

Queensbury South Brownfield Opportunity Area April 2017 Nomination Study Application Miscellaneous Attachments

- Cover letter from Queensbury Town Supervisor John Strough
- June 2014 New Partners for Community Revitalization Award article & press release
- Town Board Resolution 287 of 2005
- Pre-Nomination & LWRP Studies Advisory Committee list
- July 2013 NYSDEC Meeting Summary
- November 2013 & March 2017 BASF Meetings summaries
- March 2017 Letter of Support – Assemblyman Dan Stec
- March 2017 Letter of Support – Senator Betty Little
- Letter of Support – Warren County Supervisor Ron Montesi
- March 2017 Letter & Resolution of Support – EDC Warren County
- March 2017 Letter of Support – Adirondack Regional Chamber of Commerce
- April 2017 Letter of Support – Joseph Strauss, HJE Company
- March 2017 Letter of Support – Warren County Employment & Training Administration



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April 6, 2017

Rossana Rosado
New York Secretary of State
One Commerce Plaza, 99 Washington Ave
Albany, NY 12231-0001

Re: Queensbury South Brownfield Opportunity Area (BOA) Nomination Study application

Dear Secretary of State Rosado:

On behalf of the Town of Queensbury, I am pleased to submit our funding application for the Queensbury South BOA Nomination Study.

Since January of 2011, the Town has been working diligently on data collection, planning and redevelopment strategies for our ±540 acre study area. In the heart of this study area is the ±64 acre BASF property which has lay dormant and underutilized since the Ciba-Geigy plant closed forever in 1989. As you may know, our BOA Pre-Nomination Study was done concurrently with a Local Waterfront Revitalization Plan (LWRP) that focused on redevelopment strategies for this important BASF Hudson River waterfront property. Together, the BOA Pre-Nomination and LWRP studies form the foundation for this BOA Nomination Study proposal.

We look forward to the opportunity this study would afford for to continue our efforts toward community and economic development built upon responsible environmental stewardship. The South Queensbury neighborhood and our Town as a whole would benefit greatly from the economic value that would result.

I ask that the NYS Department of State gives this funding application favorable consideration.

If you or your staff has any questions about this application, please contact Stuart Baker, Senior Planner, at stuartb@queensbury.net or (518) 761-8222.

Respectfully submitted,

John F. Strough, III
Town Supervisor

Town Supervisor's Office

Good news about old brownfield sites



11 HOURS AGO • BY [BILL TOSCANO](#)

There seems very little exciting about the idea of “brownfields,” those abandoned industrial properties, usually in low-income areas, that need cleanup of potentially dangerous chemicals before they can be used again.

They are not something you would think would get people talking so rapidly and passionately that the listener would have to slow the speaker down several times. Nor are they something you’d expect to see local municipalities celebrating awards over.

“They are exciting, because they create development opportunities on these former,

unusable properties in low-income areas. It’s a way to kick-start things to get things going,” said Stu Baker, senior planner for the town of Queensbury. “We’re very excited and happy to get the recognition for our efforts.”

The South Queensbury BOA, centered around the former Ciba-Geigy property, was one of nine “Brownfield Opportunity Areas (BOAs) of Distinction” for the quality of work being done at the site.

Fort Edward went Queensbury one better, coming back from last week’s Albany conference with two “BOAs of Distinction,” one of the seven-part Downtown Renaissance project, and the other for the Uptown project, which is seeing an abandoned grocery store torn down, cleaned up, rebuilt and reopened.

“It really was exciting,” said Darlene DeVoe, a Fort Edward village trustee who also works on the town with grant planning. “It seems like a small number of people who are into this, but they were all there, and these BOAs are the best way to plan. It was also great to be able to stand by Stu (Baker) and have another local person there.”

The awards came from the non-profit New Partners for Community Revitalization at the eighth annual Brownfield Summit in Albany last week.

Created in 2003 as part of the state’s landmark Brownfields law, BOA provides resources to poor urban and downtown communities to address brownfields and the underlying conditions fueling abandonment and decay.

Grew out of PCBs

The two BOAs in Fort Edward had their roots in the 30-year long debate over dredging the

Hudson River to remove PCBs. The community had the largest Superfund in the country and had to use 150 acres of woodland sacrificed for the siting of a dewatering plant.

The Fort Edward Downtown Renaissance BOA gave neighborhoods the opportunity to work together and develop seven concept areas. Twenty strategic sites have been identified, four cleanups are underway and 14 projects are in development.

One of the seven concepts, turning a former canal shed into a farmers market, is already well underway.

“The water projects that are going to start in the Depot District soon are another part of that grant,” DeVoe said. “We’re replacing water and sewer lines in anticipation of building senior housing in that area.

The other Fort Edward BOA that was recognized is the Commercial and Industrial Reuse BOA, which is focused on the Hudson River PCB dredging 125-acre dewatering facility and the north area of the town that is riddled with closed businesses.

The \$180,000 in BOA funding has leveraged \$975,000 in cleanup activities. The former Grand Union has been demolished and development is underway on a 50,000-square-foot store that will create 135 jobs.

A design meeting is scheduled next week to begin planning what to do with the dewatering plant.

Planning is done

The South Queensbury BOA is in the area of the former CIBA-Geigy plant and is also eligible for funding through the Waterfront Revitalization Program.

The Ciba-Geigy property, once a highly contaminated site, was a joint Federal Resource Conservation and Recovery Act and State Superfund site, which has been remediated, bulldozed and turned into a grassy field.

The initial draft BOA includes continuation of the town’s affordable housing strategies, new recreational facilities, development opportunities, improved site design and streetscape opportunities that focus on safety and connectivity, improved access to an enhanced Feeder Canal Heritage Trail, strong connections to Hudson River waterfront and redevelopment of the site and the Warren County Department of Public Works site to include new job opportunities and open space resources.

Unfortunately, there was no funding for BOA work in this year’s budget, but Baker remains unfazed.

“We’ve got to incorporate some comments from the Department of State, but we do have some recommendations we can follow through on right now, like pedestrian and bicycle access to the feeder canal and signs. We’re excited to get some work done,” he said.

In addition, six other sites were recognized as sites of distinction and five were named Outstanding BOAs. Those were: South Buffalo BOA, Town of Riverhead BOA, Vacuum Oil, Rochester BOA, Sunset Park, Brooklyn BOA and Lower Concourse, Bronx BOA.



For Immediate Release:
June 2, 2014

For Information, Contact:
Jeff Jones – 518-265-0719
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OUTSTANDING NEW YORK BOAs RECOGNIZED AT ANNUAL BROWFIELDS SUMMIT

(Albany, NY) – Five communities participating in NY’s Brownfield Opportunity Areas (BOA) program are being recognized today at the 8th Annual Brownfields Summit in Albany. Created in 2003 as part of the state’s landmark Brownfields law, BOA provides resources to poor urban and downtown communities to address brownfields and the underlying conditions fueling abandonment and decay. (Brownfields are vacant and under-utilized properties that have a legacy of toxic pollution from previous industrial facilities, illegal dumping and other noxious uses.) BOA has become very important in weak market areas - giving community leaders a new, effective tool to reverse the downward cycle of disinvestment. The five Outstanding BOAs being recognized at this year’s Summit are:

- **South Buffalo BOA**
- **Town of Riverhead BOA**
- **Vacuum Oil, Rochester BOA**
- **Sunset Park, Brooklyn BOA**
- **Lower Concourse, Bronx BOA**

“We are very pleased to honor these Outstanding BOAs,” said Jim Tripp, Board Chair of the nonprofit New Partners for Community Revitalization (NPCR) and Senior Counsel at the Environmental Defense Fund. “There are currently over 125 New York neighborhoods participating in the BOA program. These five leaders were selected because they are carrying out extraordinary economic revitalization initiatives that show that neighborhoods long plagued by contamination can use state resources to create value and attract private investments that build on their neighborhood’s character and strengths. The BOA program has proven to be one of the state’s most effective tools for creating synergy between environmental cleanups, community interests and economic development.” NPCR, New York’s leading nonprofit brownfields policy group, hosts the annual Brownfields Summit.

Since its launch more than a decade ago, some \$46 million has been awarded to New York neighborhoods through BOA. “This state funding is leveraging an estimated \$25 billion in investment for affordable housing, open space, transportation/transit oriented development, jobs, and other economic regeneration activities,” said NPCR Executive Director Jody Kass. “The BOA program’s area-wide approach -- as opposed to site-by-site investments that have failed to create new economic anchors in our most challenged neighborhoods -- has also become a national model, copied in several

states, including Ohio, and by the Federal Environmental Protection Agency.”

In New York, BOA has strong support from elected leaders in communities working to overcome neglect and contamination.

On behalf of the NYS Black, Puerto Rican, Hispanic, and Asian Legislative Caucus, **Assemblyman Karim Camara** said: “BOA has been a successful and important part of the state’s Brownfield cleanup toolbox which is of particular value to the communities we represent, often left unheard. BOA is the only program that addresses area-wide contamination in our communities and provides funding for constituent participation in planning for a toxic free future.”

Assemblyman Brian Kavanagh, Chair of New York State Caucus of Environmental Legislators, said: “Brownfields represent the continuing unfortunate legacy of our failure to protect our environment and public health in the past, and are, simply put, a waste of space. They also represent opportunities to right past wrongs and strengthen our communities. With enough resources and dedication, we can replace abandoned toxic sites with community centers, housing, and even nature preserves. I stand with these passionate advocates in calling for a robust response to brownfields across the state.”

“This recognition is much appreciated,” said **City of Buffalo Mayor Byron Brown**. “There is over \$4.3 billion in new economic activity in the City of Buffalo today. The South Buffalo BOA is a critical part of this development momentum. Almost \$1.7 billion in public and private investments have been made in the South Buffalo BOA since BOA planning activities began in 2008. We appreciate the recognition from New Partners for Community Revitalization.”

Assemblyman Michael P. Kearns said: "For many years, the South Buffalo BOA was home to many important industries near the shores of Lake Erie and the Buffalo River. Unfortunately, we experienced a reversal of fortune when industry abandoned these areas and left behind contaminated land. Today under the South Buffalo BOA Program we reclaimed this land and we are experiencing growth as well as a revitalization of South Buffalo."

Chair of the Senate Committee on Environmental Conservation, **Senator Mark Grisanti**, said: "The cleanup of legacy brownfields and the revitalization of New York’s older, urban communities is of critical importance to job creation and the state’s economic future. In my part of the state, especially in Buffalo and the City of Niagara Falls, brownfields are a major drag on our economy. Getting these sites cleaned up and back into productive use is one of my top priorities. I believe that the BOA program is an innovative and critical part of the state’s economic development and job creation strategy."

“The BOA program is producing real, tangible results for communities where there is a weak real estate market, said **Bronx Borough President Ruben Diaz, Jr.** “There are now five BOA study areas in The Bronx. These sites are in economically struggling communities of color. For example, the Lower Concourse BOA is in the least affluent Congressional District in the United States, with a median income of \$20,451. Nevertheless, BOA dollars have been used to advance dozens of sites through feasibility studies, market analyses, site assessments and other pre-development activities.”

"By bringing together a multiplicity of stakeholders to address community priorities through development, the BOA creates local resilience, strengthens relationships, and generates creativity," said **Elizabeth Yeampierre**, Executive Director of the United Puerto Rican Organization of Sunset Park (UPROSE), Brooklyn's oldest Latino community-based organization, which is managing the Sunset Park Brooklyn BOA. "There is no question that the BOA program has helped to strengthen neighborhoods statewide. I urge full support of this program," said **Congresswoman Nydia Velazquez**.

Senator Velmanette Montgomery said: "I have long been impressed with the efforts and results of the New York State Brownfield Opportunity Areas programs, and have taken great comfort knowing that in my District (NYS 25) we would be guided by the visionary Elizabeth Yeampierre, founder and director of UPROSE. The subject of brownfield remediation could easily be reduced to a simple set of goals and procedures, but Elizabeth has taught us all the importance of understanding the social and personal ramifications of both the problem and any possible solutions. Problems caused by humans, to humans, require a profoundly human sensibility, which she has tirelessly made available to our community and the social/ecology movement globally. She has my most profound admiration and I thank you for recognizing her ongoing efforts."

Assemblyman Felix Ortiz said: "I congratulate Sunset Park/UPROSE BOA for being selected to receive NPCR's Outstanding BOA award for 2014. UPROSE has led the fight to help clean-up the Sunset Park neighborhood that is addressing the long-term consequences of multiple brownfield sites. We must continue to do all we can to eliminate the toxic waste sites as Sunset Park leads the way in economic development and job growth."

Senator Ken LaValle said: "I am pleased that the Town of Riverhead has been recognized for a Community Revitalization BOA award. This good news is another success that will go hand-in-hand with the Town's downtown revitalization efforts, the enactment of our EPCAL (Enterprise Park at Calverton Reuse and Revitalization) legislation and the awarding of \$6.3 million in State funding for the upgrade of the sewage treatment facilities at EPCAL."

Town of Riverhead Supervisor Sean Walter said: "The Town of Riverhead is so thankful to be recognized by the New Partners for Community Revitalization 2014 Outstanding BOA award. The award is perfectly timed as Downtown Riverhead is seeing a wave of new development through both public and private investment of over \$50 million dollars in just the last 4 years including the opening this month of the newly renovated formerly vacant 36,000 square foot Woolworth building that was vacant for over 10 years, several new businesses, and a new shared office concept building that will be the first of its kind on Eastern Long Island. The Town's ongoing beautification of Grangebelle Park, including a nationally recognized migratory fish passage, and renovation of the East End Arts Council Green Space with improved access to the Peconic River and Great Peconic Bay as well as \$1.5 million dollars in new sidewalk is turning Riverhead into the new hot spot for investment in Suffolk."

Mark Gregor, Manager of Environmental Quality, City of Rochester, said: "The legacy of the former Standard Oil Company of New York Vacuum Oil refinery facility, which discontinued operations in the 1930's, still echoes throughout the Plymouth-Exchange neighborhood in southwest Rochester. Vacant and underutilized brownfield properties, once part of the Vacuum Oil operation, have prevented meaningful development and separated an entire neighborhood from the Genesee

River for three generations. The NYSDOS BOA program has provided the resources and visibility needed for the City of Rochester and the community to begin transforming the former refinery site and improving the surrounding neighborhood.”

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DESCRIPTION OF THE 2014 OUSTANDING BOAs

Lower Concourse Bronx BOA

Since 2004, the nonprofit South Bronx Overall Economic Development Corporation (SoBRO) has worked on the Port Morris-Lower Concourse BOA, an area with a long history of heavy industrial use in the south-westernmost section of the Bronx. Located in New York City’s lowest-income community district and the nation’s lowest-income Congressional District, the 30-block area was successfully rezoned from manufacturing to mixed-use as a Special Waterfront District, with significant commercial, residential, community facility and open space development potential. SoBRO has since received two subsequent BOA grants to carry out its implementation strategy. This will include waterfront development and access, green infrastructure, and multi-modal transportation improvements along the Harlem River from 149th Street to Lincoln Avenue.

The Lower Concourse BOA team includes SoBRO, along with their consultants, Magnusson Architecture and Planning, AKRF, Urban Matrix, and Ewell W. Finley. SoBRO’s Senior Vice President, Lourdes Zapata, said, “it is an honor to accept this award from NPCR on behalf of the Lower Concourse BOA and it is a testament to the hard work, advocacy, and innovative planning efforts that have defined the South Bronx community for decades.”

South Buffalo BOA

Since the commencement of BOA revitalization activities in 2008, when under the direction of Mayor Byron W. Brown the city purchased 185 acres of brownfield land for over \$4.6 million for future development, almost \$1.7 billion in public and private investments have been made in the South Buffalo BOA. This 2,000-acre waterfront site is strategically located in the bi-national region. Building on the natural geography as well as key transportation and environmental assets, BOA resources were used to create a vision that linked and united those assets, resulting in the reclamation of hundreds of acres of industrial lands and leading to the rebirth of this district. As a result, the South Buffalo BOA has emerged as an invaluable community asset and it will continue to flourish as the balance of the implementation strategies are completed.

The South Buffalo BOA planning effort was the result of a broad coalition of partners and stakeholders, including Mayor Byron W. Brown; Bonnie Kane-Lockwood, Office of U.S. Congressman Brian Higgins; NYS Senator Timothy Kennedy; NYS Assemblyman Michael Kearns; South District Councilmember Christopher Scanlon; City of Buffalo Office of Strategic Planning: Brendan Mehaffy, Executive Director, John Fell, Dennis Sutton & Keith Lucas; City of Buffalo Dept of Public Works, Parks & Streets: Andrew Rabb, Deputy Commissioner-Parks; Peter Cammarata, President and David Stebbins, Vice President, Buffalo Urban Development Corporation; Martin Doster, NYSDEC; Chris Bauer, NYSDOS; Jill Jedlicka, Executive Director, Buffalo Niagara Riverkeeper; Mark Mortenson & Karen Wallace, Buffalo Museum of Science; and Thomas Herrera-Mishler, Buffalo Olmsted Parks Conservancy. Key consultant team members include Peter Murad &

Michael DeLuca, Architectural Resources; Mark Mistretta, Wendel; Alan Ward, Sasaki Associates; Steve Wilson, CHA; and Frank Armento and Anne Redmond, Fisher Associates.

Sunset Park Brooklyn BOA

Sunset Park, Brooklyn is one of New York City's last remaining working waterfronts. The neighborhood is historically known for its maritime commerce, port facilities, and dynamic industrial sectors. The industrial and manufacturing composition of the Sunset Park waterfront has traditionally served as an economic hub for NYC, and produced one of its largest walk-to-work communities. At the same time, the clustering of heavy industrial facilities has burdened local residents with pollution, concentrated truck traffic, and noise, and has deprived the community of any waterfront access. In 2006, UPROSE was awarded funds to commence Step 1 of the Sunset Park BOA. This initiative arose through a process of deep public engagement aimed at envisioning the neighborhood's industrial waterfront to reflect the economic, environmental, and social priorities of the community. Central to this vision was the revitalization of a just and sustainable working waterfront that preserves the unique walk-to-work nature of the neighborhood, multimodal transportation to serve both residents and businesses, and the creation of open recreational space to reconnect residents to their waterfront. To facilitate this vision the community articulated a series of priorities, including: the remediation and redevelopment of key brownfield sites; the encouragement of green industrial growth; the preservation of existing affordable housing; and an upgrading of area-wide infrastructure. The BOA Step 1 study was completed in late 2009.

From the inception of the Sunset Park BOA, UPROSE has ensured that the process be driven by a diverse intergenerational group of stakeholders, from neighborhood residents, elected officials, local businesses, and City agencies. Beginning with Step 1, the process has sought to incorporate and strengthen a variety of community-based plans and visions already articulated by local stakeholders. These include the Sunset Park Greenway and the community board's 197-a plan. In early 2011, UPROSE was awarded a Step 2 BOA grant for \$214,600. NPCR was brought on to provide assistance with project administration. That same year, a contract was executed by UPROSE with WXY Architecture & Urban Design, HR&A Advisors and Gannett Fleming Engineers & Architects. Step 2 of the Sunset Park BOA maintained the same respect for and commitment to a robust public planning process, which by that time included the high prioritization of climate adaptation and community resilience. Through this process, the planning team worked within the environmental justice guidelines and perspectives provided by UPROSE to advance a twenty-first century vision of the Sunset Park waterfront. In 2013, the BOA Step 2 was released with the identification of eight strategic sites and future land uses to lay the foundation for this vision's implementation.

Town of Riverhead BOA

The BOA funding will allow Downtown Riverhead to continue along the path of smart development for a newer brighter downtown with unique cultural attractions, a bustling Main Street, an Arts District, an Historic District with protected historic buildings, as well as an expanded and improved waterfront. Most important, funding for a parking analysis to accommodate the new development, funding to expand the Historic District, along with an economic and market trends analysis of existing conditions with targeted identification of reuse and development opportunities will assist private investors that see the potential of a wise investment.

The Town of Riverhead BOA team includes a very engaged steering committee of community members from a diverse representation of businesses within the BOA corridor including: Ray Pickersgill, Executive Director of the Business Improvement District; Small business owner Dennis McDermott of The Riverhead Project; Bryan DeLuca, General Manager of the Long Island Aquarium and Hyatt Place Hotel, and Janine Nebbons, General Manger of the Riverhead Tanger Outlet Center. Town officials Councilwoman Jodi Giglio, and Councilman John Dunleavy, as well as Deputy Supervisor Jill Lewis, Community Director Chris Kempner, Assistant Town Attorney Dan McCormick have contributed many hours to working with the project consultants and steering committee to identify and address key issues and obstacles for revitalization along the Main Street corridor. “The project Planning Consultants Nelson, Pope & Voorhis, LLC, led by partner Charles Voorhis, CEP, AICP and project manager Kathryn Eiseman, AICP, Nelson, Pope & Voorhis, LLC, along with community support outreach by Sustainable Long Island led by Executive Director Amy Engel and Director of Programs, Erin Thoresen, have done an outstanding job analyzing very diverse issues along an eclectic corridor with uses that vary from standard industrial use to former duck farms to a beautiful historic downtown district, all running along the Peconic River, a federally designated estuary of national significance,” said Supervisor Walter.

Vacuum Oil, Rochester BOA

Throughout the Step 2 BOA process the City Rochester, the BOA Project Advisory Committee, and PLEX Neighborhood Association balanced the need for community-based visioning and master planning with the hard realities of brownfield cleanup and redevelopment including the critical role of property access, control and ownership as well as the need for securing both private and public funding for environmental investigation, site preparation, and cleanup. These key considerations led to a 3-phase BOA master plan that both addresses community concerns and objectives and retains the necessary flexibility required for brownfield cleanup and redevelopment on properties that are not yet fully characterized. “What was special and unique about the Vacuum Oil BOA, was the many public community meetings that were held where ideas were expressed, and having full support from the City of Rochester made our planning easier, ” said Dorothy Hall, PLEX President. John E. Curran, Co-chair, Plymouth-Exchange Southwest Rochester Riverfront Planning added, “What sets the Vacuum Oil BOA process apart is the integral collaborative role that Rochester's Department of Environmental Quality played with the Plymouth-Exchange Neighborhood Association. The City took the bold step of blending the simultaneous neighborhood-driven charrette process with its own separate yet coordinated BOA process. The cooperative dual efforts provided many areas of agreement benefitting from diverse civic engagement opportunities."

Progress is now being made on 20 acres of the former Vacuum Oil site with both the City and a private property owner entering the NYSDEC’s brownfield cleanup program. The BCP efforts of both the City and the private property owner can be attributed in large measure to the focus and flexibility of the BOA process and the consistent involvement of the neighborhood and its leaders in the master planning effort. The BOA master plan is now being used to work out the future uses for the City and privately owned parcels that will be addressed under the BCP. The Vacuum Oil Rochester BOA team includes Lovely Warren, Mayor, City of Rochester; Plymouth Exchange Neighborhood Association (PLEX), Dorothy Hall, President and John Curran, Co-Chair, Southwest Rochester Riverfront Planning Steering Committee; Sector 4 Community Development Corporation Joan Roby Davison, Executive Director; and City of Rochester Departments of Environmental Services and Neighborhood

and Business Development BOA Project Director, Mark Gregor, Environmental Quality Manager.

BOAs OF DISTINCTION

The following BOAs of Distinction are also being recognized at NPCR's Brownfields Summit:

Wyandanch BOA

In 2000, the Suffolk County Planning Commission named Wyandanch the most economically distressed community on Long Island, citing its high crime, poverty, unemployment rates, and lack of infrastructure and investment. Since that time, through successful community planning and design made possible by the NYS BOA program, the Wyandanch Rising revitalization initiative has garnered local, state and national recognition for its ambitious and comprehensive approach to community rebuilding. With a groundbreaking last summer on the first phase of an estimated \$500 million redevelopment, Wyandanch is on its way to achieving its goal of becoming a regional model for sustainable, transit-oriented development. The Wyandanch BOA team includes Suffolk County Executive Steve Bellone, the Town of Babylon, the Long Island Rail Road, Sustainable Long Island, AKRF, RBA, Parsons Brinkerhoff, Bowne AE&T Group, Arcadia Land Company, Torti Gallas and Partners, Olin Studio, Joel Russell, Esq., and Speck & Associates LLC.

Eastchester, Bronx BOA

In 2006 the South Bronx Overall Economic Development Corporation (SoBRO) was awarded a Step 1 BOA grant for the Eastchester section of the Bronx, an industrial area along the Hutchinson River with a high concentration of auto related uses. Eastchester has a long history of underinvestment and environmental contamination and its residential population is over 80% minority with a per capita income of \$18,000. Using the BOA grant, SoBRO did extensive outreach to diverse stakeholders to identify priorities and revitalization strategies and engaged the planning firm, Vita Nuova, to undertake a comprehensive study of existing conditions and trends. The Hexagon Superfund site, a 60,000 square foot former pharmaceutical manufacturing plant, emerged as the highest community priority and SoBRO engaged Dattner Architects to complete a zoning feasibility study and schematic design for the site. SoBRO was awarded a Step 2 BOA Nomination grant to advance strategic site planning, business sector development, green infrastructure creation, and expansion of the working waterfront.

New Cassel BOA

The New Cassel BOA in the Town of North Hempstead includes approximately 520 acres and 1,920 tax lots, characterized with a universe of approximately 176 known and potential brownfield, abandoned, vacant, or underutilized sites. As part of the BOA, the Town undertook the 2012 Vision Plan update, which focused specifically on the role that the Arts and Cultural initiatives can play in the revitalization, economic development, and place making of a community. Since 2004, plans have been selected for the redevelopment of seven brownfield sites in downtown New Cassel which have or will replace empty storefronts, boarded-up buildings, and vacant land with new apartments and retail space. In total, approximately eight brownfield sites have been or are anticipated to be redeveloped with 263,500 square feet of mixed-use development, 193 residential dwelling units, and \$53.8 million of private sector investment. Other brownfield sites are being reviewed for pocket park potential. The new "Yes We Can" Community Center opened to the public in September of 2012. Nevertheless, the numerous vacant and underutilized sites as well as the limited supply of open space and recreational opportunities in the BOA present many more opportunities for redevelopment and revitalization, including the long abandoned Grand Street School site located in the heart of the BOA adjacent to the "Yes We Can" Community Center, which the Town was finally able to acquire in 2013 as one of the BOA's most important Strategic Sites for redevelopment. With the Step 2 BOA Nomination, the Town is continuing its efforts to transform contaminated, underutilized, and deteriorated properties into vibrant mixed

uses, new affordable housing, business incubators, and recreational areas. In addition to the Town of North Hempstead, the New Cassel BOA team includes AKRF; and Global Arts/Media.

South Queensbury BOA

The South Queensbury BOA contains a mix of unique land uses, 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 Study Area is also being 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 and State Superfund site, which has been remediated, bulldozed, and turned into a grassy field. The draft Pre-Nomination BOA 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 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. The South Queensbury BOA Steering Committee includes many town officials including Town Supervisor John Strough, Deputy Town Supervisor Ron Montesi, Senior Planner/Project Manager Stuart Baker. It also includes John Wheatley, Vice President of the Warren County EDC; Joseph Strauss, President of HJE Company, Inc.; Chris Hunsinger, Chairman of the Queensbury Planning Board & Director of the Warren County Employment & Training. BOA consultants include The Chazen Companies; and River Street Planning & Development.

Elmira/Southside Rising BOA

Formerly a transportation and industrial hub, Elmira's Southside was once home to significant railroad and manufacturing activity. Several companies opened operations adjacent to the New York and Erie railroad line (now Norfolk Southern). Starting in 2000, the City of Elmira embarked upon a concerted effort to identify, remediate, and redevelop properties contaminated by former industrial activity and worked with the NYS Department of Environmental Conservation to clean up the Chemung Foundry and American LaFrance sites. Despite the City's efforts to prepare sites for development and some recent private reinvestment that occurred prior to participation in the NYS BOA Program, Elmira has lacked a comprehensive revitalization strategy for neighborhoods impacted by the presence of brownfields. The Southside Rising Revitalization Strategy funded under the BOA Program examines an approximately 440 acre Study Area and develops a Master Plan that addresses vacant and underutilized sites, downtown redevelopment, wayfinding and connectivity, parks and the Chemung Riverfront, and neighborhoods. Although the City of Elmira is hoping to progress to Step 3, preliminary recommendations from Step 2 have already spurred excitement in the community and funding applications are being submitted under the Consolidated Funding Application for New York Main Street Funds as well as an application under the Transportation Alternatives Programs. In addition to the City of Elmira, the Southside Rising BOA team includes Bergmann Associates, Trowbridge Wolf Michaels Landscape Architects and RKG Associates.

Jamaica Station Area BOA

Jamaica revitalization was hit hard by the 2008 economic collapse. An outdated image of a crime ridden, dirty and unwelcoming neighborhood among private investors and an unwillingness to "go first" limited the area's advancement. The Jamaica BOA has made concrete progress, particularly in the last twelve months. Two strategic sites have been announced for development within the Jamaica Station Area BOA. The impact of these developments in the BOA, Downtown Jamaica and all of Southeast Queens will be important. Developers, investors and entrepreneurs are now taking a fresh look at Jamaica as a key neighborhood for significant private investment and local residents will benefit from new jobs, affordable housing, expanded retail offerings and a dramatically improved quality of life. The BOA is a success story of the reuse of a former one-story industrial

property into badly needed mixed- income housing and commercial activity. Outdated perceptions of social disorder are giving way to the reality of a diverse working class/middle income community. The Jamaica Station Area BOA is a place where the community and its leaders works with and engages developers, retailers, restaurants, cultural activities and educational advancement. The Greater Jamaica Development Corporation (GJDC) which is managing this BOA has worked to remediate community eyesores which perpetuate negative images of Jamaica and to upgrade infrastructure. In addition to GJDC, team members of the Jamaica Station Area BOA include the Velez Organization; JGSC Group; and Buro Happold.

Flushing BOA

The Flushing BOA neighborhood is an exciting and challenging place for development. Approximately 75 percent of the BOA area includes vacant, underutilized, or potentially contaminated properties. Various site constraints, including FAA height limits and a high water table, as well as an outdated zoning code have discouraged property owners from redeveloping their sites. An Economic and Market Trends Analysis was performed for the entire BOA, which led to the identification of the Strategic Areas for near- and long-term redevelopment. The highly diverse population requires extensive community outreach and the team has met with the majority of the key property owners as well as community-based organizations to discuss the plan and redevelopment options. The team has also been working closely with the New York Department of City Planning to ensure that the land use and zoning recommendations are implementable. Preliminary recommendations for the site include concepts for additional waterfront open space, taking into account the site's topographical and natural environmental features and flooding considerations. The BOA is being managed by the Flushing Willets Point Corona Local Development Corporation, with Claire Shulman at the helm. The lead consultant is AKRF, Inc.; and subconsultants include Mathews Nielsen Landscape Architects, SHoP Architects, Vanasse Hangen Brustlin, Inc., and Akerman Senterfitt LLP.

Fort Edward Downtown Renaissance BOA

The 30 year long debate over dredging the Hudson River to remove PCBs resulted in this community having the largest Superfund in the country and 150 acres of pristine woodland sacrificed for the siting of a dewatering facility to process the sludge being removed from the River. It also had a debilitating effect on the community's willingness to trust and work together. The Fort Edward Downtown Renaissance BOA gave neighborhoods the opportunity to work together by taking the focus off the municipal financial woes and giving the power to the residents, students, business owners and stakeholders. The 7 Concept Areas that emerged from the BOA process are already achieving remarkable results: 20 strategic sites have been identified, 4 cleanups are underway, and 14 projects are in development. In addition to the Town of Fort Edward, team members of the Fort Edward Downtown Renaissance BOA include Avalon Associates, Elan Planning & Design, CT Male, and Barton & Loguidice

Fort Edward Commercial and Industrial Reuse BOA

The Fort Edward Commercial and Industrial Reuse BOA is focused on the Hudson River PCB Dredging 125 acre Dewatering facility and the north area of the Town that is riddled with closed businesses, including a 6 acre site with extensive contamination. The \$180,000 in BOA funding has leveraged \$975,000 in cleanup activities. Development is underway on a 50,000 square foot store which will create 135 jobs and replace a blighted, condemned building on a contaminated site. In addition to the Town of Fort Edward, the Fort Edward Commercial and Industrial Reuse BOA team members include Avalon Associates, Elan Planning & Design, and CT Male.

**RESOLUTION AUTHORIZING WARREN COUNTY ECONOMIC
DEVELOPMENT CORPORATION TO SUBMIT APPLICATION FOR
BROWNFIELD AREA OPPORTUNITY GRANT**

RESOLUTION NO.: 287, 2005

**INTRODUCED BY: Mr. Roger Boor
WHO MOVED ITS ADOPTION**

SECONDED BY: Mr. Theodore Turner

WHEREAS, the Town of Queensbury is interested in identifying redevelopment strategies for certain portions of the Town, and

WHEREAS, the Warren County Economic Development Corporation (WCEDC) has identified two target areas within the Town that may be impacted by or considered potential Brownfields, and

WHEREAS, the Brownfield Opportunity Areas (BOA) program provides funding to municipalities to review properties and then formulate plans of action to redevelop identified Brownfield areas, and

WHEREAS, the Town wishes to conduct a pre-nomination Study of two target areas within the Town, and in cooperation with the WCEDC, wishes to file an application for funding from the Brownfield Opportunity Area (BOA) program, and

WHEREAS, the Pre-Nomination Study will assist in gathering information regarding the target and will assist the Town and NYSDEC in determining their eligibility to participate further in the Brownfield Program,

NOW, THEREFORE, BE IT

RESOLVED, that the Queensbury Town Board hereby supports and authorizes the Warren County Economic Development Corporation (WCEDC) to submit a Brownfield Opportunity Areas (BOA) Program Grant Application on the Town's behalf as referenced in this Resolution, and

BE IT FURTHER,

RESOLVED, that the Town Board further authorizes and directs the Town Supervisor to assist the WCEDC to complete the Grant Application, execute the Grant application and take such other and further actions as may be necessary to effectuate the terms of this Resolution.

Duly adopted this 13th day of June, 2005, by the following vote:

AYES : Mr. Boor, Mr. Turner, Mr. Strough, Mr. Brewer, Mr. Stec

NOES : None

ABSENT: None

Queensbury South Vision Plan
LWRP C007066
BOA C303857

Project Advisory Committee

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Meeting Summary

South Queensbury BOA (C303857) & Ciba Geigy Master Redevelopment Plan (C0070066)

Subject: Former Ciba Geigy Inactive Hazardous Waste Site- Status
Location: NYSDEC Offices 625 Broadway Albany NY
Date: July 16, 2013
Attendees: NYSDEC - James Harrington, P.E.; John Swartwout, P.E.; and
Brian Jankauskas, P.E.;
Town of Queensbury - John Strough, Stuart Baker
Chazen Companies- Chris Round, Arlette Meader

The following items were discussed

1. Active remediation has been completed on the Main Plant site and upland properties. Investigation/remediation of sediments located in the Hudson River and below Bakers Falls Dam have not been completed and therefore the site remains a Class 2 inactive HWS (and not Class 4). These sediments may be investigated after the GE/PCB dredging project comes to a close.
2. The site (all properties) is being managed under a RCRA Post-Closure Permit and the ongoing management of the site is subject to a Site Management Plan (SMP). The SMP is not a conventional SMP (i.e., using the NYSDEC template available today) as the remediation and closure documents predated the current standards. The SMP is comprised of component parts which include the RCRA Permit, the deed restriction, a Groundwater Monitoring Plan, a Statement of Basis (similar to a ROD- or a Remedy Selection Report) and an as-built of the closure. Lots and/or land area may be removed from the permit by petition to NYS DEC if site conditions warrant.
3. Preliminarily it's understood there is 2 feet of soil cover over the Main Plant site. This portion of the site is currently restricted for Industrial Use. A solar array, a municipal WWTP, and other manufacturing type uses fall into this category and would be permissible. Passive recreation would be allowed under the commercial use restrictions and active recreation would be permitted under the residential use classification.
4. Any change in use requires notification to NYSDEC. In addition, NYSDEC will need to review design plans for proposed site reuse.
5. 6 NYCRR Part 375 provide guidance on soil clean-up objectives, and the definition of industrial, commercial and residential uses as they relate to the uses permissible on the site. DER-10 provides guidance on the required engineering controls (i.e., minimum soil cover). The simple version is that the existing soil cover (18 inches of select fill and 6 inches of top soil) should be adequate for either commercial or industrial uses.
6. We understand that the deed restriction allows the site to be used for industrial purposes, and not commercial, only based on the site's zoning as two feet of clean cover



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- were installed at the site. We understand that additional soil cover and/or sampling may be required to allow a greater variety of uses.
7. An amendment to the deed restriction can be requested from the NYSDEC. Additional information (i.e., analytical characterization, verification of cover thickness) is likely required to support a petition to amend the deed restriction.
 8. A re use plan needs to consider long term monitoring and remediation of groundwater and provide free access to these facilities (i.e., well, conveyance systems/piping). The groundwater extraction system will be in place for some time. Vapor evaluation will be required for development of the Main Plant.
 9. The environmental status of properties located outside the Main Plant is not completely understood at this time. It's likely additional soil testing of the Pre-treatment Plant parcel and the triangular wooded lot would be required, prior to identifying permissible reuse options, as an example. Several properties may not require any further work.
 10. Purchase of the property by a third party requires the purchaser to be added to the RCRA Post-Closure Permit. It is unknown if a third party lessee (such as the Town) or the property would require similar action.
 11. Copies of the key documents – specifically the SMP can be made available to Chazen (Brian has already provided the documents that comprise the SMP).

Follow Up:

1. Chazen to request copies of SMP and key documents (underway).
2. Chazen to provide NYSDEC copy of draft redevelopment concept/plan for informal review.
3. Longer term, review of the environmental characterization of the upland parcels is necessary to ascertain re-use potential.

Notes prepared by C. Round
round@chazencompanies.com



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Meeting Summary

**South Queensbury BOA (C303857)
& Ciba Geigy Master Redevelopment Plan (C0070066)
Meeting with BASF Representatives
T/O Queensbury Town Hall**

November 21, 2013

Attendees:

Town of Queensbury: Ron Montesi, John Strough, Brian Clements, Stuart Baker.
BASF: Charlie Waltz, Brian Diepeveen, Steve Havlik, Wayne St. Clair.

Jeff Tennyson (Warren Co. DPW), Ed Bartholomew (Warren Co. EDC),
Chris Round (Chazen), Paul Cummings (Chazen).

The following topics were discussed:

BASF provided a PowerPoint presentation (attached) outlining a series of topics and issues relating to the Ciba Geigy site. Briefly:

- Remediation work on the Ciba site has occurred over a 20 year period and corrective measures were completed in 2004
- BASF has over 120 Inactive sites and has redeployed ~90 sites
- BASF Environmental Standards for Redeployment are more stringent than NYSDEC/USEPA
- Much of the Main Plant site has 2' of clean fill and the 'East Area' has never been developed
- BASF includes deed restrictions and deed reverter clauses. Property is returned to BASF if future user proposes use other than permitted- end user only returned their initial investment (i.e., purchase price). BASF is more stringent in this regard than most chemical companies. DuPont more so.
- BASF decision makers regarding disposition of the site are "in the room" (Brian, Charlie, Steve)
- Some lands may be available for sale (North Lot, Pre-Treatment Plant lot) some lease only. In general, BASF will desire long term control of any engineered structure to ensure compliance/maintenance and may entertain a 95 year lease.
- Jeff Tennyson discussed WCDPW current uses/lease of property to recycler.
- Steve reviewed the remedial activities completed. Site now in post closure/maintenance
- Steve reviewed the status of the various properties (details contained on PPT)
 - Contaminants on site limited to VOCs in groundwater and metals in soils
 - Current restrictions include Deed notice and Hazardous Waste Site Permit obligations
 - Post closure Inspection and Monitoring required



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- Specific restrictions include: Industrial use only, maintain access to all monitoring wells (wells could be moved)
 - No use of groundwater
 - Construction limited to slab on grade
 - Vapor Intrusion precautions (i.e., passive venting, membrane protection) would be required
-
- The Feeder Canal is leaking and contributes a significant amount of the groundwater flow through the site. Prevention of this leakage would be beneficial. Stormwater travel through the site is problematic and needs to be managed.
 - There are use restrictions on Warren County's property as well as a condition of sale/purchase- similar conditions
 - Steve reviewed the various concepts provided by Chazen/Town.
 - Generally- no residential use would be permitted
 - Some concern with certain aspect of professional/office uses (landscaping was an issue noted)
 - Passive recreation use may be permissible- several site design issues were discussed that may be prohibited. These include the introduction of stormwater, landscaping-trees/root balls, penetration of protective cover, and exposure of soils.
 - Pretreatment Plant site
 - Some additional soil removal. Property available for sale ~1st quarter 2014
 - No planned removal of tank. Obsolete infrastructure could be removed as a condition of sale
 - North Lot
 - Similar soil removal. No mandate by NYSDEC to do so
 - BASF is currently negotiating real estate listing with Broker. The North Lot could be available for sale as soon as 6 months.
 - Ed Bartholomew expressed concern that all of the Town's efforts to date will be lost if the sale of the property occurs without engaging the Town
 - The group discussed how to collaborate moving forward. The Rensselaer site provides a good example/case study. Clifton, NJ skateboard park and Wyandotte, Michigan, MI on the Detroit River are also good example/case studies
 - The Town might explore possible zoning revision to support desired development or creation of a Planned Development District.

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Meeting Summary

Ciba Geigy Master Redevelopment Plan Meeting with BASF Representatives T/O Queensbury Town Hall

March 29, 2017

Attendees:

Town of Queensbury: John Strough, Stuart Baker.

BASF: Charlie Waltz, Steve Havlik, Wayne St. Clair, [Kyle Rueckert](#) (CBRE)

John Wheatley (Warren Co. EDC),

Chris Round (Chazen)

The following topics were discussed:

Current Environmental Status of the properties:

- Remediation work on the CIBA Main Plant site was completed several years ago. Based on on-going groundwater monitoring of the pump and treat system (21 wells/23 sumps), NYSDEC has allowed BASF to discontinue pumping. This is subject to further NYSDEC review. The French drain system, which captures water in the uppermost layer, continues. This has reduced energy costs.
- North Lot- have achieved Industrial Clean -up standards. Goal is to achieve commercial standards.
- Pre-Treatment Plant (PTP) site. Additional sampling/soil removal has occurred. BASF contractor has decontaminated the tank/facilities on the site in preparation for demolition/removal. Sampling beneath the tank will be required. Two monitoring wells on the site remain and are part of the overall site Hazardous Waste Site Management Permit. NYSDEC may allow separation of the PTP site from the overall permit- to reduce encumbrances on this site.
- East Lot- Additional investigative work scheduled- to address areas not previously investigated (ownership issue)

Discussed future uses of each of the sites:

- Main Plant- BASF has changed its position on use of the site for solar. BASF will permit this as a part of a lease. BASF is not interested in 'developing' the site and would entertain proposals for solar by Town/3rd party. "Park" use would not be permitted, possible access (bike trail) would be considered.
- North Lot- goal is 2018 completion of work and would offer for sale -prohibiting any residential use
- PTP site- Discussed use as "Visitor's Center" – BASF would entertain this use and discussed issue of tree's penetrating subsurface- detail to be addressed.

Steve reviewed certain issues with environmental easement/design

- Contaminants on site limited to VOCs in groundwater and metals in soils
- Vapor Intrusion precautions (i.e., passive venting, membrane protection) would be required.
- Slab on grade construction
- No groundwater use

The group discussed how to collaborate moving forward.

- BASF could explore – what form of environmental restrictions will be included in a lease. Unfortunately, there are no typical restrictions
- Discussed Queensbury's interest in Community Scale Solar (Community Distributed Generation). Allowed with remote net metering. Question as to whether energy can be sold/credited in another utility service area (i.e., Nation Grid to NYSEG). Also discussed micro-grid. Lease by a solar provider may have challenges because of costs, timeframe, corporate scale/structure.
- BASF has R&D and manufacturing facilities in Tarrytown and Peekskill. BASF to explore energy needs at these locations. (Tarrytown 2MW)
- Town discussed engaging USEPA, NYSERDA, other entities in exploring possible incentives.

Next Steps

1. Stu to send BASF links to
 - a. Queensbury South BOA page (Completed)
 - b. BOA Step 1 & LWRP reports (Completed)
2. Stu to draft & send BASF letter of support for Step 2 funding application (Completed)
3. Town to contact NYSERDA for assistance on solar development concepts for BASF property, including:
 - a. Remote net metering, including for possible electric consumption by BASF Lower Hudson Region facilities
 - b. Micro-grid
 - c. Community solar
4. Town/Chazen to complete & submit BOA Step 2 application. 4/7/17 deadline.



DANIEL G. STEC
Assemblyman 114th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

VICE CHAIR
Program Committee
RANKING MINORITY MEMBER
Environmental Conservation Committee
COMMITTEES
Consumer Affairs & Protection
Local Governments
Social Services
Tourism, Parks, Arts & Sports Development

March 23, 2017

Rossana Rosado
New York Secretary of State
NYS Department of State
One Commerce Plaza, 99 Washington Ave
Albany, NY 12231-0001

Dear Secretary of State Rosado:

It is my pleasure to write a letter in support of the Queensbury South Brownfield Opportunity Area (BOA) Nomination Study application submitted by the Town of Queensbury.

The Queensbury South BOA effort originated with both the Town's 2007 Comprehensive Land Use Plan and the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan (funded through the Department of State's LWRP program). Continuing on these efforts, the Town recently completed two state funded planning efforts that began during my tenure as Queensbury Town Supervisor; the Hudson-Ciba Waterfront Revitalization Plan (2015) and the Queensbury South BOA Pre-Nomination Study (2016). The Queensbury South BOA Nomination Study proposal seeks to continue and build upon these prior planning efforts and to implement their recommendations.

The Queensbury South BOA Nomination study will assist the Town in improving recreation, pedestrian and development infill opportunities in the study area. The study area includes \pm 7,400 linear feet of Hudson River waterfront. A major goal of this proposal is to support the Town working cooperatively with BASF (owners of the Ciba-Geigy site) and state and federal partners to re-establish productive use of BASF's \pm 64 remediated acres in the heart of the study area.

The Queensbury South study area is one of two documented low and moderate income neighborhoods in the Town of Queensbury and numerous homeowners therein have been aided by the Town's housing rehabilitation program since its inception in 2002. This BOA Nomination Study is a vital step in the continued economic revitalization of this area.

I support this application and I hope it will be given favorable consideration for funding.

Sincerely,

Daniel G. Stec
Assemblyman 114th District
Essex, Saratoga, Warren and Washington Counties

ELIZABETH O'C. LITTLE
SENATOR, 45TH DISTRICT

ROOM 310
LEGISLATIVE OFFICE BLDG.
ALBANY, NY 12247
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5 WARREN STREET
GLENS FALLS, NY 12801
(518) 743-0968

WEB ADDRESS:
LITTLE.NYSENATE.GOV



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STATE OF NEW YORK

CHAIR
CULTURAL AFFAIRS, TOURISM,
PARKS & RECREATION
COMMITTEES
CRIME VICTIMS, CRIME & CORRECTION
EDUCATION
ENERGY
ENVIRONMENTAL CONSERVATION
FINANCE
HEALTH
RULES

March 24, 2017

Rossana Rosado, New York Secretary of State
NYS Department of State
One Commerce Plaza, 99 Washington Ave
Albany, NY 12231-0001

Dear Secretary of State Rosado:

I would like to offer my support to the Queensbury South Brownfield Opportunity Area (BOA) Nomination Study application. This important project is part of the Town of Queensbury's continuing efforts to revitalize the South Queensbury area.

The Queensbury South BOA effort originated with both the Town's 2007 Comprehensive Land Use Plan and the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan (funded through the Department of State's LWRP program). Based on these efforts, the Town recently completed two state funded planning efforts: the Hudson-Ciba Waterfront Revitalization Plan (2015) and the Queensbury South BOA Pre-Nomination Study (2016). The Queensbury South BOA Nomination Study proposal seeks to continue and build upon these prior planning efforts and to implement recommendations.

The Queensbury South BOA Nomination study will assist the Town in improving trail and water based recreational and development opportunities in the study area. The study area includes \pm 7,400 linear feet of Hudson River waterfront. A major goal of this proposal is for the Town to work cooperatively with BASF (owners of the Ciba-Geigy site) and state and federal partners to re-establish productive use of BASF's \pm 64 acres in the heart of the study area.

The Queensbury South study area is one of two documented low and moderate-income neighborhoods in the Town of Queensbury, and numerous households therein have been aided by the Town's housing rehabilitation program since 2002. This BOA Nomination Study is a vital step in the continued revitalization of this area.

Please give this application favorable consideration.

Sincerely yours,


Elizabeth O'C. Little
Senator

EOL/jll



County of Warren
State of New York

Ronald S. Montesi
Member of the Board of Supervisors

County of Warren
6 Cobblestone Dr.
Queensbury, NY 12804
C- 518.361.4376 H- 518.793.7846
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Rossana Rosado
NY Secretary of State
NYS Department of State
One Commerce Plaza 99 Washington Ave
Albany, NY 12231-0001

Dear Secretary of State Rosado,

I would like to offer my support to the Queensbury South Brownfield Opportunity Area (BOA) Nomination Study application.

The Queensbury South BOA Nomination Study will assist the town in improving trail and water based recreational and development infill opportunities in the study area. The major goal of this proposal is for the town to work cooperatively with BASF's 64+ acres in the heart of the study area.

I have met with the BASF executives on site to talk about various options. The concept of a solar farm, bio composting facility, and recreational trails on the 7400 feet of river water front. All options were met with positive responses, due to the fact that the options did not require digging into a brownfield.

As previous Town Supervisor of the Town of Queensbury, and now as a county supervisor for the Town of Queensbury, the idea to put this land back to productive use is vital to our local economy.

Sincerely yours,

Ron Montesi
County Supervisor, Town of Queensbury



March 27, 2017

Mr. John Strough
Supervisor – Town of Queensbury
742 Bay Road
Queensbury, NY 12804

Dear John,

Economic Development Corporation, Warren County (EDC) is pleased to offer its full support to the Town of Queensbury's Brownfield Opportunity Area (BOA) grant application for a Nomination Study to evaluate a number of properties located in the South Queensbury corridor extending from the Hudson River on the southern boundary northward to Quaker Road & Dix Avenue in the Town of Queensbury. This area was once the home of since closed and demolished a former manufacturing facility operated by Hercules/Ciba Geigy (no longer in existence and its residual assets acquired by BASF). The contaminated subject site as well as a number of neighboring properties in a widely impacted area are in the early stages of potential revitalization. The study would enable the Town of Queensbury identify opportunities to revitalize/repurpose these unique sites. This is important since included within this study area is a large amount of vacant/undeveloped Hudson River waterfront property ideally suited for commercial or industrial redevelopment.

EDC has an established successful track record working with local municipalities utilizing the BOA program and continues to offer its assistance with this important program. In Warren County in particular, it is critical to revitalize older underutilized and/or abandoned former industrial property of all categories for sustainable redevelopment since only 6% of its land mass is located outside of the protected Adirondack Park. Thus, available "greenfield" sites for commercial and industrial development are a very limited commodity. In addition, key industrial-sized capacity infrastructure assets remains in place in the South Queensbury site area i.e. roads, water, sewer, gas, electric, rail, fiber optic telecom making this area uniquely suited for redevelopment that potentially may result in future job creation.

EDC is pleased to continue to serve on the Town Advisory Committee and we respectfully urge that funding for this application for BOA program assistance be considered.

Sincerely,

A handwritten signature in black ink that reads "Ed Bartholomew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Edward M. Bartholomew, President/CEO
EDC Warren County



RESOLUTION OF SUPPORT FOR “QUEENSBURY SOUTH” BROWNFIELD OPPORTUNITY AREA GRANT APPLICATION BOA CONTRACT #C303857 TO BE SUBMITTED BY THE TOWN OF QUEENSBURY AS GRANTEE

I, ARLEEN GIRARD, Chair of the Economic Development Corporation authorized under the laws of the State of New York, do hereby certify that at a Regular Monthly Meeting of the Economic Development Corporation Board of Directors, duly called, held at the premises of 333 Glen Street, Saratoga Room, located at 333 Glen Street in Glens Falls, NY on Tuesday, March 21, 2017 at which a quorum was present, the following resolution was unanimously adopted.

WHEREAS, a motion was made by Matt Fuller of support for “Queensbury South” Brownfield Opportunity Area grant application BOA Contract #C303857 to be submitted by the Town of Queensbury as grantee, seconded by Jim Siplon and carried unanimously.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of Economic Development Corporation has unanimously approved support for “Queensbury South Brownfield Opportunity Area grant application BOA Contract #C303857 to be submitted by the Town of Queensbury as grantee,

In witness where, I have hereunto set my hand on the 21st day of March 21, 2017.

*Arleen Girard, Chair
Economic Development Corporation*

Certified Resolution Adopted on March 21, 2017

*Elaine Behlmer
Elaine Behlmer, Acting Secretary*



ADIRONDACK REGIONAL CHAMBER OF COMMERCE

March 23, 2017

Rossana Rosado
New York Secretary of State
NYS Depart of State
One Commerce Plaza, 99 Washington Ave
Albany, NY 12231-0001

Dear Secretary of State Rosado:

I would like to offer my support to the Queensbury South Brownfield Opportunity Area (BOA) Nomination Study application.

The Town recently completed two state funded planning efforts: the Hudson-Ciba Waterfront Revitalization Plan (2015) and the Queensbury South BOA Pre-Nomination Study (2016). The Queensbury South BOA Nomination Study proposal seeks to continue and build upon these prior planning efforts and to implement their recommendations.

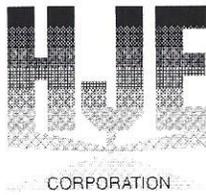
The Queensbury South BOA Nomination study will assist the Town in improving trail and water based recreational and development infill opportunities in the study area. The study area includes \pm 7,400 linear feet of Hudson River waterfront. A major goal of this proposal is for the Town to work cooperatively with BASF (owners of the Ciba-Geigy site) and state and federal partners to re-establish productive use of BASF's \pm 64 acres in the heart of the study area.

The mission of the Adirondack Regional Chambers of Commerce is to help local companies succeed, grow and thrive and expand economic opportunity throughout the region. The Queensbury South BOA Nomination Study's proposed focus on quality of life improvements combined with planning, promoting and implementing redevelopment of underutilized commercial and industrial lands is a vital step in expanding economic opportunity in the South Queensbury neighborhood.

Please give this application favorable consideration.

Sincerely yours,

Tori J.E. Riley
President & CEO



April 4, 2017

Rossana Rosado
New York Secretary of State
NYS Depart of State
One Commerce Plaza, 99 Washington Ave
Albany, NY 12231-0001

Dear Secretary of State Rosado:

This communiqué constitutes my support for the Queensbury South Brownfield Opportunity Area (BOA) Nomination Study application.

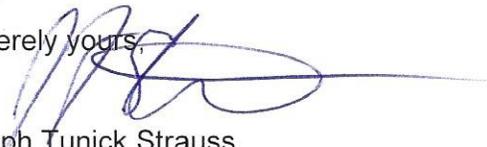
I participated in the first two state-funded studies involved with this issue: the Hudson-Ciba Waterfront Revitalization Plan (2015) and the Queensbury South BOA Pre-Nomination Study (2016). I was able to see first-hand the potential in developing these sites. The current Queensbury South BOA Nomination Study proposal seeks to continue and leverage the information created and learned from these prior planning efforts and to implement their recommendations.

The Queensbury South BOA Nomination study will assist the Town in improving trail and water based recreational and development infill opportunities in the study area. The study area includes \pm 7,400 linear feet of Hudson River waterfront. A major goal of this proposal is for the Town to work cooperatively with BASF (owners of the Ciba-Geigy site) and state and federal partners to re-establish productive use of BASF's \pm 64 acres in the heart of the study area.

My business is in the Queensbury South study area. I walk the canal trails or the roads in and around the Queensbury South neighborhoods almost every day. The Queensbury South BOA Nomination Study's proposals will help this area recover and grow to the advantage of all parties involved: the residences, the businesses, and those wanting to visit or move to the area because of the improvements.

I thank you in advance for giving this application favorable consideration.

Sincerely yours,



Joseph Tunick Strauss
President, HJE Company, Inc.

Warren County
Employment & Training Administration

Chris A. Hunsinger
Director

333 Glen Street, Suite 300
Glens Falls, NY 12801
(518) 743-0925



March 30, 2017

Rossana Rosado, Secretary of State
NYS Department of State
One Commerce Plaza, 99 Washington Ave
Albany, NY 12231-0001

Dear Secretary of State Rosado:

I offer my support to the Queensbury South Brownfield Opportunity Area (BOA) Nomination Study application. This important project is part of the Town of Queensbury's continuing efforts to revitalize the South Queensbury area.

The Queensbury South BOA effort originated with both the Town's 2007 Comprehensive Land Use Plan and the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan (funded through the Department of State's LWRP program). Based on these efforts, the Town recently completed two state funded planning efforts: the Hudson-Ciba Waterfront Revitalization Plan (2015) and the Queensbury South BOA Pre-Nomination Study (2016). The Queensbury South BOA Nomination Study proposal seeks to continue and build upon these prior planning efforts and to implement their recommendations.

The Queensbury South BOA Nomination study will assist the Town in improving trail and water based recreational and development infill opportunities in the study area. The study area includes + 7,400 linear feet of Hudson River waterfront. A major goal of this proposal is for the Town to work cooperatively with BASF (owners of the Ciba-Geigy site) and state and federal partners to re-establish productive use of BASF's +64 acres in the heart of the study area.

The redevelopment of brownfield sites in our area is a regional priority. Partnering with the City of Glens Falls and the EDC Warren County, our office helped facilitate in the training of three classes of workers in hazardous material handling from 2014 - 2016. The City received a new grant in late 2016 and we will begin training additional workers in hazardous waste handling in the near future. Thus, there is a local workforce available to assist in the clean-up and redevelopment of this site.

Finally, as the former Chairman of the Town of Queensbury Planning Board I participated in the planning efforts of the Hudson-Ciba Waterfront Revitalization Plan. This site has tremendous potential to serve as the primary catalyst to redevelop south Queensbury and the larger Hudson River corridor.

Given the importance of this application and the potential in our region, I trust you will give this application favorable consideration.

Sincerely yours,

Chris A. Hunsinger