

# CLINTON COUNTY BUSINESS INNOVATION GATEWAY

## 115 Industrial Blvd - Town of Plattsburgh - Clinton County, New York

**OWNER** Clinton County

**CONTACTS**

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**AVAILABLE LAND** 450 total ac, 135 ac with  
infrastructure access





# CLINTON COUNTY BUSINESS INNOVATION GATEWAY

## 115 Industrial Blvd - Town of Plattsburgh - Clinton County, New York

AVAILABLE WATER &  
SEWER CAPACITY

CLOSE TO MAJOR  
HIGHWAYS, RAIL, &  
AIRPORTS

REGIONAL  
EDUCATION CENTER  
NEARBY

NEGATIVE SEQR  
DETERMINATION



## LAND USE

**Key Adjacent Land Uses:** Residential, Agriculture, Industrial, Commercial, Forest, Emergent Wetlands

**Key Tenants:** Monaghan Medical Corporation, Norsk Titanium



## ZONING

**Zoning District:** Special Development District; Medium Density Residential; Town Center District

**Potential Reviews/Approvals:** Site Plan Review, Special Use Permit, Area/Use Variance



## HYDROLOGY

**Water/Streams:** 1 river

**Drainage Basin:** Saranac River Drainage Basin

**Depth to Groundwater:** 2-3ft

**Federal/State Wetlands:** Yes (MC-17)

**100-Year Floodplains:** No



## ENVIRONMENTAL

**General Site Topography:** Slopes 0-10%

**Dominant Soils:** Udorthents, wet substratum and smoothed, Adams Loamy Sand, 0-3% slopes

**Permeability:** 88% of site is well drained

**Depth to Bedrock:** >3ft

**Critical Environmental Areas:** No

**NYS Landward Coastal Boundary:** No

**Significant Coastal Fish & Wildlife Habitats:** No

**Archaeological Buffer Areas:** No

**NYS Agricultural Districts:** No



## TRANSPORTATION

**Access Road:** Industrial Blvd via NY Route 3

**Nearest Interstate Highway Interchange/Exit:** I-87 Exit 37 (1.4 mi east)

**Nearest Intermodal Terminal:** South Junction Enterprises (3.9 mi southeast)

**Nearest Airport:** Plattsburgh International Airport (3 mi east)

**Nearest Deepwater Ports:** Port of Oswego (200 mi southwest), Port of Montreal (60 mi north)



## UTILITIES

**Water:** 12 in water main services; 1,440,000 gal/day available

**Sewer:** 8 in gravity sewer main, 6 in force main, and pump station; with available capacity of 2,217,600 gal/day

**Electric:** NYSEG

**Natural Gas:** NYSEG

**Telecommunications:** AT&T, T-Mobile, Verizon, Cricket Wireless, and Spectrum telephone services; Spectrum, T-Mobile, Verizon internet services

