

Timothy Lane Paved – **Gateway to Commerce Center Industrial Park**

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Economic Development Coordinator

ONTARIO - The Town of Ontario is continuing efforts to maintain an edge on the competition to entice businesses to locate within the town; specifically in the industrial zone located at the west end of town on the north side of NYS Route 104.

In June, 2008, Timothy Lane, a connecting road extending east off of Dean Parkway in the Beh Industrial Park, in the Town of Ontario was paved by 104 Contractors and became a dedicated, public road. This was a collaborative effort between Harbec Plastics, 369 Rt. 104, Wayne County IDA, and the Town of Ontario. The dedicated portion of Timothy Lane will service four existing companies: Harbec Plastics, Northern Bio-Diesel and Sustainable Energy Development, both at 317 Rt. 104, and Avalanche Fabrication, 6314 Dean Parkway. Northern Bio-Diesel and Sustainable Energy Development are alternative energy businesses and part of the Wayne Industrial Sustainable Park (WISP). This is an industry cluster that Wayne County and the Town are hoping to grow.

Timothy Lane is the beginning of an industrial road that will open up over 200 acres of land for development. The area has been named Commerce Center Industrial Park. Plans call for the road to be located east of Dean Parkway, north of Rt. 104, running parallel with the Ontario Midland Railroad eventually connecting with the Lincoln Rd. intersection. The improvement to Timothy Lane also included upgrades to a 12 inch water line and an extension of sanitary sewer lines. The utility upgrades allow extension to the east when the demand exists. Economic Development is at its best when it is a collaborative effort between local agencies and private developers. This is the case with the development of this segment of roadway. Harbec Plastics, contributed toward the construction of the road along with funds from Wayne County and the town. Town of Ontario employees installed a portion of the water line and sanitary sewer.

The paving of Timothy Lane and utility improvements also coincide with the development of a Generic Environmental Impact Statement (GEIS) and Master Plan for the Commerce Center Park along with assignment of additional acreage into the town's Empire Zone. The GEIS, paired with the Empire Zone incentives, is intended to be used as a marketing aid in selling the property to businesses. The GEIS should be completed by the town board this fall and the Empire Zone amendment has been sent to the state by Wayne County and is waiting for approval. The boundary amendment extends east of Dean Parkway (Beh Industrial Park) almost to the Lincoln Road intersection. Total acreage assigned to Empire Zone status in the Town of Ontario is now 332.4 acres. This allows new businesses locating to that area access to Empire Zone credits and still be eligible to receive other incentives including a property tax abatement. A manufacturing facility may qualify for 100% abatement the first five years and 50% abatement for years five through ten.

It is all part of the planning process that results in a planned industrial park and aids businesses when they are site selecting. The GEIS provides valuable information regarding potential impact from wetlands, endangered species, historic significance, and traffic study analysis. The town has done part of the work for the business by providing answers to these commonly asked questions. The purpose is to elevate Ontario on the site selection list. The GEIS and concept plan, awarded to Costich Engineering, began last year and is nearing completion.

The town is anticipating positive results when you start adding up the incentives: Empire Zone Credits coupled with Wayne County incentives plus expanded utilities with abundant acreage. The Town of Ontario Office of Economic Development is hoping that businesses will take a second look when they are seeking sites. If you would like more information about the Town and how the incentives can be applied to your business, please contact William Riddell, Director, or Donna Burolla, Economic Development Coordinator, at (315) 524-5908 or by email: riddell@ontariotown.org. or burolla@ontariotown.org. All information will remain confidential.

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Public Relations Article – Timothy Lane