

I.

**GREATER GLENS FALLS
LOCAL DEVELOPMENT CORPORATION
PUBLIC HEARING**

**CITY HALL, 42 RIDGE STREET
2ND FLOOR, MAYOR'S CONFERENCE ROOM
GLENS FALLS NY 12801
7:30 A.M.
Public Hearing**

Glens Fall Warren County Opportunity Area (BOA Contract #C100020) and Public Comment Period.

1E. Conduct Warren Street BOA feasibility study

DRI funding:

This project will not be recommended for funding through the DRI award.

Summary Description:

The Glens Falls DRI Strategic Investment Plan is supportive of the City coordinating with the New York State Department of State (NYS DOS) in producing the Pre-Nomination Study for the Warren Street Brownfield Opportunity Area (BOA) and implementing recommendations that come out of the Pre-Nomination Study.

Location:

Warren Street BOA Boundary

Identification of the responsible parties:

The City of Glens Falls would be the responsible party. The City would issue an RFP to retain a qualified planning consultant to undertake the Pre-Nomination Study; the consultant team would include all relevant technical experts, including hazardous materials specialists and historic resource experts.

Capacity:

The City has demonstrated its capacity through a successful grant application for the South Street BOA. In order to become eligible, the City must apply to the BOA program through the three steps outlined below.

Strategies:

- *Advance urban design principles that will make for a more attractive downtown.*
- *Improve landlord's ability to attract retailers by providing financial incentives, to decrease vacancy rates and attain a more diverse mix of retail tenants.*
- *Develop programs to promote small and local businesses that can locate in the upper vacant floors of existing buildings.*
- *Repurpose the upper floors of existing buildings with residential and commercial uses in order to preserve the downtown character.*
- *Provide high quality housing at varying levels of affordability and type.*

Description:

There are several properties in and around the Warren Street BOA that could qualify for designation as a brownfield due to the presence, or potential presence, of hazardous materials. Contamination, or the perception of contamination, may be acting as a deterrent to future redevelopment of these sites and creating detrimental impacts to neighboring properties as well. The project would seek funding for a study through the NYS DOS BOA program to undertake an area-wide assessment of potential brownfield sites in and around Warren Street and Downtown Glens Falls.

There are three program steps to the BOA Process:

- **Step 1: Pre-Nomination Study-** The Pre-Nomination Study provides a basic and preliminary analysis of the area affected by brownfield sites including: a description and justification

of the study area and associated boundaries; a basic description and understanding of current land use and zoning; the delineation and description of existing brownfield sites and other underutilized properties; and a description of the area's potential for revitalization.

- **Step 2: Nomination-** The Nomination provides an in-depth and thorough description and analysis, including an economic and market trends analysis, of existing conditions, opportunities, and reuse potential for properties located in the proposed Brownfield Opportunity Area with an emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization. The Nomination concludes with a description of key findings and recommendations to advance redevelopment of strategic sites and to revitalize the area.
- **Step 3: Implementation Strategy-** The Implementation Strategy provides a description of the full range of techniques and actions, ranging from actions and projects that can be undertaken immediately to those which have a longer time-frame, that are necessary to implement the area-wide plan and to ensure that proposed uses and improvements materialize. Site assessments on strategic brownfield sites may be eligible for funding if environmental data is required.

Among the properties that should be considered within the BOA study include: the Armory (139,147 Warren Street), Native Textile (185 211 Warren Street), Gen Pack (68 Warren Street, 12 Center Street), vacant property (109, 115-117 Warren Street), Fredella Avenue, and Warren Street Plaza and adjoining restaurant as potential Brownfield Opportunity Area. The suggested study area would be the DRI area and areas within a quarter-mile radius.

Estimated Costs:

Phase 1: Pre-Nomination Study: \$150,000

- \$74,400 committed to the City through the BOA Program
- \$8,300 local match
- \$67,000 in additional funding through the BOA program needed (including local match)
-

Phase 2: Redevelopment Feasibility Study for Vacant and Underutilized Sites: Low (\$500,000)

Phase 3: Implementation of Feasibility Study Recommendations: High (>\$2,000,000)

Funding sources:

- BOA Program
- ESD Strategic Planning and Feasibility Studies

Anticipated Revitalization Benefits:

This project could remove barriers to future redevelopment of challenging sites, generating new investment and improving conditions throughout the surrounding neighborhoods. Also has the potential to generate positive environmental impacts by facilitating cleanup of contaminated areas that may be leaching into groundwater.

Notice of Public Hearing and Public Comment Period

Glens Falls Warren County Opportunity Area (BOA Contract #C100020)

Greater Glens Falls Local Development Corporation (GGFLDC) is planning to submit a Brownfield Opportunity Area Grant to the New York Department of State in the amount of \$85,000 .

GGFLDC will be coordinating with the New York State Department of State (NYSDOS) in producing the Pre-Nomination Study for the Warren Street Brownfield Opportunity Area (BOA) and implementing recommendations that come out of the Pre-Nomination Study.

There are several properties in and around the NYS DOS eligible area of Warren Street BOA that could qualify for designation as a brownfield due to the presence, or potential presence, of hazardous materials. Contamination, or the perception of contamination, may be acting as a deterrent to future redevelopment of these sites and creating detrimental impacts to neighboring properties as well. The project would seek funding for a study through the NYSDOS BOA program to undertake an area-wide assessment of potential brownfield sites in and around Warren Street and Downtown Glens Falls.

Among the properties that should be considered within the BOA study include: the former Armory (139,147 Warren Street), former Native Textile (185 211 Warren Street), vacant property (109, 115-117 Warren Street), Fredella Avenue, and Warren Street Plaza and adjoining restaurant as potential Brownfield Opportunity Area. The suggested study area would be the Warren Street area, Glens Falls Downtown Revitalization Initiative area along Warren Street, and areas within a quarter-mile radius.

Estimated Costs:

Phase 1: Pre-Nomination Study: \$175,340 including new supplemental request

\$74,400 previously committed to the City through the BOA Program

\$ 85,000 in additional funding request through the BOA program needed (including local match)

\$15,940 local match 10%

A public hearing by the Greater Glens Falls LDC regarding this grant application submittal will be held on Thursday March 9, 2017 at 7:30am at City Hall 42, Ridge Street, Glens Falls New York (2nd Floor-Mayor's Conference Room) Accessibility to the Mayor's Conference Room 2nd floor is available through use of an elevator on the first floor of City Hall.

There is also an opportunity for providing public comment on this proposed draft grant application submittal beginning on March 3, 2017 through April 5, 2017 (Public Comment Period). Copy of the proposed funding application is available at City Hall; City Clerk's Office, 42 Ridge Street, Glens Falls first floor Monday –Friday from 9am to 4pm or online at www.glensfallsldc.com. Public comments may be provided on-line to gfeb@nycap.rr.com or address your written comments to Greater Glens Falls LDC, 42 Ridge Street,, Glens Falls NY 12810 attention Ed Bartholomew.

*** Proof of Publication ***

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PUB: FEBRUARY 23, 2017