,000-gallon underground storage tank (UST), and previous site use as an illegal solid waste dump. Remedial measures were conducted to remove the 1,000-gallon UST.

Use Potential and Redevelopment Opportunities:

The site needs to be further studied to determine if the grounds were completely remediated. Redevelopment potential is possible, as most of the expensive studies and remediation has been completed by the City.

Site 9: 103 Ontario Street – Fulton MGP

Location:	103 Ontario Street
Owner:	City of Fulton
SBL #:	236-47-01-11
Acres:	1.26
Zoning:	M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel currently has an occupied industrial building that is used by the City of Fulton.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$129,000

Gross Floor Area (sq. ft): 6,400

Year Built: 1969

Stories: 1

Original Use: Highway Garage

Current Use: Highway Garage

Condition: Good

Proximity to Existing Transportation Networks:

Site is accessible from Ontario Street on the south side of the property. The Oswego River is located approximately 0.06 miles to the west of the site. The Penn Central Railroad is approximately 0.7 miles northeast of the parcel. The site is currently not accessible by sidewalk.

Key Features:

A portion of the property is designated within the 100-year floodplain zones AE and X500. There are no known wetlands on the site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.3 miles from Marina/Canal Park.

Adjacent Land Uses:

N: Commercial

S: Industrial

E: Industrial

W: Commercial, Vacant, One-Family Residential, Multi-family Residential

Environmental and Land Use History:

The site has historically been owned by the City of Fulton, used for storage and warehousing of highway equipment and vehicles. In 1955 the City paved the site with asphalt to improve storage and parking. The building on site was built in 1969, with minor improvements made in 1975.

Known or Suspected Contaminants:

The site was part of the EPA Voluntary Cleanup Program, which was undertaken to remediate unwanted contaminants on the property or building.

Use Potential and Redevelopment Opportunities:

The site is currently publicly owned, housing City equipment and vehicles. Potential redevelopment opportunities and/or alternatives continue to be explored by the City.

Site 10: Pealo Property

Location:	507 Erie Street
Owner:	David Pealo
SBL #:	236.48-04-12
Acres:	0.60
Zoning:	R-1A Intermediate Density Residential District



Current Use/ Status:

The parcel currently has an unoccupied commercial building. The building is in fair condition, with concrete walls, a single overhead door, and several boarded windows and doors.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$14,000

Gross Floor Area (sq. ft): 3,240

Year Built: 1967

Stories: 1

Original Use: Commercial

Current Use: Vacant

Condition: Fair

Proximity to Existing Transportation Networks:

Site is accessible on the south side at Erie Street. The Oswego River is located 0.4 miles to the west of the site. The Penn Central Railroad is 0.47 miles to the northeast of the parcel. The site is accessible by sidewalks.

Key Features:

A small portion of the west side of the property is designated within a 100-year floodplain Zone AO. There are no known wetlands on the site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located 0.32 miles from Van Buren Park.

Adjacent Land Uses:

N: One-Family Residential

S: Commercial, One-Family Residential

E: One-Family Residential, Multi-Family Residential

W: One-Family Residential

Environmental and Land Use History:

The site contains a building that was constructed in 1967 and formerly housed Macadam Construction Company. In 1970 the site was paved with asphalt in the front of the property which is currently used for parking, and a new overhead door which still remains currently was installed. The site was purchased in 1998 by a new owner for \$1.00.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The site contains a building that is in fair condition and has potential to serve as a neighborhood business. The overall value of the property may be the result of structural or code related issues. Further investigation is necessary to assess the redevelopment potential of the site.

Site 11: 62 N Fifth Street Property

Location:	62 N Fifth Street
Owner:	City of Fulton
SBL #:	236.48-03-12.2
Acres:	0.05
Zoning:	R-1A Intermediate Density Residential District



Current Use/ Status:

The parcel is currently vacant; previous structures have been removed.

E: One-Family Residential

W: One-Family Residential

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist within proximity to the site.

Building Profile:

Assessed Value: \$3,600

Gross Floor Area (sq. ft): N/A

Year Built: N/A

Stories: N/A

Original Use: Manufacturing

Current Use: Vacant Land

Condition: N/A

Environmental and Land Use History:

The site is currently vacant, however, it previously contained a building that was constructed in 1987. The building was owned and operated by Fulton Metal Mechanics. In 1995 after the building was vacant for a period of time, it was purchased by the City of Fulton Community Development Agency for use by the City of Fulton Public Works Department. This building was demolished in 2003.

Proximity to Existing Transportation Networks:

Site is accessible on the eastside of the property via North Fifth Street. The Oswego River is located 0.37 miles to the west of the site. The Penn Central Railroad is located 0.57 miles east of the parcel. The site is currently not accessible by sidewalks.

Known or Suspected Contaminants:

The site participated in the Environmental Remediation Program in 2006 when the City contracted to have an underground storage tank (UST) removed that was suspected of leaking petroleum. The site was later examined during a Phase 1 ESA in 2005. The study showed threats of PCB leakage caused by 25 light ballasts located in the break room of the building that was demolished. The site is also adjacent to properties that formerly manufactured paper from the 1850's to the 1960's.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located 0.33 miles from Quirk Park.

Use Potential and Redevelopment Opportunities:

The site is currently undergoing a Phase II ESA to identify any future need for remediation. The neighborhood is residential in character, and any future use should complement the surrounding properties.

Adjacent Land Uses:

N: Multi-Family Residential

S: One-Family Residential

Site 12: Simmons Property

Location:	616-624 Oneida Street
Owner:	Charles Simmons
SBL #:	236.57-01-06
Acres:	0.67
Zoning:	C-1 Neighborhood Commercial District



Current Use/ Status:

The parcel currently has an unoccupied mixed-use building. The commercial use on the first floor appears to have recently closed. The building is a wooden mixed-use structure in fair condition.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$110,000

Gross Floor Area (sq. ft): 22,207

Year Built: 1930

Stories: 2

Original Use: Lumber Yard

Current Use: Mixed-Use - Retail

Condition: Fair

Proximity to Existing Transportation Networks:

Site is accessible on the north side at Oneida Street. A parking area is in the front of the building. The Oswego River is located 0.52 miles to the west of the site. The Penn Central Railroad is 0.48 miles to the northeast of the parcel. The site is accessible by sidewalks.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.11 miles from Quirk Park.

Adjacent Land Uses:

N: One-Family Residential, Multi-Family Residential

S: One-Family Residential, Multi-Family Residential

E: One-Family Residential, Commercial

W: One-Family Residential

Environmental and Land Use History:

The site contains a building that was constructed in 1920 and was expanded several times during the 1970's. The building was under ownership of the Fulton Builders Supply until it was sold in 2005. The building has been used for storage, retail, second floor apartments, and a lumber yard.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The site currently has a building in fair condition, which could use some rehabilitation. Despite the condition of the building, it is located adjacent to an active and occupied commercial building. In addition there are several residential dwellings surrounding the site, providing a good customer base for a future business. The site has a high redevelopment potential.

Site 13: Seymour Property

Location: 25 South Second Street

Owner: David Seymour

SBL #: 236.56-04-01

Acres: 0.05

Zoning: C-2 Commercial District



Current Use/ Status:

The parcel is currently vacant; previous structures have been removed.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$30,000

Gross Floor Area (sq. ft): N/A

Year Built: N/A

Stories: 2

Original Use: Mixed-Use

Current Use: Vacant Lot

Condition: N/A

Proximity to Existing Transportation Networks:

Site is accessible on the north side at Cayuga Street and from the west side of the property via NYS Highway 481. The Oswego River is located 0.13 miles to the west of the site. The Penn Central Railroad is 0.53 miles to the south of the parcel. The site is accessible by sidewalks.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.15 miles from Veteran's Park.

Adjacent Land Uses:

N: Commercial

S: Vacant

E: Mixed-Use

W: Mixed-Use

Environmental and Land Use History:

The site used to contain an historic brick building that was demolished in 2009. The building was a vacant mixed-use building in poor condition at the time of demolition. Currently the site is a vacant lot.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The site has a high redevelopment potential due to its prime location downtown and along a major transportation corridor. Across the street is a new condo and retail development.

Site 14: 203 East Broadway (Alaskan Oil)

Location:	203 East Broadway
Owner:	Alaskan Oil, Inc.
SBL #:	236.72-03-26
Acres:	0.27
Zoning:	R-1A Intermediate Density Residential District



Current Use/ Status:

The parcel is currently utilized as a car dealership.
The building is in fair condition.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$150,000
Gross Floor Area (sq. ft): 1,305
Year Built: 1975
Stories: 1
Original Use: Gas Station
Current Use: Gas Station
Condition: Fair

Proximity to Existing Transportation Networks:

Site is accessible from South Second Street (NYS Highway 481) on the west side of the property and East Broadway on the south side. The Oswego River is located approximately 0.17 miles to the west of the site. The Penn Central Railroad is approximately 0.15 miles south-west of the parcel. The site is currently accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.43 miles from Oswego Falls Playground and 0.1 miles from Fulton Education Center.

Adjacent Land Uses:

N: Commercial
S: Commercial
E: Multi-Family Residential, One-Family Residential
W: Commercial

Environmental and Land Use History:

The site has historically served as a gas station; it first appeared on the Sanborn Company map in 1924 labeled as a filling station. In 1961 the site was paved by asphalt for the existing parking lot, and in 1995 the signage was replaced with new modern signs. The site was known to have changed ownership in 1996, however, remained a gas station after the change.

Known or Suspected Contaminants:

The site was part of the EPA Voluntary Cleanup Program, which was undertaken by private landowners to remediate any unwanted contaminants on the property or building.

Use Potential and Redevelopment Opportunities:

The site currently has a land value of \$77,000 and an overall value of \$150,000 including the building. The reason for the moderately high value is due to its prime location downtown.

Site 15: Lobut Development Property

Location: 215 South First Street
Owner: Lobut Development, LLC
SBL #: 236.72-02-31
Acres: 0.16
Zoning: C-2 Commercial District



Current Use/ Status:

The parcel currently has an occupied single story commercial building. The type of commercial use is unknown. The building is in fair condition, with concrete walls and flat shingled roof.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$139,000
Gross Floor Area (sq. ft): 2,780
Year Built: 1980
Stories: 1
Original Use: Commercial - Retail
Current Use: Commercial - Retail
Condition: Fair

Proximity to Existing Transportation Networks:

Site is accessible on the south side of the property by Oneida Street and from the west side of the property via South First Street. The site has a parking area in front of the building. The Oswego River is located 0.05 miles to the west of the site. The Penn Central Railroad is 0.1 miles to the south of the parcel. The site is accessible by sidewalks.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.2 miles from Veteran's Park.

Adjacent Land Uses:

N: Commercial
S: Commercial
E: Mixed-Use, Vacant
W: Community Services

Environmental and Land Use History:

The building was built in 1980, during which the front of the property was paved with asphalt for the existing parking lot. The property changed ownership in 2005, however, remained a small retail business.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The site currently has a building in good condition and the site sold for \$300,000 in 2005, despite only having an assessment of \$139,000 in 2009. The key attribute to this site is its location on South First Street close to cultural and entertainment attractions.

Site 16: A.L. Lee Memorial Hospital, Inc.

Location: 460 Park Street
Owner: A.L. Lee Memorial Hospital, Inc.
SBL #: 253.25-02-03
Acres: 1.4
Zoning: M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel currently has multiple attached, unoccupied industrial structures. The buildings are in poor condition, with predominantly brick walls and gabled roofs.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$240,000
Gross Floor Area (sq. ft): 12,100
Year Built: As far back as 1924
Stories: Single
Original Use: Manufacturing
Current Use: Warehousing
Condition: Poor

Proximity to Existing Transportation Networks:

Site is accessible to NYS Highway 481 (South Second Street) on the west side of the property. The site has an on-site parking area on the side of the building. The Oswego River is located approximately 0.2 miles to the west of the site. The Penn Central Railroad is located approximately 100 yards southwest of the parcel. The site is currently accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.2 miles from

Oswego Falls Playground and 0.25 miles from Hulett Park.

Adjacent Land Uses:

N: Community Services
S: Public Services
E: Community Services, Commercial
W: Commercial, Vacant

Environmental and Land Use History:

The site and building was originally owned during the 1920's by Iroquois Steel and Forge Corporation, during which time it was used as a Steel Mill. During this time period the building had many functions including as a machine shop, rolling mill, wash room, offices, melting and hammer shop, storage areas, and transformer room. Nestle, Co. purchased the building by 1960 and used the building for manufacturing and distributing chocolate as part of a larger adjacent manufacturing complex. Functions were similar during this time period.

Known or Suspected Contaminants:

Based upon a 2002 ESA, the site is anticipated to have experienced environmental contamination. There are threats of mercury, arsenic, PCB's and SVOC's due to the long use of the transformers, melting and hammer shop, machine shop, boiler room, and inactive rail siding

Use Potential and Redevelopment Opportunities:

Further environmental investigation is necessary. Remediation of the site is anticipated prior to redevelopment.

Site 17: Nestle Buildings

Location:	555 South Fourth Street
Owner:	New York Chocolate and Confections
SBL #:	253.26-02-01
Acres:	23.3
Zoning:	M-1 Manufacturing/Industrial District



Current Use/ Status:

The parcel currently has numerous occupied industrial buildings. The buildings are in fair condition, with predominately brick walls.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$4,800,000

Gross Floor Area (sq. ft): 1,312,781

Year Built: 1924 - 1959

Stories: 1 - 4

Original Use: Manufacturing

Current Use: Manufacturing

Condition: Fair

Proximity to Existing Transportation Networks:

Site is accessible to NYS Highway 481 (South Fourth Street) on the west side of the property. The site has on-site parking inside the fence of the industrial compound. The Oswego River is located approximately 0.3 miles to the west of the site. The Penn Central Railroad runs 50 yards to the southwest of the parcel. The site is currently accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located approximately

0.3 miles from Oswego Falls Playground and 0.15 miles from Hulett Park.

Adjacent Land Uses:

N: Industrial, One-Family Residential, Vacant

S: Public Services

E: One-Family Residential, Multi-Family Residential, Commercial

W: Public Services, Commercial

Environmental and Land Use History:

The site contains several active manufacturing buildings that date as far back to 1924 according to Sanborn Company Maps. The industrial complex has been updated and expanded over a long period of history, with the most recent addition taking place in 1959.

Known or Suspected Contaminants:

No known contaminants on site.

Use Potential and Redevelopment Opportunities:

The site currently has multiple active manufacturing buildings that are in good condition. The site has a high land value due to its large acreage (23.88), prime location and extensive industrial infrastructure.

Site 18: Empire Associated Services, Inc.

Location: 520 South Second Street
Owner: Empire Associated Services, Inc.
SBL #: 253.25-07-03.01
Acres: 2.3
Zoning: C-2 Commercial District



Current Use/ Status:

The parcel currently has an occupied bank. The building is in good shape, with brick walls and a metal roof. The northern portion of the site is vacant land.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$1,258,500
Gross Floor Area (sq. ft): 3,857
Year Built: 2003
Stories: 1
Original Use: Vacant Land
Current Use: Branch Bank
Condition: Good

Proximity to Existing Transportation Networks:

Site is accessible to NYS Highway 481 (South Second Street) on the eastside of the property. The site has on-site parking surrounding the building. The Oswego River is located approximately 0.2 miles to the west of the site. The Penn Central Railroad runs adjacent to the western boundary of the parcel. The site is currently accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.13 miles from Oswego Falls Playground.

Adjacent Land Uses:

N: Vacant
S: Public Services
E: Commercial
W: One-Family Residential, Vacant

Environmental and Land Use History:

The existing commercial building was built in 2003, and has remained under the same ownership. Portions of the northern half of the parcel remain vacant.

Known or Suspected Contaminants:

No known contaminants on site.

Use Potential and Redevelopment Opportunities:

The site currently has a building in excellent condition and is utilized as a bank. The site has a prime location and the vacant portion of the parcel has potential for new development.

Site 19: Fulton Health Partners Prop.

Location: 610 South Fourth Street
Owner: Fulton Health Partners
SBL #: 253.34-02-18
Acres: 0.85
Zoning: C-2 Commercial District



Current Use/ Status:

The parcel is currently vacant; previous structures have been removed.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist within proximity to the site.

Building Profile:

Assessed Value: \$186,000
Gross Floor Area (sq. ft): N/A
Year Built: N/A
Stories: N/A
Original Use: N/A
Current Use: N/A
Condition: N/A

Proximity to Existing Transportation Networks:

Site is accessible from South Fourth Street on the northeast side of the property. The Oswego River is located approximately 0.13 miles to the west of the site. The Penn Central Railroad is approximately 100 yards to the east of the parcel. The site is currently accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.32 miles from Oswego Falls Playground.

Adjacent Land Uses:

N: One-Family Residential
S: Community Services
E: Commercial, Multi-Family Residential
W: Community Services

Environmental and Land Use History:

The site previously contained one small commercial building until 2003. The building has since been demolished and the site is now vacant with a paved asphalt parking area facing Fourth Street.

Known or Suspected Contaminants:

No know or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

The site has a very high redevelopment potential. The site is cleared and has available parking.

Site 20: 2 Harris Street

Location: 2 Harris Street
Owner: Paul M. Campolieta
SBL #: 253.34-01-10
Acres: 0.27
Zoning: C-2 Commercial District



Current Use/Status:

The parcel has a single-story commercial building on-site that currently houses a newspaper distribution business. The building is in good condition with cement block walls.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profile:

Assessed Value: \$88,000
Gross Floor Area (sq. ft.): 2,200 sq. ft.
Year Built: 1967
Stories: 1
Original Use: Auto Body
Current Use: Newspaper Distribution
Condition: Good

Proximity to Existing Transportation Networks:

Site is accessible from Harris Street on the north side of the property. Parking is available in front of the building. The Oswego River is located approximately 0.2 miles to the west of the site. The Penn Central Railroad is approximately 0.1 miles to the east of the parcel. The site is currently not accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton Empire Zone. The parcel is located 0.4 miles from Oswego Falls Playground.

Adjacent Land Uses:

N: Commercial
S: Commercial
E: Vacant, One-Family Residential
W: Commercial

Environmental and Land Use History:

The site contained an autobody shop under the same ownership from 1967 to 2009. In 1970 the parcel was paved with asphalt which is used as a loading and parking area currently.

Known or Suspected Contaminants:

No known contaminants on site. Historic use as an autobody shop may have resulted in site contamination. Additional investigation may be necessary.

Use Potential and Redevelopment Opportunities:

The building and overall site is in good condition. The site contains an active building.

Site 21: 902 South First Street

Location: 902 South First Street
Owner: Brij Mishra
SBL #: 253.42-02-14
Acres: 2.21
Zoning: C-2 Commercial District



Current Use/ Status:

The parcel currently has two unoccupied commercial buildings. Building 1 (formerly 898 South First Street) is in fair condition with concrete walls and large window panes. Building 2 (formerly 900 South First Street) is in fair condition constructed with concrete walls and a brick façade.

Existing Infrastructure and Utilities:

Municipal water/sewer and utilities exist on-site.

Building Profiles (combined):

Assessed Value: \$249,600
Gross Floor Area (sq. ft): 7,800
Year Built: 1955
Stories: 1
Original Use: Commercial
Current Use: Vacant Commercial
Condition: Fair

Proximity to Existing Transportation Networks:

Site is accessible from South First Street (NYS Highway 481) on the east side of the property. The Oswego River is located approximately 60 yards to the west of the site. The Penn Central Railroad is approximately 0.25 miles northeast of the parcel. The site is currently not accessible by sidewalk.

Key Features:

There are no known floodplains on-site. There are no known wetlands on-site. NYSHPO has designated the parcel within an Archeologically Significant Area. The parcel is located within the City of Fulton

Empire Zone. The parcel is located 0.6 miles from Oswego Falls Playground.

Adjacent Land Uses:

N: Public Services
S: Vacant
E: Commercial
W: Vacant, Commercial

Environmental and Land Use History:

The site was previously assessed and identified as 4 separate parcels. When ownership of the parcels changed in 2008, all 4 parcels were officially joined into 1 large parcel. The site contains two buildings, both of which were once active commercial businesses, but now are vacant. Improvements were made to the site in 1970, when the land surrounding the buildings was paved with asphalt.

Known or Suspected Contaminants:

No known or suspected contaminants on site.

Use Potential and Redevelopment Opportunities:

Both buildings have solid foundations and structures, as well as easy access and ample parking. The redevelopment potential for the site and its two buildings, due to its location, is very high.