

Task 2 Site Analysis



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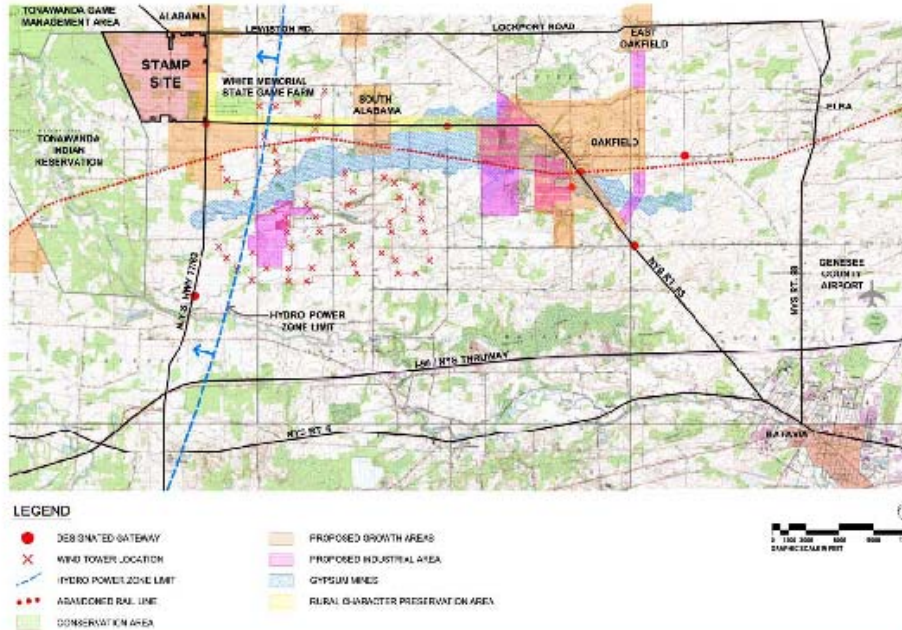
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Key Points

Task 2 consists of identifying pertinent physical characteristics of the STAMP site to a level of detail appropriate for developing a conceptual master plan.

Site Vicinity

Western New York Science & Technology Advanced Manufacturing Park



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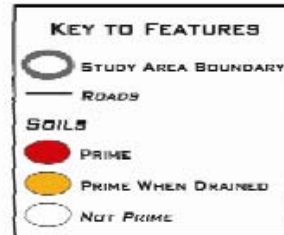
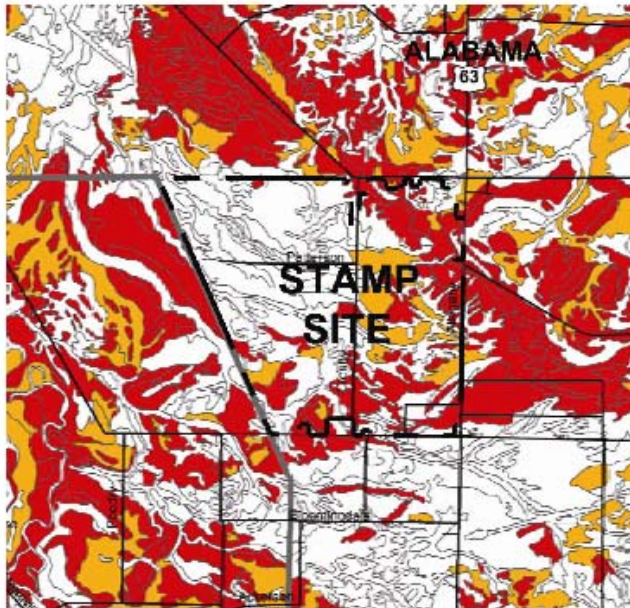
Key Points

- Overall, the STAMP site vicinity is characterized by rural, agricultural land uses.
- The hamlet of Alabama, a small rural enclave, lies at the northeast corner of the site.
- As shown in the Oakfield-Alabama Comprehensive Plan, most of the eastern edge of the site is a “Proposed Growth Area”, and the southeast corner of the site is shown as a community “Gateway”.
- The site lies within the Niagara Hydro Power Zone.

A recently approved wind farm project, consisting of multiple wind turbines, lies to the immediate south east of the site.

Agriculture Lands Quality Inventory

Western New York Science & Technology Advanced Manufacturing Park



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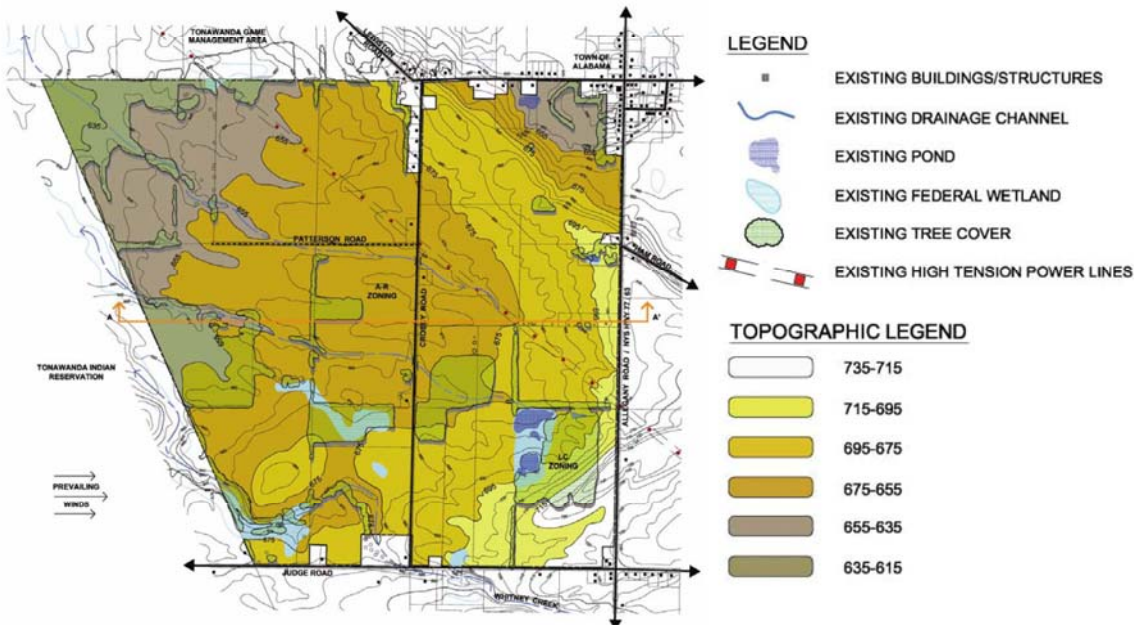
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Key Points

- The site location was selected, in part, to have a minimal impact on existing prime agricultural land.
- As shown in the diagram above, from the Oakfield-Alabama Comprehensive Plan, a majority of the site is classified “Not Prime” for agricultural use.

Site Analysis

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Key Points

- Proposed site area is 1,312.5 acres.
- The majority of the site is currently zoned A-R (Agricultural-Residential), while a portion of the site currently a state game farm, at the southeast corner, is currently zoned L-C (Land Conservation).
- The site is visually flat to gently rolling. The site highpoint is at the southeast corner and low point at the northwest corner. Generally high ground exists along the eastern, Route 77 frontage, while a gently ridgeline lies between the hamlet of Alabama and the majority of the site.
- The visually flat site lends itself to development of a high-quality advanced manufacturing complex. The gently rolling nature of the site, with a high-ground ridge along Allegany Road, makes it possible to screen industrial building from the view along the primary roadway serving the site.
- A description of site utilities can be found in the Task 5 – Cost Analysis section of this report. Utilities proposed for the STAMP will be available to serve the community at large.