

NYS Consolidated Funding Application
Legal Name of Applicant:
Project Name: TBD
Application Number 70366
Registration Email: stuartb@queensbury.net
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Application NOT Finalized

Region

Capital District

Questionnaire Questions & Answers

Threshold

Brownfield Opportunity Area Program

Q_6075 Will this grant be used to complete a BOA Nomination for an area that was the subject of a previous BOA grant?

Locked.

Yes

Q_6077 Is the applicant able to provide the required match of at least 10% of total eligible cost for the project?

Locked.

Yes

Q_6079 Has the applicant provided a comment period of at least thirty (30) days and held a public meeting on the draft BOA application?

Locked.

Yes

Location

Q_565 Project City

Locked.

Town of Queensbury

Q_972 Project county or counties.

Locked.

Warren County

Q_184 NYS Assembly District where the project is located. (please enter a number between 1 and 150 that represents your Assembly District)

Locked.

114

Q_190 NY Senate District where the project is located. (please enter a number between 1 and 63 that represents your Senate District)

Locked.

45

Basic

General Project Information

Contacts

	Primary Contact	Contact Authorized to Execute Contract if Awarded	Additional Contact
Salutation	Locked. Mr.	Locked. Mr.	Locked. Mr.
First Name	Locked. Stuart	Locked. John F.	Locked. Chris
Last Name	Locked. Baker	Locked. Strough, III	Locked. Round
Title	Locked. Senior Planner	Locked. Town Supervisor	Locked. V.P. Planning Services
Organization	Locked. Town of Queensbury	Locked. Town of Queensbury	Locked. The Chazen Companies
Street Address	Locked. 742 Bay Road	Locked. 742 Bay Road	Locked. 375 Bay Road
City	Locked. Queensbury	Locked. Queensbury	Locked. Queensbury

State	Locked. NY	Locked. NY	Locked. NY
ZIP Code	Locked. 12804	Locked. 12804	Locked. 12804
Telephone Number	Locked. (518) 761-8222	Locked. (518) 761-8230	Locked. (518) 812-0513
Email Address	Locked. stuartb@queensbury.net	Locked. QbySupervisor@queensbury.net	Locked. cround@chazencompanies.com

Standard Question

Brownfield Opportunity Area Program

Q_5765 What is the name of the proposed Brownfield Opportunity Area?

Locked.

Queensbury South Brownfield Opportunity Area

Q_6115 What is the name of the applicant municipality or organization?

Locked.

Town of Queensbury

Q_6113 Two or more eligible applicants are encouraged to work and conduct approved activities in partnership and jointly apply for funding in support of a BOA Nomination that would improve an area of mutual interest or concern. Please indicate if this is a joint application.

Locked.

No Answer

Q_6112 Is the applicant a community-based organization as described in the Brownfield Opportunity Area Request for Applications (see scoring tips)?

Locked.

No

Q_6081 Describe the relationship between the Applicant organization and the municipality within which the proposed Brownfield Opportunity Area is located; the organization's experience in working with the municipality; and the municipality's support for the project.

Locked.

No Answer

Summary Project Description

Q_6086

Briefly describe the proposed project. Include primary objectives to be achieved, issues or problems to be addressed, and anticipated community benefits in terms of specific economic and environmental improvements and community revitalization goals. See scoring tips on how to format your project description.

Locked.

The Town of Queensbury intends to complete a Queensbury South BOA Nomination Study for an approximate five hundred forty (540) acres area (including approximately seven thousand four hundred (7400) linear feet of Hudson River shoreline) characterized by eighteen (18) potential brownfield or underutilized sites that are located in the South Queensbury neighborhood. This effort would be another important step toward achieving the Vision Statement established in the Queensbury South BOA Pre-Nomination Study: "Queensbury South – a neighborhood and community connected by complete streets, recreational opportunities and waterfront. Quality infill development creating opportunity for commerce and employment where the Hudson River waterfront is thriving once again."

Challenges to be addressed include:

1. Reversing the decline of the study area, which can be attributed in part to the loss of a major regional employer located on the river (Hercules/Ciba Geigy) and the brownfield site left behind - stigmatizing the entire neighborhood. As a result, physical and institutional barriers which prohibit use of the waterfront have further isolated residents, perpetuating the decline of investment in study area. Town of Queensbury 2016 Real Property Assessment data shows that both single family residential and commercial property values in the study area are lower than the town-wide average. The average total value of single family residential (Property Classification 210) properties assessment averages were 54% of the town wide average, and the average total assessed value of commercial properties (Property Classification 400 series) was at 51% percent of the town wide average. The 2016 equalization rate was 100%.
2. Creating a productive working relationship with BASF (owners of the CIBA site), environmental regulators and economic development partners to advance redevelopment opportunities on the + 64 acres brownfield site. During the development of the Queensbury South BOA Pre-Nomination Study and Hudson-Ciba Waterfront Revitalization Plan (which were completed concurrently), the Town opened discussions with regional BASF management about the redevelopment potential. BASF acknowledged that their "internal requirements for the redevelopment of former manufacturing properties are often stricter than the applicable government regulations." This corporate stance may limit the redevelopment potential for these properties located in the heart of the BOA study area.
3. Creating new opportunities for employment by reutilizing suspected brownfield, underutilized and vacant sites for redevelopment, neighborhood scale commercial enterprise as well as connecting visitors and residents to the Hudson River waterfront. These efforts will build upon current regional and state initiatives, including: reconnecting the community to the waterfront, establishing and expanding linkages to regional and state recreation corridor systems, and boosting economic development, tourism and public recreation opportunities. The Nomination Study will explore a variety of methods to advance opportunities identified in the Pre-Nomination Study to create a revitalized environment for business, create incentives for investment and establish connectivity to the waterfront. The primary community revitalization objectives to be achieved by this project include:
 - Explore improved public and waterfront access from Lower Warren/River Street to the Hudson River and enhanced connections to the Feeder Canal Heritage Trail.
 - Improve amenities and facilities of the Feeder Canal Heritage Trail (which connects to the Champlain Canal Trail, Warren County Bikeway, and NYS Bicycle Route 9). The Feeder Canal Heritage Trail traverses the study area and is a major opportunity to link trail users and visitors to the Hudson and the South Queensbury Study Area. The Nomination Study should explore:
 - o Enhance trail amenities could include restroom facilities, safe parking areas, pedestrian-scale lighting, improved signage, interpretive features or facilities, and other conveniences to promote usage and enhance user experience and improve safety. Potential portage points, parking, and visitor facilities are required to promote connectivity to the Hudson River.
 - o A wayfinding and gateways signage program to provide information about where to access the Hudson River, Glens Falls Feeder Canal Heritage Trail, public parking, historic sites, and local businesses. Revitalization efforts should leverage the rich historic and cultural history by expanding educational/interpretive elements. This may include interpretative signage that explains the various former industrial uses and activities along the Hudson River waterfront.
 - Expand Multi-modal opportunities and enhanced bike/ped facilities for residents and visitors to the area.
 - o Explore key pedestrian connections, including creating new sidewalks where feasible. Improve the at-grade crossing of Lower Warren Street by the Feeder Canal Heritage Trail. Line of sight, speed and visibility affect safety and connectivity of the Trail to the waterfront.
 - o Explore establishing pocket parks or small-scale recreation facilities in the residential core of the study area that are safe and accessible to neighborhood children.

- Explore and develop infill opportunities in the study area. The Pre-Nomination Study and the Hudson Ciba Waterfront Revitalization Plan (LWRP) identify a series of infill and redevelopment sites including reuse of the Ciba Geigy Brownfield site. The Nomination Study will:
 - o Develop reuse concepts for key redevelopment/infill sites including those identified in the Pre-Nomination Study.
 - o Advance concepts in the Pre-Nomination study to improve community aesthetics, beautification, wayfinding and gateway elements.
- Continue dialogue with BASF (owners of the Ciba-Geigy site) to further explore reuse opportunities, public access to the waterfront, and collaboration opportunities to reestablish productive use of the site. Previous dialogue was positive but unfruitful. One of the goals is to establish private and public partnerships that would be suitable to undertake redevelopment scenarios for the Ciba site. The Town has expressed interest in developing community scale solar array on the Ciba site as part of a redevelopment strategy and as a means to promote renewable energy and attract potential businesses to the site. The program will include engagement of a broader group of stakeholders including NYS Department of Environmental Conservation, NYS Empire State Development, SUNY Adirondack, EDC Warren County and the USEPA to encourage reuse of the site. Anticipated community benefits resulting from this project include:
 - Increased access to and use of passive and active recreation opportunities, including the Hudson River waterfront.
 - Improved amenities that promote the access to and use of the Feeder Canal Heritage Trail.
 - Increased public awareness and use of South Queensbury's historic and recreational resources.
 - Enhanced access to and safety of multi-modal transportation opportunities for residents and visitors.
 - Improved communications and partnerships with property owners, regional and state partners and the public that support redevelopment goals.
 - Redevelopment concepts and opportunities for suspected brownfields, vacant and underutilized properties in the study area resulting in increased business development, employment opportunities and a strengthened property tax base.

Previous BOA Work

Q_6085 Briefly describe the previous BOA grant-funded activities to advance development of the BOA Nomination proposed to be completed with the requested BOA funding. Include name of final product(s), describe any problems or difficulties encountered, and explain and how these will be addressed in the future project. If additional work related to the BOA area was undertaken since the last grant ended, you may also describe that work here.

Locked.

No Answer

Scope of Work

Q_6095 Provide a project Scope of Work and Timeframe that will result in a BOA Nomination.

Locked.

No Answer

Q_6082 Describe the level of support from owners of brownfield sites within the proposed BOA and describe how the views of property owners, residents, state and local officials, and local organizations were considered in developing the application.

Locked.

No Answer

Concentration of Known or Suspected Brownfield Sites

Q_6087 Describe the percent of total land area in the area identified for funding that consists of known or suspected brownfields and the extent to which the proposed Brownfield Opportunity Area demonstrates the following: presence of vacant, underutilized, deteriorating and abandoned properties; presence of sites known to be contaminated; and/or evidence of distress, risk to public health, or other negative impacts of known or suspected brownfields on the surrounding neighborhood, community or region.

Locked.

No Answer

Indicators of Economic Distress

Q_6088 Describe the indicators of economic distress of the proposed Brownfield Opportunity Area.

Locked.

No Answer

Partnerships

Q_6208 Describe the partnerships that will be involved in the proposed project, including: whether the project will be undertaken by two or more entities in partnership, whether the goals of the project are supported by multiple sectors within the community (residents, property owners, businesses, institutions, government, etc.), and whether the applicant and partners have a demonstrated record of building partnerships.

Locked.

No Answer

Local Leadership and Support

Q_6090 Describe the support of and commitment of municipal leadership, public and private stakeholders, and members of the community to the vision and goals of the BOA project, including achieving BOA designation and addressing sustainable, inclusive and equitable development.

Locked.

No Answer

Economic Value

Q_6091 Describe the potential positive economic impacts that the project will have on the proposed BOA, the community, and the region.

Locked.

No Answer

Environmental Value

Q_6092 Describe the potential positive environmental impact of the project to the proposed BOA, the community, and the region.

Locked.

No Answer

Public Value

Q_6093 Describe the extent to which the completion of a BOA Nomination will have a positive public impact on the proposed BOA.

Locked.

No Answer

Local Capacity

Q_6094 Describe the local capacity to complete the proposed project and advance the goals and objectives, including the organizational structure of the grantee organization and any partners, and qualifications of key personnel to successfully carry out the project.

Locked.

[No Answer](#)

Budget Narrative

Q_6207 Provide a detailed budget narrative that identifies the specific costs included in the project budget; explains how the budget and costs were determined; provides justification of all budget costs as being eligible, necessary and directly related to the project; and describes how the applicant will monitor expenditures to ensure the project stays on schedule and budget.

Locked.

[No Answer](#)

Certification

General Certifications

Q_1037 By entering your name in the box below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for Minority-owned Business Enterprise (MBE)/Woman-owned Business Enterprise (WBE) participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

Locked.

[No Answer](#)

Q_1038 By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Locked.

[No Answer](#)

Net New Jobs

No job answers necessary due to your associated programs.

Qualified Investments

No investment answers necessary due to your associated programs.

Total Project Cost

Total project cost: \$ 0

Funding Requested from Program

Program	Amount Requested
Brownfield Opportunity Area Program	\$ maximum funding allowed: \$200,000

Program Budget

Brownfield Opportunity Area Program

Use	Source	Amount	Indicate Source / Comments
No Answers			

Attachment Questions & Answers

Brownfield Opportunity Area Program

Q_5871

Upload a map showing the proposed BOA boundary and its location within the municipality or region. The map scale should be 1:24,000 or larger. A smaller-scale location map may be provided as well if appropriate.

Locked.

s qby boa vicinity map jan 2017.pdf

[Download](#)

Q_6096

Attach a resolution adopted by the Applicant's governing board that authorizes submission of this application, identifies the title of the Applicant's authorized representative, commits to completing the BOA project should the grant be awarded, and commits to funding the Applicant's share of the project cost.

Locked.

Town Board Resolution 27, 2017.pdf

[Download](#)

Q 6107

If the Applicant is not the municipality, attach a statement of support of the application from the Chief Elected Official representing the city, town or village within which the proposed BOA is located.

Locked.

No attachment, cannot upload

Q_6078 Attach a copy of published notice from a local or regional newspaper dated at least 30 days prior to the date of submission of this application that indicates the Applicant's intent to apply for BOA Program funds and the availability of such application for public review.

Locked.

Meeting notice & affidavit of publication 1-27-17.pdf
[Download](#)

Q_6102 Attach a summary of the required public meeting held during the 30 day comment period on the draft application. The summary should include date, time and location of meeting; a list of attendees; and summary of substantive comments.

Locked.

2-13-17 TB Meeting Summary.pdf
[Download](#)

Type of Applicant

Q_6105 Please select the category that describes the primary applicant from the list below. Refer to the scoring tips for more information and definitions.

Locked.

Municipality

Legend

[x] = Expired Program