

MILL SEAT INDUSTRIAL PARK SITE INFORMATION

- **Overview**

The Mill Seat Industrial Park offers approximately 50 acres of industrial zoned land along both sides of Brew Road in the Town of Riga, New York. There are a total of three parcels, two of which can be combined to accommodate the needs of prospective developer(s). This site is surrounded by a mix of light industrial, agricultural/residential and agricultural zoned land and Monroe County's Mill Seat Landfill.

This site is conveniently located immediately adjacent to the on/off ramp of Interstate 490 (Exit 2) at New York State Route 33A (Chili Riga Center Road) and Brew Road and is highly visible from the adjacent highway. In addition, the site is less than 4 miles from the New York State Thruway (Interstate 90), allowing for easy access to the Interstate Highway network.

- **General Information**

Name: Mill Seat Industrial Park
Owner: County of Monroe Industrial Development Agency
Address: Brew Road, Riga, New York 14416
Access: Direct access from paved roads with no traffic control
Town: Riga
County: Monroe
Zoning: Industrial
Property: 50 contiguous, developable acres along Brew Road
Parcels: 7 predominantly rectangular parcels ranging from 6.7 to 28.43 acres
Price: Average \$10,000 per acre
Contact: **Monroe County Planning & Development Department**
Mr. Mark Geise, Director of Economic Development
8100 City Place
50 West Main Street
Rochester, NY 14614
Telephone: (585) 753-2041
Email: mcplanning@monroecounty.gov

- **Interstate Highways**

The site is served by a strong network of roads owned, operated and maintained by the New York State Department of Transportation (NYS Routes 33A and NYS Route 490) and Monroe County Department of Transportation (Brew Road).

Contact: **New York State Department of Transportation**
Mr. David Goehring, P.E.
1530 Jefferson Road
Rochester, NY 14623
Telephone: (585) 272-3460
Email: dgoehring@dot.state.ny.us

Monroe County Department of Transportation
Mr. Terrence J. Rice, P.E., Director
6100 City Place
50 West Main Street
Rochester, NY 14614
Telephone: (585) 753-7720
Email: mcdot@monroecounty.gov

- **Greater Rochester International Airport**

The site is conveniently located approximately 16 miles west of and a twenty minute drive to the Greater Rochester International Airport, which offers convenient access and affordable flights to/from numerous locations. Additional information is available on Monroe County's website at: www.monroecounty.gov.

Contact: **Monroe County Aviation Department**
Michael A. Giardino, Director
1200 Brooks Avenue
Rochester, NY 14624
Telephone: (585) 753-7000
Email: mcairport@monroecounty.gov

- **Utilities**

Public Water

The site is served by the Monroe County Water Authority (MCWA) and includes a 12" diameter water main along NYS Route 33A and Brew Road.

The MCWA provides high quality potable water that is in full compliance with all New York State and USEPA operational and monitoring requirements. The MCWA Annual Water Quality Report and Current Water Rate Schedule are available for viewing on their website at: www.mcwa.com.

The available fire flow at the south end of Brew Road is approximately 3,800 gallons per minute at 20 psi residual pressure. The normal static water pressure in the area is approximately 61 psi.

Contact: **Monroe County Water Authority**
Mr. Tod Ferguson, P.E.
475 Norris Drive
Rochester, NY 14610
Telephone: (585) 442-2000
Fax: (585) 442-0220
Email: tod.ferguson@MCWA.com

Public Sewer

The site is partially served by Monroe County Pure Waters and includes an 8" diameter gravity sanitary sewer along Brew Road, which extends approximately 800 linear feet north of the Mill Seat Landfill and ends in the vicinity of the high voltage electric lines crossing Brew Road.

The sewer discharges into the Mill Seat Pump Station located at the entrance to the Mill Seat Landfill, where the sewage is conveyed through a 6" diameter force main to the Monroe County Pure Waters system for treatment.

Pure Waters has been in existence since the early 1970's and provides high quality collection and treatment of sewage. Additional information is available on Monroe County's website at: www.monroecounty.gov.

Contact: **Monroe County Department of Environmental Services**
Mr. Michael J. Garland, P.E., Director
7100 City Place
50 West Main Street
Rochester, NY 14614
Telephone: (585) 753-7600
Email: mgarland@monroecounty.gov

Electric

The site is served by National Grid. Additional information is available on their website at: www.nationalgridus.com.

Contact: **National Grid**
Ms. Laurie Mastin
5100 East Main Street
Batavia, NY 14020
Telephone: (585) 344-5880
Email: laurie.mastin@nationalgrid.com

Natural Gas

The site is served by Rochester Gas and Electric. Additional information is available on their website at: www.rge.com.

Contact: **Rochester Gas and Electric**
Ms. Yvette O. LaBombard, P.E.
89 East Avenue
Rochester, NY 14649
Telephone: (585) 771-4926
Email: yvette.labombard@rge.com

Tel/Data

The site is served by both Frontier Communications Corporation and Time Warner Cable. Additional information is available on their websites at: www.frontier.com and www.timewarnercable.com.

Contact: **Frontier Communications Corp.**
Telephone: (866) 408-0792

Contact: **Time Warner Cable**
Telephone: (704) 206-4786

- **Other Information**

Town of Riga

The site is under the jurisdiction of the Town of Riga for plan approval and building permits. The Town Board meets the second Wednesday of each month. The Planning Board typically meets the first Monday of each month.

Contact: **Town of Riga**
6460 Buffalo Road
Churchville, NY 14428

Brad O'Brocta, Town Supervisor
Telephone: (585) 293-3880
Email: bottley@rochester.rr.com

Ken Kuter, Code Enforcement Officer/Building Inspector
Telephone: (585) 402-5137
Email: retukk@aol.com

William Stenglein, Planning Board Chairman
Telephone: (585) 293-3880
Email: stenglw@gmail.com

David Smith, Town Highway Superintendent
Telephone: (585) 293-2530
Email: highwaysupt@townofriga.org

**Mill Seat Industrial Park
Brew Road, Riga, New York 14416
(Aerial Photo Looking North)**



Mill Seat Industrial Park
Brew Road, Riga, New York 14416
(Current Parcels)



