

NYS Consolidated Funding Application  
Legal Name of Applicant:  
Project Name: TBD  
Application Number 70366  
Registration Email: stuartb@queensbury.net  
File created April 6, 2017 - 11:24 AM  
Application **Submitted**

## 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

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Q\_6077 Is the applicant able to provide the required match of at least 10% of total eligible cost for the project?

Locked.

Yes

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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

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Q\_972 Project county or counties.

Locked.

Warren County

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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
<b>Salutation</b>	Locked. Mr.	Locked. Mr.	Locked. Mr.
<b>First Name</b>	Locked. Stuart	Locked. John F.	Locked. Chris
<b>Last Name</b>	Locked. Baker	Locked. Strough, III	Locked. Round
<b>Title</b>	Locked. Senior Planner	Locked. Town Supervisor	Locked. V.P. Planning Services
<b>Organization</b>	Locked. Town of Queensbury	Locked. Town of Queensbury	Locked. The Chazen Companies
<b>Street Address</b>	Locked. 742 Bay Road	Locked. 742 Bay Road	Locked. 375 Bay Road
<b>City</b>	Locked. Queensbury	Locked. Queensbury	Locked. Queensbury

<b>State</b>	Locked. NY	Locked. NY	Locked. NY
<b>ZIP Code</b>	Locked. 12804	Locked. 12804	Locked. 12804
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## 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

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.

The applicant is the municipality.

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## 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 approximately 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."

The Queensbury South BOA Pre-Nomination Study received a "BOA of Distinction" award from New Partners for Community Revitalization at their 2014 Annual Brownfields Summit in Albany. Please see the newspaper article and press release attached at Q\_6107.

Challenges to be addressed in the Nomination Study 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.

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## 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.

The Town of Queensbury and EDC Warren County completed a BOA Pre-Nomination effort in 2016, culminating in the acceptance by NYS Department of State of the Queensbury South Brownfield Opportunity Area Pre-Nomination Study document.

The Pre-Nomination Study documented a mix of unique land uses that is divided by a complex transportation network. Traditional mixed-use residential neighborhoods are isolated from nearby commercial land uses and the Hudson River waterfront due to the lack of pedestrian accommodations along roadways and the 50-plus acre former Ciba-Geigy site. The BOA Pre-Nomination Study Area was also evaluated through a concurrent redevelopment study of the former Ciba-Geigy site via a Local Waterfront Revitalization Program redevelopment plan. The Ciba-Geigy property, once a highly contaminated site, was a joint Federal Resource Conservation and Recovery Act (RCRA) and State Superfund site, which has been remediated, bulldozed, and turned into a grassy field.

The vision in our draft Pre-Nomination Study includes continuation of the Town's affordable housing strategies, new recreational facilities, appropriately located infill development opportunities, improved site design, multimodal and streetscape opportunities that focus on safety and connectivity, improved access to an enhanced Feeder Canal Heritage Trail, strong connections to the Hudson River waterfront and redevelopment of the Ciba-Geigy site and Warren County Department of Public Works (DPW) site to include new job opportunities and open space resources.

#### Problems/Difficulties

The Queensbury South Brownfield Opportunity Area Pre-Nomination Study was successful in bringing a number of revitalization activities, informing the public and engaging citizen in dialogue about the waterfront. One of the challenges identified during this process was developing an effective working relationship with an international corporation (BASF). The closest offices are in New Jersey, company representatives were approachable, but redevelopment of the site has not previously been a priority for the company. The Town intends to continue efforts to develop a cooperative relationship with BASF in order to promote and affect the redevelopment vision for the former Ciba-Geigy properties. The Town has kept open communications with BASF on-site management and their real estate agents, and most recently held a meeting with BASF and their realtor in March 2017. (See meeting summary uploaded at Q\_6107.)

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## Scope of Work

Q\_6095 Provide a project Scope of Work and Timeframe that will result in a BOA Nomination.

Locked.

### Task 01 – Project Start-up & Committee Meetings

The Town will establish an Advisory Committee (the Committee) which will be responsible for overseeing the project under the guidance of the Town's Senior Planner. The Sr. Planner and Town's Consultant will hold an initial meeting with the Committee to review the project scope and schedule as well as the issues that need to be addressed. The team will review the Pre-Nomination Study as well as the NYSDOS Work Plan and develop a plan of action. The Committee will meet periodically during the project to provide direction and feedback regarding all aspects of the project as necessary.

### Task 02 Schematic Plan Development

Using information collected including the pre-nomination study and the project initiation meeting we will work with Committee to develop a series of schematic plans for each of the areas of focus. Each focus area will initially be explored through concept development in collaboration with a programming study. The Town envisions exploring these four key areas:

- Improved public and waterfront access. Conceptually this will identify a series of options to connect the South Queensbury Neighborhood from Warren/River Street to the Hudson River and enhanced connections to the Feeder Canal Heritage Trail. Potential portage points, parking, and visitor facilities may be required to promote connectivity to the Hudson River. One of the potential connections is through the CIBA Geigy site controlled by BASF. Site survey (or LIDAR) for this site is available and will be utilized
- o Deliverables – An overall master plan for the public access within the Corridor, supplemented by enlargement plans demonstrating design solutions for strategic gateways, transportation nodes and/or portage locations.
- Feeder Canal Heritage Trail Visitor Center. It is envisioned this facility would include restroom facilities, parking,

pedestrian-scale lighting, signage, interpretive features, and other conveniences to promote usage and enhance user experience and improve safety. Typically, the development of the space programming and desired aesthetic for a Visitor Center is a collaborative process with multiple rounds of stakeholder input – our design process would respect and include preliminary draft, draft and final concept development stages. The Town identified a BASF property adjacent to the Feeder Canal trail for this facility. Property survey, if available will be utilized for development of this plan.

o Deliverables – Program level Concept Drawings (floor plan/elevations) for the Visitor Center supplemented by a conceptual site plan integrating the building onto the property, demonstrating vehicular and pedestrian access, amenities and trailway connections.

• A Wayfinding and Gateways signage program to provide information about where to access the Hudson River, the Glens Falls Feeder Canal Heritage Trail, historic sites, and local businesses. This may include interpretive signage that explains the various former industrial uses and activities along the Hudson River waterfront. A series of alternative themes, color schemes, and branding elements will be explored.

o Deliverables – Signage master plan indicating sign typology, design style/materials, and prospective locations.

• Explore and develop infill opportunities in the study area.

The Pre-Nomination Study suggests exploring pocket parks or small-scale recreation facilities in the residential core of the study area that are safe and accessible to neighborhood children. It is also recommended that key pedestrian connections be enhanced for safety and connectivity purposes.

o Deliverables – Corridor study area plan identifying potential locations for pocket parks and/or recreation nodes, accompanied by active/passive recreation programming recommendations.

The consultant will develop draft concepts and meet with the Committee to explore options, alternatives and key programming elements. Once a consensus is developed, the plans will be shared with the public for feedback. A

#### Task 03 Design Development – Visitor Center

As a priority initiative, the consultant will advance the initial Concept Drawings for the Visitor Center, and site, to a Design Development (DD) level. Documents developed for the Visitor Center would be developed to a level of detail that measurably demonstrates the desired programming in a meaningful way with tangible cost projections, and is useful for advancement of funding initiatives to complete final design of the Visitor Center.

o Deliverables - The final DD deliverables would consist of:

- Architectural floor plan, roof plan, sections and elevations;

- Descriptions of mechanical, electric and plumbing systems;

- Digital building model and/or perspective renderings;

- Site Plan(s) defining layout, materials and preliminary infrastructure systems; and

- An order of magnitude construction cost estimate.

#### Task 04 Focused Dialogue with BASF Representatives

The Town proposes to continue dialogue with BASF (owners of the Ciba-Geigy Brownfield site) to further explore reuse opportunities, public access to the waterfront, and collaboration opportunities to re-establish productive use of the site. The Town most recently met with BASF officials on March 29, 2017 and BASF indicated its interest in allowing the Town (or a 3rd party) to develop community or commercial scale solar energy production on the brownfield site.

The Town would like to conduct a special meeting with a broader group of stakeholders including NYS DEC, NYS Empire State Development, SUNY Adirondack, EDC Warren County and the USEPA to encourage reuse of the site. One of the goals is to establish a private and public partnerships that would be suitable to undertake redevelopment scenarios for the Ciba site. This task requires a modest budget to conduct a series of meetings with BASF to further explore this opportunity. The Town will likely separately pursue additional funding in support of this initiative.

#### Task 05– Public Workshop(s)

The public workshop(s) will be designed to maximize public participation and input. The initial public workshop will include a presentation about the overall planning process, the BOA program and preliminary concepts developed for the four focus areas. Following the presentation, participants will be assigned to breakout groups staffed by a facilitator. The breakout groups are intended to provide opportunities for participants to provide feedback on the planning process and share their ideas and alternatives for further consideration.

In addition, the public participation process may include a variety of other elements/methods depending on the timing and/or feedback required. These may include: Stakeholder Interviews, an Online/Community Survey, social media and Project Web Page. A formal public participation plan will be developed consistent with NYSDOS work plan requirements.

#### Task 06 – Draft Nomination Study

A Draft Nomination Study (Study) will be prepared. The Study will contain the required analysis and mapping components per the NYSDOS Work Plan. The Study will include summary of the planning and public participation process, a series of concept design renderings that depict priority projects, study area recommendations, an implementation strategy, and priority project cost estimates.

The document will be distributed to Committee for review and comment. Based on comments received, the draft will be revised and forwarded to the NYSDOS for review and approval.

#### Task 07 – Presentation of Draft Revitalization Plan

The Draft Nomination Study (or Draft Revitalization Plan) will be presented to the public. Building on the first public workshop, the format will include a brief plenary session discussing the work completed. The core of program will be presentation of the refined plans for each of the four (4) focus areas: Waterfront Connectivity Plan, Feeder Canal Visitor's Center, Neighborhood Infill/Park Plan, and Gateway and Wayfinding Plan.

Opportunity to solicit comment and provide feedback on each of the programs will be provided. This may come in a variety of forms such as a breakout group allowing participant to cycle through each of four (4) stations. The evening will include with a report back of the major themes of feedback.

#### Task 08 – Final Nomination Study

Based on the comments received at the public workshop, NYSDOS Comments and the Committee's comments, the Revitalization Plan will be finalized. The Plan will be presented to the Town Board for adoption. The Town will complete the required documents requesting formal designation as a Brownfield Opportunity Area.

#### Schedule

1. Project Initiation Month 1
2. Advisory Committee Meetings Ongoing
3. Schematic Plan Development Months 2- 5
4. Focused BASF Dialogue Months 2- 12
5. Design Development for Visitor Center Months 5-9
6. Workshop Month 5
7. Draft Nomination Study Month 10
8. Draft Plan Presentation Month 12
9. Final Nomination Study Month 15
10. BOA Designation Request Month 16

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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.

The prior BOA Pre-Nomination Study began under the leadership of former Town Supervisor and current NYS Assemblyman Dan Stec with the full support of the Town Board. (Please see Town Board Resolution 287 of 2005 uploaded at Q\_6107.) This current application also has the full and unanimous support of the Town Board, and includes a commitment to continue the BOA process through official Designation by the NYS Secretary of State. (Please see Town Board Resolution 27 of 2017 uploaded at Q\_6096.)

The Project Advisory Committee that oversaw the concurrent BOA Pre-Nomination and LWRP studies included two Town Board members, a BOA business and property owner and EDC Warren County. (Please see the Project Advisory Committee listed uploaded at Q\_6107.) The Town would seek a similar mix of representation on a Nomination Study committee.

This BOA Pre-Nomination Study process included four public meetings held between March 2013 and May 2014 that were attended by study area property owners, representatives of the business community, residents, local officials and organizations.

Town representatives and our consulting team also met in July 2013 with staff from the NYSDEC Division of Environmental Remediation as part of the Pre-Nomination Study. At that meeting, NYSDEC officials were supportive of the Town's desire to see the BASF property redeveloped, and indicated that the required deed restrictions could be amended under certain prescribed circumstances to help facilitate redevelopment. (Please see the NYSDEC meeting notes uploaded at Q\_6107.) The Town intends to work closely with NYSDEC and other appropriate state and federal agencies state.

BASF Corporation owns the vast majority of brownfield property (+ 64 acres) in the study area. The Town and its consultants met with BASF regional management staff in November 2013 and March 2017 to discuss the remediation status of the property, BASF environmental performance standards for property sale or lease, and opportunities for collaboration on future redevelopment efforts. At the March 2017 meeting, BASF representatives acknowledged that while their internal requirements for the redevelopment of former manufacturing properties are often stricter than the applicable federal or state government regulations, they were very interested in collaborating with the Town and state and federal agencies on future redevelopment opportunities. (Please see the November 2013 and March 2017 meeting notes uploaded at Q-6107.)

The proposed Nomination Study is intended to implement the redevelopment vision and objectives that were formed from the combined inputs of all of the parties that have been involved in this important planning effort to date.

Letters of support for this application from NYS Assemblyman Stec, NYS Senator Betty Little, past Town Supervisor and current County Supervisor Ron Montesi, EDC Warren County, Adirondack Regional Chamber of Commerce, BOA businessman Joe Strauss, Warren County Employment & Training Administration are uploaded at Q\_6107.

For additional information regarding the support and commitment of municipal leadership, public and private stakeholders, and members of the community to the vision and goals of the BOA project, please also see the response at Q\_6090.

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## 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.

The South Queensbury Pre-Nomination Study area consists of approximately 540 acres of land. In preparing the Pre-Nomination study approximately 38% (or 205 acres) of the Study Area is comprised of known or suspected brownfields as well as vacant sites likely impacted by brownfields. The Study Area includes 7 brownfields (70 acres) plus the Ciba Geigy Inactive Hazardous Waste Site (45 plus acres); together these sites constitute 20% of the Study Area. The Study Area also includes 11 additional vacant and underutilized site or 91 acres, constituting an additional 17 percent of the study area. Additionally, there are seven (7) vacant commercial structures in the study area, containing approximately 24,000 square feet of gross floor area.

The Ciba Geigy brownfield site once employed nearly 1,200 people. Once an active vibrant hub, since 1991 this site remains a vacant eyesore, posted and fenced off, separating the community from nearly ½ mile of shoreline of the Hudson River waterfront.

See also the descriptions of economic distress at Q\_6088.

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## Indicators of Economic Distress

Q\_6088 Describe the indicators of economic distress of the proposed Brownfield Opportunity Area.

Locked.

The + 64 acre former Hercules Chemical Ciba-Geigy pigment manufacturing site (now owned by BASF) is located in the BOA study area. This site is identified as a Class 2 Inactive Hazardous Waste Disposal Site, and is subject to ongoing monitoring and maintenance in accordance with the New York State Department of Environmental Conservation approved corrective measures. The study area has been negatively impacted by the 1989 closure of this major manufacturer, the property's stigma as a hazardous waste site and the lack of progress toward redevelopment.

Data from the U.S. Census indicates that the population within the South Queensbury BOA has dropped from 590 in 1990 to 447 in 2010 – a 24% decline. Please note that changes in Census geography in 2010 now prevent access to and analysis of BOA residents' current income and poverty data.

Since 2001, the Town of Queensbury has submitted eight successful applications for funding assistance from the NYS Division of Housing and Community Renewal CDBG, HOME and Affordable Housing Corporation programs to support owner-occupied single family home repairs for low and moderate income households in the BOA study area. The continued demand for home repair assistance is further evidence of the study area's economic distress.

The South Queensbury Pre-Nomination Study area consists of approximately 540 acres of land. In preparing the Pre-Nomination study approximately 38% (or 205 acres) of the Study Area is comprised of known or suspected brownfields as well as vacant sites likely impacted by brownfields. The Study Area includes 7 brownfields (70 acres) plus the Ciba Geigy Inactive Hazardous Waste Site; together these sites constitute 20% of the Study Area. The Study Area also includes 11 additional vacant and underutilized site or 91 acres, constituting an additional 17 percent of the study area. Additionally, there are seven (7) vacant commercial structures in the study area, containing approximately 24,000 square feet of gross floor area.

A review of current property value data Town-wide reveals that average property values for both residential and commercial property in the Queensbury South BOA study area are lower than those town-wide. Specifically, the average total value for single family residential properties (RPS classification 210) in the BOA is \$115,582, which is 54% of the town-wide average of \$213,531. For all commercial properties (RPS classification 400 series), the average total value in the BOA is 51% of the town-wide average (\$513,315 vs. \$1,011,094). Note that the Town of Queensbury ratio of valuation is currently 100%.

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## 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.

The Pre-Nomination Study was a partnership between the Town of Queensbury and Economic Development Corporation Warren County (EDC). This informal partnership will continue for the completion of the Nomination Study. The Town is a member and financial supporter of the EDC. The EDC is a private not for profit organization governed by an independent Board of Directors comprised of business leaders and elected officials from throughout Warren County.

Because of its location (adjacent to the City of Glens Falls and Village of Hudson Falls), the regional significance of the South Queensbury area and the former Ciba Geigy site, the Town will engage the Adirondack Regional Chamber of Commerce, the Glens Falls Local Development Corporation, and the elected leadership of the City of Glens Falls, and the SUNY Adirondack in completing the Nomination Study.

For additional information regarding the support of commitment of municipal leadership, public and private stakeholders, and members of the community to the vision and goals of the BOA project, please see the response at Q\_6082 and the letters of support at Q\_6107.

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## 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.

This project originated with two previous planning studies which were done concurrently: the Town of Queensbury 2007 Comprehensive Plan and the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan (LWRP). Both studies contained visions, goals and recommendations advocating sustainable, inclusive, equitable and environmentally responsible development.

Queensbury's Comprehensive Plan Vision states that "As a community, we strive to protect and encourage neighborhoods that promote relationships, healthy lifestyles and community involvement. We endeavor to balance the needs of our growing community with local and regional economic development initiatives, which can support our town-wide goals." The LWRP Regional Waterfront Vision states that "We envision a future where residents and visitors alike will identify our region through this resource; appreciating the diverse historic, cultural, recreational, and economic opportunities that are joined here by the water."

Both reports include specific recommendations for the Town of Queensbury to work collaboratively with South Queensbury property owners on redevelopment of current and former brownfield properties, and call for improving transportation and recreational access and amenities within the geographic area now known as the Queensbury South BOA.

From the first resolution authorizing the Pre-Nomination Study funding application through the most recent resolution authorizing this application, the Town of Queensbury Town Board's support of the vision and goals of the Queensbury South BOA has been unequivocal and unanimous.

Town Board Resolution 27, 2017 commits the Town of Queensbury to seeking official BOA designation by the Secretary of State. (Please see the resolution uploaded at Q\_6096.)

Two Town Board members served on the Pre-Nomination Study Project Advisory Committee (see Committee list attached at Q\_6107), and a third attended a number of the public participation meetings. At the February 13, 2017 public meeting regarding this application, questions from current Town Board members showed strong support of and interest in the vision and goals of the Queensbury South BOA. (See meeting summary uploaded at Q\_6102)

For additional information regarding the support of commitment of municipal leadership, public and private stakeholders, and members of the community to the vision and goals of the BOA project, please see the response at Q\_6082.

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## 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.

The potential positive economic impacts are significant. The Nomination study proposes planning activities focused on four key program areas including: improved waterfront access, a Feeder Canal Heritage Trail Visitor Center, a wayfinding/signage program and infill/pocket parks. One of the common themes here is reconnecting the community to the waterfront and leveraging Feeder Canal Trail users/visitor. This aligns well with the Governor's Empire Trail Initiative. Construction of a Visitor Center could result in direct investment of \$500,000 for construction. This facility would provide visitors with local/regional tourism/commerce opportunities- connecting travelers with restaurants and other services. NYS Parks & Trails estimated that a day user on average spends \$26.37 and that a multi-day cyclist spends on the order of \$531/day.

The project will also seek to advance repurposing the Ciba-Geigy Main Plant site for a community or commercial production scale solar farm. The site has the potential to accommodate on the order of 6-8 MW facility.

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Construction of a 2 MW facility requires on the order of a \$1M investment and would create energy for approximately 320 homes. If fully built out, the Ciba-Geigy site could attract \$3-4M in investment.

The indirect effects of placing property back into active use will include removal of a long-established stigma, and creating additional interest that may spur additional private investment.

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## Environmental Value

Q\_6092 Describe the potential positive environmental impact of the project to the proposed BOA, the community, and the region.

Locked.

One of the Town's objectives in advancing the Nomination Study is the active reuse of the Ciba Geigy brownfield site. The Pre-Nomination Study and the complementary Hudson-Ciba Waterfront Revitalization Plan identified reuse opportunities for the Main Plant site (44 acres) as key to the overall revitalization of the South Queensbury Neighborhood. The Town would like to pursue development of community or commercial scale solar energy productions on the Main Plant site, and open the site up to allow access to the Hudson River waterfront. Transformation of this brownfield site to active use will have significant positive environmental benefit and catalyze further redevelopment opportunities in the neighborhood by creating a renewable source of energy, potentially providing low cost electricity to a distressed neighborhood, and creating jobs.

Two additional Ciba Geigy parcels - the West Parcel and the Pre-Treatment Plant site (both brownfields) - are also key redevelopment sites. The Town sees these sites as opportunities to develop limited commercial scale development as well as establish the Feeder Canal Visitor Center. The Visitor center would be established on the former Pre-Treatment Plant site, and would involve removing defunct/obsolete equipment and allowing for appropriate active reuse of a brownfield.

The Pre-Nomination study also identifies a series of infill opportunities for vacant/underutilized sites. Transforming vacant sites to a pocket park or play field could further benefit the community.

There are significant recreational and quality of life benefits that would result from the redevelopment of the Ciba-Geigy site and providing access to the Hudson River.

Repurposing a vacant former industrial site, developing opportunity for employment on a brownfield, and waterfront access are important goals for the Town. The proposed waterfront park, Hudson River access, improved access and connection with the Feeder Canal Trail and the planned Feeder Canal Visitor Center would all serve as a tremendous community resource. In addition to their intrinsic value, it is important to note that these resources would likely assist in attracting new homeowners and business to the site and region. Corporate site selection representatives routinely identify recreation, parks, open space, and other environmental amenities among the most important factors when they are deciding where to locate new businesses. Similarly, studies identify open spaces, such as parks and recreation areas, as having a significant positive effect on nearby residential property values, which leads to proportionately higher property tax revenues for local governments.

The following environmental concerns were identified in the Pre-Nomination Study, and will continue to be high priorities in the Nomination Study:

- Help protect a Class B stream identified in the study area and efforts to improve the impaired status of the Hudson River
- Help protect the unconfined aquifer beneath the entire BOA study area.
- Promote uses compatible with protection of the 100 year floodplain along the northern edge of the Hudson River in the study area.
- Promote conservation and protection of the +35 acres of federally-defined NWI wetlands within the study area.
- Encourage continued remediation, monitoring and responsible development on the seven sites with documented prior environmental contamination.

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## 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.

Anticipated positive public impacts of the proposed Queensbury South BOA Nomination are noted in Q\_6086. All of these impacts will benefit members of the public across all socio-economic demographics, including new Americans and veterans.

A further purpose of the BOA Nomination Study is to build upon and implement the adopted visions, goals and objectives of the five (5) prior local and regional planning and community development studies noted below:

1) Town of Queensbury Comprehensive Plan. 2007.

Vision:

- We endeavor to balance the needs of our growing community with local and regional economic development initiatives, which can support our town-wide goals.

Goals:

- Protect important natural areas and viewsheds in the town, especially unique landforms, ridges, and slopes. Promote the protection of natural resources such as the water, air, Critical Environmental Areas and wetlands.
- Develop an economic program that reflects the community's land use goals while keeping up its tax base and job opportunities.
- Expand the network of bicycle and pedestrian trails. Increase public access to other recreational areas.

Recommendations:

- B11: Make more locations along water accessible to the public.
- E5: Institute a brownfields program to reclaim contaminated land or land perceived to be contaminated.

2) Hudson River and Champlain Feeder Canal Regional Waterfront Plan. 2008.

Regional Waterfront Vision:

- We envision a future where residents and visitors alike will identify our region through this resource; appreciating the diverse historic, cultural, recreational, and economic opportunities that are joined here by the water.

Regional Waterfront Goals

- Create strategies for the environmental remediation and reuse of old or abandoned commercial and industrial sites.
- Develop or expand land and water based transportation and non-motorized connections to improve visitor access to attractions and activities in the region.
- Create strategies for the environmental remediation and reuse of old or abandoned commercial and industrial sites.
- Link heritage tourism and recreational improvements with economic development activities.

Specific recommendations

- Create re-use plans for significant Brownfield areas
- Collaborate with Ciba-Geigy for the reuse of remediated State Superfund site.

3) Adirondack Gateway Council Economic Development Strategy: Pathways to Progress. 2015.

The Adirondack Gateway Council (AGC) was created in 2011 through an unprecedented collaboration among municipalities, organizations and members of the public across Warren, Washington and Northern Saratoga counties. With the assistance of a Sustainable Communities Planning Grant from US HUD, the AGC and its partners are addressing key issues to promote a more equitable, sustainable and economically viable region. The

Town of Queensbury was a member of AGC, and an active partner in its planning efforts.

The Nomination Study furthers the following goals and objectives of the AGC's final report:

- Enhance recreation to maintain cleaner and greener communities that attract residents, visitors, and business looking for a desirable and affordable quality of life.
- Advance transportation improvements
- Extend and link trails;
- Redevelop brownfields

#### 4) Hudson-Ciba Waterfront Revitalization Plan. 2015

- This LWRP and the concurrently completed BOA Pre-Nomination Study comprised the first important steps toward implementing the three prior plans listed above.
- The proposed BOA Nomination Study is intended to put into action the Short Term Implementation Strategies outlined in the Hudson-Ciba Waterfront Revitalization Plan regarding redevelopment of the BASF property.

#### 5) Queensbury South Brownfield Opportunity Area Pre-Nomination Study. 2016.

- Vision Statement: Queensbury South – a neighborhood and community connected by complete streets, recreational opportunities and the waterfront. Quality infill development creating opportunity for commerce and employment where the Hudson River waterfront is thriving once again.
- The Nomination Study is specifically intended to help implement the Pre-Nomination Study's Preliminary Recommendations in three topic areas: Recreation & Open Space, Transportation & Pedestrian Infrastructure, and Development & Revitalization, including recommendations specific to redevelopment of the BASF property.

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## 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.

The Town of Queensbury has a long successful history of completing planning and capital projects. The Town's Planning office is staffed by four planners including the Stuart Baker (Town of Queensbury Senior Planner): Mr. Baker is charged with long-range planning, maintenance of the Town's Comprehensive Land Use Plan, transportation planning, and technical research and support for the Town of Queensbury.

Mr. Baker has over 25 years of professional municipal planning experience, including over 13 years of planning and project management experience for the Town of Queensbury. This includes project management on the prior NYS DOS funded Queensbury South BOA Pre-Nomination and Hudson-Ciba Waterfront Revitalization studies. He will be responsible for project management and grant administration, including relaying information from the Advisory Committee and Consultant Team to the Town Board. Mr. Baker will also help to coordinate the planning process and provide any available information for the inventory and analysis phase.

Mr. Baker will work closely under the direction of Town Supervisor John Strough. Mr. Strough has been in office since 2014, and previously served on the Town Board for eight years. Mr. Strough has directly led or overseen a variety of planning and capital projects. His leadership, commitment to engaging the public and knowledge of planning will be valuable to the project team. The Town has a staff of four in its Accounting Office who will provide support for contract administration.

The Town will engage the services of a Planning/Engineering consultant. The Consultant Team will consist of professional planners, engineers, and landscape architects who specialize in community planning and development. The Town of Queensbury will seek professional services through the appropriate procurement process, and will thoroughly review all proposals to find the most well qualified consultant team.

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## 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 a describes how the applicant will monitor expenditures to ensure the project stays on schedule and budget.

Locked.

Please note that the CFA application website will only allow entry of budget items to be paid for by BOA funds. Consequently, the entire proposed project budget is provided below:

Salaries & Wages \$10,611

Contractual Services \$100,000

Supplies & Materials \$0

Other (Conferences & Training) \$500

Total Project Cost \$111,111

NYS DOS Grant Request (90% of Total) \$100,000

Local Share (10% of Total) \$11,111

The Town of Queensbury local share of project costs will cover the following budget categories: Salaries & Wages and Other. Salaries and Wages include the direct salary and fringe benefits of the Project Manager – Stuart Baker, Senior Planner for the Town of Queensbury. Mr. Baker will be responsible for project management and grant administration activities, which are estimated to require an average of 15.5 hours per month over the proposed 16 month length of the project. “Other” costs would cover registration, travel and lodging expenses for available relevant training during the project term from organizations such as NYSDOS, NYSDEC, USEPA and New Partners for Community Revitalization. It is anticipated that the project’s matching funds will come from both cash and in-kind services.

The Town will engage the services of a consultant. Funds requested under this program will be utilized for Contractual Services.

The Town requested its Engineer/Planning consultant who prepared the Pre-Nomination Study to prepare a budget estimate for the services requested. Their estimate provides the basis for the funding request. The program as outlined in the scope of work includes on the order of 1000 hours of professional services including planning, engineering, landscape architectural, architectural and environmental consulting services. The proposed scope of work is provided in Q\_6095 of this application.

Contractual Services include all meetings during the plan development, schematic plans for four program/focus areas, design development plans for the Visitor Center, a Draft/Final Nomination Study, meetings with BASF representatives, cost estimates and strategic actions.

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## 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.

Stuart G. Baker, Senior Planner - Town of Queensbury

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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.

Stuart G. Baker, Senior Planner - Town of Queensbury

### **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: \$ 111111

### **Funding Requested from Program**

<b>Program</b>	<b>Amount Requested</b>	
Brownfield Opportunity Area Program	\$ 100000	maximum funding allowed: \$200,000

### **Program Budget**

#### **Brownfield Opportunity Area Program**

<b>Use</b>	<b>Source</b>	<b>Amount</b>	<b>Indicate Source / Comments</b>
Contractual Services	BOA	\$100000	

## 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](#)

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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](#)

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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.

Q6107 Attachments.pdf

[Download](#)

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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](#)

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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](#)

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### 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

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# Legend

[x] = Expired Program