

City of Fulton Brownfields Newsletter

Brownfield Opportunity Area (BOA) Nomination Study

A MESSAGE FROM THE MAYOR



I am pleased to announce the City's participation in the Fulton Brownfield Opportunity Area (BOA) Program.

The City will prepare a study that outlines the necessary steps for redevelopment of underutilized or vacant parcels. The Study is the result of a partnership with Oswego County, New York State Department of State, and New York State Department of Environmental Conservation.

Through the BOA Program many successful plans have been created throughout New York State. Communities like Fulton have been able to move the process of cleaning up brownfields towards a reality. We are excited about the opportunity to initiate the necessary steps to revitalize our City and create new economic development opportunities.

The City and County have formed a team of professionals, including a consultant team and a BOA Steering Committee, which will guide the process as we move forward. In the coming months there will be several meetings open to you, the public, which are vital towards development of the plan. We look forward to working with you at these meetings and creating a vision for the future of Fulton.

Mayor Ronald Woodward, Sr.

Inside this issue:

Project Consultant Team	2
Study Area	3
Community Meeting	4

What is a Brownfield?

A brownfield is land that is abandoned, deteriorated or underused because of concerns about contamination. Sometimes these concerns are based on real hazardous substances or pollutants, but sometimes there is no real environmental contamination, just the perception. In either case these underutilized properties are viewed as less desirable for development, even when there is little or no actual contamination.

The federal government defines brownfields as "Abandoned, idle or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination." - Public Law 107-

118 (H.R. 2869)

It is important to understand the definition of a greenfield when considering why it is so important to redevelop brownfields. A greenfield is land that is undeveloped, usually in a rural or suburban location, with no use other than agricultural. The majority of new development occurs on greenfields, **See BROWNFIELDS on page 2**



Project Overview

In 2006, Oswego County and the City of Fulton applied for funding from the New York State BOA Program to further study the development of existing brownfields. Based on previous work completed through the Federal Environmental Protection Agency (EPA) Brownfield Assessment Grant, the City of Fulton was allowed to bypass the initial research phase of the BOA Program.

The BOA Program consists of three phases. The City of Fulton is currently in the process of completing the second phase, the

Nomination Study. The result of the Study will be a community driven vision for the revitalization of brownfield sites in Fulton and their surrounding areas.

The Study will allow Fulton to examine the threats posed by individual sites and the necessary remediation for redevelopment.

The BOA Program serves multiple purposes for communities. First, it provides funding for communities to investigate the existing conditions of large study areas **See OVERVIEW on page 2**



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Project Consulting Team

The Laberge Group

www.labergegroup.com

Laberge is responsible for project management, public outreach, research, mapping, and document preparation.

Architectural Resources

www.archres.com

Architectural Resources is responsible for conceptual redevelopment scenarios.

Pollay Redevelopment & Planning

Pollay is responsible for facilitating stakeholder seminars for the purpose of developing strategic partnerships for the City.

E.M. Pemrick & Company

www.empemrick.com

E.M. Pemrick is responsible for stakeholder interviews, economic and employment analysis. ■



Know anyone else who would like to receive this newsletter?

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Brownfield (continued from pg. 1)

using new land for development as opposed to recycling existing land of a previous use into a more desired use.

Making the decision to redevelop land is referred to as infill development. Before these sites can be redeveloped however, the determination must be made if there is a real hazard or contamination. This

analysis is a two step process.

Phase 1 Environmental Site Assessments, which analyze the history and past uses of the sites. Phase 2 Environmental Site Assessments involve physical testing to determine the presence of hazards. The BOA Nomination Study will be equivalent to a Phase 1 Environmental Site Assessment. ■

Overview (continued from pg. 1)

potentially associated with contamination. Second, it allows for communities to develop a clear, realistic plan that can be marketed and used in the future.

Too often communities understand that brownfield redevelopment is important in the revitalization process, however do not have the

tools or knowledge to move these projects forward. The BOA Program allows these communities to conduct studies and form the necessary private and public partnerships to make redevelopment realistic. ■

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Study Area

The BOA Study Area currently includes 30 properties that are under review for past uses and environmental contamination. The Nomination Study will include these properties and any others identified.



Do you have an email list that you would use to help us distribute information about this project?

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Community Meeting

The City of Fulton and Oswego County will be holding two public meetings to define the BOA Study Area and decide which sites will be included in the Nomination Study.

The first meeting will be on Thursday, September 25th, from 7:00pm to 9:00pm at the Fulton Municipal Building. There will be a presentation explaining the program and defining brownfields, followed by an interactive discussion with attendees on their future vision for brownfields.

The second meeting will be on Thursday, October 23rd, from 7:00pm to 9:00pm at the Fulton Municipal Building. This meeting will build on the findings from the first meeting and ask attendees to visualize redevelopment scenarios by using maps and photos of existing conditions. The result will be a community vision for brownfield redevelopment in Fulton.

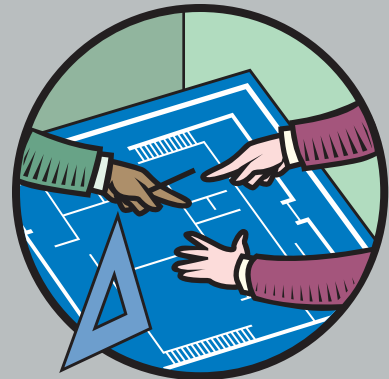
For more information please visit the project website at:

www.co.oswego.ny.us/planning/brownfield.html

Community Meetings

Thursday, September 25
7pm - 9pm
Fulton Municipal Building

Thursday, October 23
7pm - 9pm
Fulton Municipal Building



www.co.oswego.ny.us/planning/brownfield.html