

OSWEGO CANAL CORRIDOR

BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

MAY 2013



This report was prepared for Oswego County and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.

LABELLA | Engineering
Associates, P.C. | Architecture
Environmental
Planning



HARRIS BEACH 
ATTORNEYS AT LAW

OSWEGO CANAL CORRIDOR

BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

MAY 2013

Prepared for:

Oswego County Department of Community Development, Tourism and Planning

Steering Committee

Karen Noyes, Associate Planner, Oswego County Dept. of Community Development, Tourism and Planning

Mary Vanouse, Director of Community Development, City of Oswego

Austin Wheelock, Economic Development Specialist, Operation Oswego County

Shane Broadwell, Partner, Broadwell Hospitality Group

Amy Tresidder, Legislator, Oswego County Legislature

Barbara Bateman, Vice President, NBT Bank

William Scriber, Manager of Administrative Services, Port of Oswego Authority

Connie Cosmento, Alderperson, City of Oswego

Carl Cuiplyo, New York State Department of Environmental Conservation

Elaine Miller, New York State Department of State

Prepared by:

LaBella Associates
300 State Street
Suite 201
Rochester, NY 14614

edr Companies
217 Montgomery Street
Suite 1000
Syracuse, NY 13202

Harris Beach Attorneys
726 Exchange Street
Suite 1000
Buffalo, NY 14210

This report was prepared for Oswego County and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.

CONTENTS

CONTENTS	iii
TABLE OF FIGURES	v
LIST OF TABLES	vii
INTRODUCTION AND EXECUTIVE SUMMARY	1
EXECUTIVE SUMMARY.....	5
ORGANIZATION OF THE REPORT	9
SECTION 1. PROJECT DESCRIPTION AND BOUNDARY	13
LEAD PROJECT SPONSOR AND PROJECT TEAM	13
PROJECT OVERVIEW AND DESCRIPTION	14
BROWNFIELD OPPORUNITY AREA DESCRIPTION.....	19
COMMUNITY VISION, GOALS AND OBJECTIVES	25
SECTION 2. PUBLIC PARTICIPATION PLAN AND TECHNIQUES TO ENLIST PARTNERS	31
PUBLIC MEETINGS	31
STEERING COMMITTEE MEETINGS.....	32
STAKEHOLDER ENGAGEMENT	33
DEVELOPERS' FORUM	33
OSWEGO BOA PROMOTION	34
SECTION 3. ANALYSIS OF THE OSWEGO CANAL CORRIDOR BROWNFIELD OPPORTUNITY AREA	37
COMMUNITY AND REGIONAL SETTING	37
DEMOGRAPHIC OVERVIEW	37
EMPLOYMENT OVERVIEW	39
OSWEGO BOA SUB AREAS	42
INVENTORY AND ANALYSIS	46
EXISTING LAND USE	46
EXISTING ZONING	51
BROWNFIELD, UNDERUTILIZED AND VACANT SITES	55

TRANSPORTATION SYSTEMS	65
INFRASTRUCTURE AND UTILITY SYSTEMS	66
LAND OWNERSHIP.....	71
NATURAL AND CULTURAL RESOURCES	72
ECONOMIC AND MARKET ANALYSIS	83
SUMMARY ANALYSIS, FINDINGS AND RECOMMENDATIONS	99
RECOMMENDATIONS.....	101
MASTER PLAN FOR REDEVELOPMENT	102
ACTIVITIES TO BE UNDERTAKEN IN THE IMPLEMENTATION PHASE.....	125
APPENDICES	127
A: COMMUNITY PARTICIPATION	129
B: SITE SUMMARIES	131

TABLE OF FIGURES

FIGURE 1. COMMUNITY CONTEXT MAP.....	3
FIGURE 2. STUDY AREA CONTEXT MAP	17
FIGURE 3. PROJECT BOUNDARY ALTERNATIVES.....	21
FIGURE 4. BOA BOUNDARY	23
FIGURE 5. CENSUS TRACTS WITHIN THE BOA (BOA BOUNDARY IN BLACK)	38
FIGURE 6. SHARE OF OSWEGO COUNTY INDUSTRY EMPLOYMENT, 1998 & 2008.....	40
FIGURE 7. PROJECTED EMPLOYMENT GROWTH, SYRACUSE METRO AREA	41
FIGURE 8. ANNUAL AVERAGE UNEMPLOYMENT RATES 2000-2010	42
FIGURE 9. BOA SUB-AREAS.....	43
FIGURE 10. LAND USE IN THE BOA	49
FIGURE 11. ZONING IN THE BOA	53
FIGURE 12. UNDERUTILIZED, VACANT AND BROWNFIELD SITES	63
FIGURE 13. TRANSPORTATION SYSTEMS	67
FIGURE 14. UTILITIES.....	69
FIGURE 15. PROPERTY OWNERSHIP	75
FIGURE 16. PARKS AND OPEN SPACES	77
FIGURE 17. NATURAL RESOURCES	79
FIGURE 18. HISTORIC AND ARCHAEOLOGICAL RESOURCES	81
FIGURE 19. INDUSTRIES WITH A HIGH EMPLOYMENT SHARE.....	85
FIGURE 20. INDUSTRIES WITH A LOW EMPLOYMENT SHARE	85
FIGURE 21. INDUSTRIES GAINING EMPLOYMENT SHARE.....	86
FIGURE 22. INDUSTRIES LOSING EMPLOYMENT SHARE	87
FIGURE 23. AVERAGE WAGES IN OSWEGO COUNTY.....	91
FIGURE 24. RETAIL OPPORTUNITY GAPS IN OSWEGO COUNTY	96
FIGURE 25. MARITIME AND HISTORIC DISTRICT CONCEPTUAL PLAN	107

FIGURE 26. DOWNTOWN WEST CONCEPTUAL CHARACTER MODEL.....109

FIGURE 27. DOWNTOWN EAST CONCEPTUAL CHARACTER MODEL111

FIGURE 28. RIVERVIEW CORRIDOR CONCEPTUAL PLANS113

FIGURE 29. LAKEVIEW CORRIDOR CONCEPTUAL PLAN ALTERNATIVE 1115

FIGURE 30. LAKESIDE CONCEPTUAL CHARACTER MODEL ALTERNATIVE 1.....117

FIGURE 31. LAKEVIEW CORRIDOR CONCEPTUAL PLAN ALTERNATIVE 2119

FIGURE 32. EAST END CONCEPT PLAN ALTERNATIVE 1121

FIGURE 33. EAST END CONCEPT PLAN ALTERNATIVE 2123

LIST OF TABLES

TABLE 1. POPULATION IN THE TRACTS WITHIN THE BOA AND THE OSWEGO AREA 38

TABLE 2. BOA CENSUS TRACT DEMOGRAPHICS 39

TABLE 3. LAND USE IN THE BOA 48

TABLE 4. DOMINANT ZONING CATEGORIES WITHIN THE BOA 52

TABLE 5. BROWNFIELD, UNDERUTILIZED AND VACANT PROPERTIES 56

TABLE 6. TRANSPORTATION SYSTEMS IN THE BOA..... 65

TABLE 7. PUBLIC LAND OWNERSHIP DISTRIBUTION 71

TABLE 8. ESTABLISHMENT EMPLOYMENT CHANGES IN OSWEGO COUNTY, 1998-2008 83

TABLE 9. INDUSTRY CLUSTERS IN OSWEGO COUNTY..... 88

TABLE 10. ECONOMIC DEVELOPMENT TARGETS FOR THE OSWEGO BOA 90

TABLE 11. 2010 AVERAGE ANNUAL WAGES BY PLACE OF WORK, BOA TARGETED INDUSTRIES 92

TABLE 12. ESTIMATED SPACE AVAILABLE AND ABSORPTION IN THE CITY OF OSWEGO..... 94

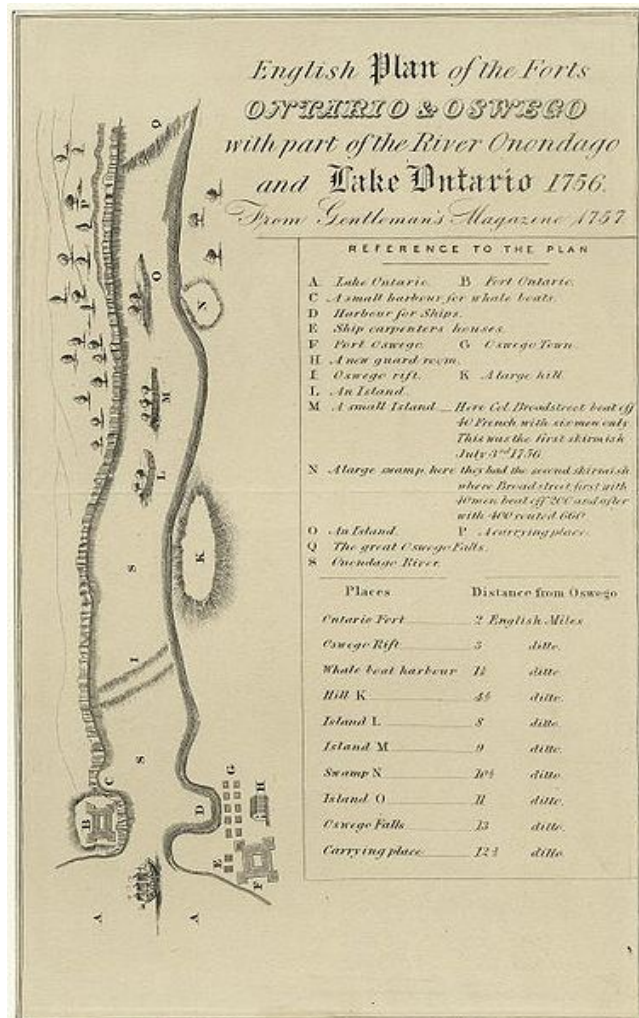
TABLE 13. TARGET AREA USE ANALYSIS 97

INTRODUCTION AND EXECUTIVE SUMMARY

For nearly 200 years Oswego's Canal Corridor waterfront has been central to the development of the City of Oswego and Oswego County. Prior to the Revolutionary War Fort Ontario and Fort Oswego were established at the confluence of Lake Ontario and the Oswego River to protect and encourage the fur trade between Indians and the British. In the early 1800's a branch of the Erie Canal was extended along the Oswego River to Lake Ontario which prompted significant growth around the Port of Oswego and downtown Oswego as products from Canal boats needed to be transferred to Lake ships. Later, railroad lines and highways followed the River and Lake, spurring additional development.

However, the decline in traditional industries in Oswego, as well as an overall restructuring in the delivery of goods along alternate transportation routes, such as Interstate 90 south of the City, has left many properties along Oswego's waterfront underutilized. Some are vacant; some have abandoned buildings; others are contaminated and require cleanup.

To address these properties and the area they impact the County and City of Oswego have partnered to develop a



A Historic Plan of Fort Ontario and Fort Oswego at the juncture of the Oswego River and Lake Ontario (Source: NY Public Library Digital Archive)



The Oswego Canal and River are key natural, recreational and transportation amenities in the BOA (May 2011)

long term area-wide revitalization plan for waterfront areas impacted by brownfield, abandon and vacant properties in the Oswego Canal Corridor. The Corridor includes more than three miles of waterfront along the Oswego River, the Oswego Canal and Lake Ontario that offer abundant opportunities for redevelopment of former industrial properties, historic sites and recreational areas.

Oswego County applied for and received a grant from the New York State Department of State under the Brownfield Opportunity Area (BOA) program to prepare a Step 2 Nomination Study for the City of Oswego to evaluate opportunities for redevelopment in the Corridor. The purpose of the Brownfield Opportunity Area program is to help communities develop proactive redevelopment plans for areas impacted by multiple brownfield, underutilized, vacant and abandoned properties that are hindering development. A Step 2 Nomination plan provides the first three sections of a Brownfield Opportunity Area plan including a description of the BOA boundary, an outline of the public participation process utilized to obtain community input and an inventory and analysis of the Brownfield Opportunity Area.

The Oswego Canal Corridor Brownfield Opportunity Area primarily includes the historic commercial and industrial area in the City of Oswego along the Oswego River, Oswego Canal and Lake Ontario as well as larger industrial and commercial tracts east of downtown and north of East Bridge Street (see Figure 4).



Oswego Canal Corridor within Oswego County

- Proposed BOA Boundary
- Municipality Boundaries
- County Boundaries

This map was prepared for Oswego County, the New York State DOS and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.
 Y:\Oswego County\210344\Drawings\FNL REPORT\MAP.2012.03.08.CommunityContext.mxd

Oswego Canal Corridor within the Syracuse/Central NY Region



- Proposed BOA Boundary
- Urban Areas
- Municipality Boundaries
- County Boundaries

Oswego County within the Syracuse/Central New York Region

LABELLA
 Associates, P.C.
 ROCHESTER, NY 14614
 P. (585) 454-5110
 F. (585) 454-3065
 www.labella.com
 copyright 2003

OSWEGO CANAL
 CORRIDOR
 BROWNFIELD
 OPPORTUNITY AREA

COMMUNITY CONTEXT MAP

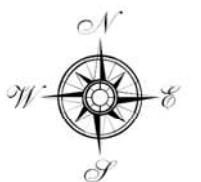


Figure 1. Community Context Map

Sources:
 Regional Roads: ESRI Regional &
 Local Minor Highways shapefile
 Municipal & County Boundaries:
 Census data shapefiles

Labella Project No:
 210344

Altogether the area includes 1,345 acres and 1,146 parcels. Of those, 49 properties are identified as brownfields. Brownfields, are defined by the N.Y. State Department of Environmental Conservation (NYSDEC), as “any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. A contaminant may be hazardous waste and/or petroleum.”

One of the main purposes of the Oswego BOA Nomination plan, therefore, is to expose economic and community development opportunities in the area by developing a master plan for redevelopment of underutilized and blighted properties, areas and sites. The plan will build upon the City’s 2020 Vision Plan, the County’s Comprehensive Plan, the City’s Local Waterfront Revitalization Plan and the Regional Economic Development Plan as well as current and planned economic development activities.

A Steering Committee made up of individuals from the public and private sector helped guide the development of the report and included:

Ms. Elaine Miller	NYS Department of State
Ms. Karen Noyes	Oswego County Community Development, Tourism, & Planning
Ms. Mary Vanouse	City of Oswego Community Development Office
Ms. Amy Tressider	Oswego County Legislator, District #16
Ms. Barbara Bateman	Alliance Bank
Ms. Connie Cosmento	City of Oswego Alderperson
Mr. Carl Cuipyllo	New York State Department of Conservation, Region 7
Mr. Shane Broadwell	Broadwell Companies
Mr. William Scriber	Oswego Port Authority

EXECUTIVE SUMMARY

In the summer of 2010 the Oswego Canal Corridor Steering Committee embarked on a yearlong evaluation of the BOA and opportunities for economic and community redevelopment in the area. Steering Committee members represented key sectors of the public and private sectors in the community including Oswego County, the City of Oswego, the Oswego Port Authority and economic development agencies.

The committee recognized the inherent opportunities present in the BOA including excellent access, multiple transportation options (road, rail, and port), exceptional waterfront locations and existing infrastructure. In addition, the committee acknowledged that many of the potential strategic sites were not hindered extensively by ambiguous ownership, limited access, or widespread contamination which can stall future redevelopment.

Recently completed plans provided important information and guided the committee in its evaluation of the BOA. Plans reviewed included the City's 2020 Vision Plan, the County Comprehensive Plan and the Regional Economic Development Council plan. Key recommendations from the City's 2020 plan applicable to the BOA included a focused redevelopment effort for the East side of downtown and consideration of an eastside transportation connection to the Port. Recommendations relevant to the BOA from the County and regional plans included sustainable "smart growth" redevelopment that focuses on existing developed areas and a focus on targeted economic development attraction and retention efforts.

The Steering Committee also held several community meetings between the fall of 2010 and the fall of 2011 to obtain community input on the project. Community meetings were supplemented by steering committee meetings and stakeholder meetings which helped define study priorities.

An OswegoBOA.com website was also launched to keep the public and stakeholders involved in the project. Website content included meeting dates, minutes, meeting presentations, documents and maps.

To promote sites in the BOA, the Steering committee also hosted a Developers' Forum in April 2012. The purpose of the forum was to promote developer interest in brownfield, underutilized and vacant sites in the BOA.

To define opportunities and constraints in the BOA an inventory and assessment of regulatory, environmental and economic conditions was performed. **A review of basic demographic data revealed that the Oswego area's population is stable overall but neighborhoods in the BOA exhibited signs of distress including population losses, low incomes, low homeownership rates and high poverty levels. In addition, significant losses in manufacturing employment during the last decade in Oswego County impacted BOA neighborhoods disproportionately and resulted in vacant or underutilized properties.** However, gains in healthcare and accommodation employment helped offset losses in manufacturing employment.

To facilitate analysis the large BOA was divided into six sub-districts (Figure 9) that varied in character, land use composition and density. The Maritime District, Historic Core and Riverview Corridor sub-districts comprised the City's historic commercial and industrial core that follows the Oswego River and Oswego Canal to the Oswego port. While port, warehouse and marina uses are dominant in the Maritime District, a mix of uses is present throughout the Historic Core and Riverview Corridor. Fortunately, existing City zoning regulations were generally consistent with the existing land uses and the proposed land uses in the BOA master plan.

The Lakeview and East End sub-districts are located east of the Maritime and Historic Core sub-districts. The Lakeview sub-district land use pattern is primarily industrial with adjoining residential neighborhoods. Amendments to the zoning code would be necessary to permit a mix of commercial and industrial uses in the Lakeview Area as proposed in the BOA master plan. East End zoning may also need adjustments to permit a similar mix of commercial and industrial uses north of the Route 104 commercial corridor as proposed in one master plan alternative.

The inventory of existing conditions also exposed some significant amenities and opportunities in the BOA. **A significant number of properties in the BOA were owned by public agencies or authorities which would simplify acquisition, disposition, cleanup and redevelopment of strategic sites and areas. BOA redevelopment would also be propelled by access to amenities including the Riverwalk, Harborwalk, historic sites, parks and the Lake Ontario waterfront.**

Redevelopment in the BOA is mired by 49 brownfield, underutilized and vacant sites in the BOA totaling more than 330 acres. The sites were characterized by potential contamination, vacant buildings, and empty lots. Properties ranged in size from less than an acre to more than 130 acres.

However, some brownfield, underutilized and vacant sites stood out as hindering BOA redevelopment overall and neighborhoods or adjoining properties in particular. The Steering committee reviewed these sites and selected five as Strategic Sites based on criteria including the relationship of the sites to community goals, redevelopment potential, and access to the waterfront. **The five Strategic Sites selected include:**

1. E.J. Spirtas Site (101 Mitchell Street);
2. Fitzgibbons Port Site (23 Mercer Street);
3. Midtown Site (downtown block bordered by E. 1st, E. 2nd, E. Bridge and E., Seneca Streets);
4. Price Chopper site (29 E. Cayuga); and
5. Oswego Waterfront Development Site (77-79 W. First Street).

The sites were also considered strategic because their location, size and access aligned with the targeted uses identified in an Economic and Market Analysis performed as part of the study. **The key targeted uses to attract and retain within the BOA included:**

1. Energy related businesses, including alternative energy companies;
2. Warehousing/Distribution/Trade related businesses;
3. Accommodation and Restaurants;

4. Healthcare;**5. Water based activities; and****6. High end housing**

Building and property types to target for future economic development attraction and retention included Class A offices, large sites to accommodate warehousing, hotels, marinas, niche commercial and historic or former industrial buildings for high end housing.

Conceptual plans developed illustrate opportunities to redevelop each sub-district within the BOA (Figures 25 to 33). A brief summary of proposed redevelopment concepts include:

1. **Maritime and Historic District** - Concept plans for the City's historic commercial and port primarily recommend compatible infill development to build upon the district's existing form and structure. Redevelopment of the former Price Chopper site into a mixed use neighborhood of multiple buildings is a key objective on the east side. West side redevelopment includes similar mixed use concepts for the Flexowire and Coleman sites. Both the Downtown West and Downtown East concepts also promote a pedestrian oriented environment supported by corner bump outs, high quality landscaping and interior parking lots.
2. **Riverview Corridor** - The goal of the Riverview concept plan is to naturalize areas along the river including repurposing Leto Island as a natural park area with public access. Similarly, the natural and landscaped features should be extended into the urban fabric on either side of the Oswego River, especially along the river's edge, the Riverwalk and parking lots along West First Street.
3. **Lakeview Corridor** – Reclaiming the magnificent views of Lake Ontario is the main objective of the preferred Lakeview Concept Plan. The Fitzgibbons site would be developed for residential uses to strengthen the existing adjacent neighborhood while providing access to Lake Ontario. Expansion of container port storage and warehousing could then be accommodated at the nearby E.J. Spirtas site. An alternative concept plan advocates using the Fitzgibbons site for Port of Oswego expansion activities and developing the E.J. Spirtas site for a mix of office, light industrial and warehouse uses.
4. **East End** – Two concept plans were also developed for the East End area between Route 104 and E. Seneca Street with a focus on the former landfill. One proposal calls for developing the former landfill site into an extreme sports park while an alternative plan recommends a mixed use business park.

ORGANIZATION OF THE REPORT

The report is organized according to the outline provided by the New York Department of State (NYSDOS) for all BOA funded projects:

An **Executive Summary** provides a brief review of the report to describe the Nomination study; provides key highlights of the report including the public participation process, key findings, development opportunities at strategic sites; and major recommendations.

Section 1, Project Description and Boundary, follows the executive summary and is divided into four sections:

1. Lead Project Sponsors – A general description of the relationship between Oswego County, the City of Oswego and other partners;
2. Project Overview and Description –A general overview of the study area and opportunities for redevelopment;
3. Brownfield Opportunity Area Boundary Description and Justification – A narrative describing the BOA boundaries and justification of those boundaries; and
4. Community Vision, Goals and Objectives – Community and economic development needs proposed to be addressed by the plan.

Section 2, Public Participation Plan and Techniques to Enlist Partners, outlines the steps taken to promote the Oswego BOA, summarizes the meetings held which provided opportunities for public input and, discusses efforts to consult property owners, business persons and other organizations on the plan.

Section 3, Analysis of the Brownfield Opportunity Area provides a background of the community, an inventory and evaluation of existing conditions and analyzes economic and market trends. The analysis includes a review of the following characteristics:

- Existing Land Use and Zoning;
- Brownfield, Underutilized and Vacant Sites;
- Identification of Strategic Sites;
- Land Ownership;
- Historic Resources;
- Natural Resources; and
- Parks and Open Space



The Oswego Harbor West Pierhead Lighthouse in the Maritime District on Lake Ontario (Source: City of Oswego)

- Natural and Cultural Resources (including Parks, Open Space, Historic Sites, Archeological Sites and Environmental features);
- Transportation Systems;
- Infrastructure Systems; and
- Economic and Market Trends.

Upon completion of a review of the existing conditions in the BOA a ***Summary Analysis, Findings of the BOA and Strategic Sites*** provides reuse and redevelopment opportunities for the area based on the evaluation of existing conditions.



SECTION 1

PROJECT DESCRIPTION AND BOUNDARY

with part of the River Chippewagon
and Lake Ontario 1736.
From Gentlemen's Magazine 1737

REFERENCE TO THE PLAN

- A Lake Ontario B First Battery
C A small harbour on the Lake
D Harbour for ships
E Ship carpenter's house
F Boat house G Fish warehouse
H A new spotted house
I Chicago bluff K Chicago hill
L The Island
M A small Island, Here A. T. Hamilton's Fort is
N Chicago swamp here the land is covered with
water. The water is not deep
O The water is not deep
P The water is not deep
Q The water is not deep
R The water is not deep
S The water is not deep
T The water is not deep
U The water is not deep
V The water is not deep
W The water is not deep
X The water is not deep
Y The water is not deep
Z The water is not deep

Place	Distance from Chicago
Chicago Fort	7 Miles
Chicago Hill	1 Mile
White Point Battery	11 Miles
Hill A	15 Miles
Island B	9 Miles
Island C	4 Miles
Island D	10 Miles
Island E	11 Miles
Chicago Hill	12 Miles
Chicago plain	12 Miles

SECTION 1. PROJECT DESCRIPTION AND BOUNDARY

The Project Description and Boundary section provides a general overview of the Oswego BOA including the lead agency responsible for the report, a brief characterization of the BOA, a review of the community's vision for the area and description of the BOA boundaries.

LEAD PROJECT SPONSOR AND PROJECT TEAM

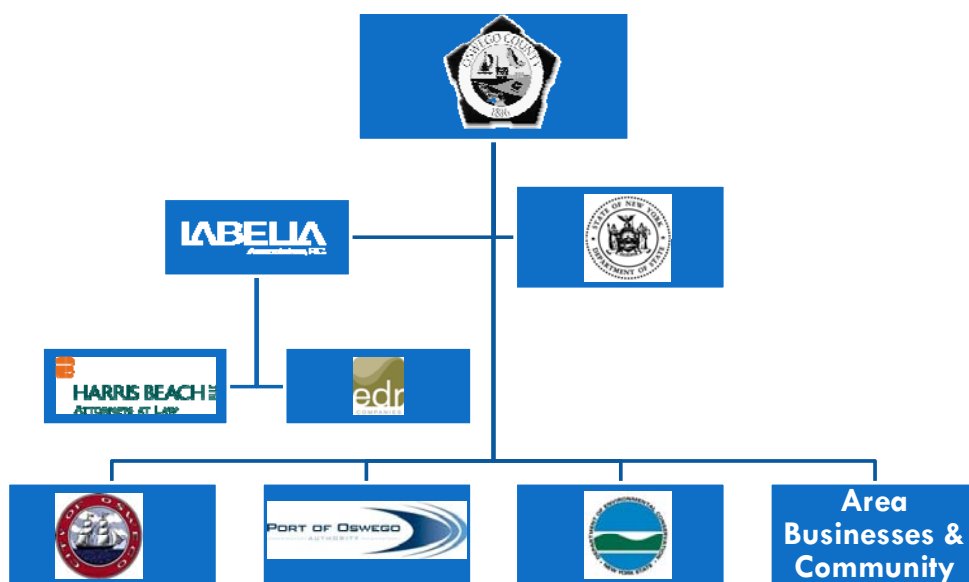
The Oswego County Department of Community Development, Tourism and Planning managed the overall project and was the main point of contact with the Department of State. Karen Noyes, Associate Planner in the Department, provided leadership for the project.

As the Oswego BOA is entirely within the City of Oswego corporate limits, the County worked closely with the City of Oswego's Department of Community Development and Mary Vanouse, the City's Director of Community Development on the project. Having the Department of Community Development was invaluable as the Department provided key information, history, reports, contacts and guidance on the project.

The County and City worked closely with the project consultants including the lead consultant, LaBella Associates, as well as sub consultants Harris Beach Attorneys and edr Companies. The project consultants assisted the County and City with steering committee meetings, public meetings and the development of this plan.

Other key team partners, represented on the Steering Committee, included:

- The Port of Oswego;
- Oswego County Legislature;
- Operation Oswego County (County IDA and Economic Development);
- City of Oswego Common Council;
- NYS Department of Environmental Conservation;
- Central NY Regional Planning Board;
- NYS Department of State; and
- Private companies such as the Broadwell Companies and Alliance Bank.



Project Team Organization Chart

In addition, area business owners, property owners and development organizations were invited to participate in public meetings via personal invitations and newspaper advertisements. Fortunately, many of the key property owners (including the City of Oswego and Broadwell Companies) were represented on the Steering Committee.

PROJECT OVERVIEW AND DESCRIPTION

The Oswego Brownfield Opportunity Area is located in the City of Oswego, New York. The City of Oswego is the County seat of Oswego County which is located along the southeastern shore of Lake Ontario in north central upstate New York about 35 miles north of Syracuse, New York and 70 miles east of Rochester, New York. Oswego is part of the Syracuse Metropolitan Statistical Area and Central New York region with a population of just over 18,000 based on the 2010 Census. State Route 104 provides east west access to the City while State Routes 48 and 481 provide north-south access.

The City of Oswego is not only the Oswego County seat, but as the largest municipality in the County, it acts as the County's economic, educational and cultural center. The Port of Oswego, Oswego Hospital, County government and several power generating facilities located in and around the City provide a significant number of jobs for County residents. The State University of Oswego is also a significant employer at its campus which is located partly in the City and

provides cultural amenities, including concerts and performing arts, to area residents.

The BOA is located primarily along the City of Oswego waterfront areas (Lake Ontario, Oswego River, Oswego Canal) as well as the newer industrial and commercial districts on the east end of the City (see Figure 4). The Brownfield Opportunity Area is made up of 1,146 parcels that occupy 1,345 acres in the City. With the exception of sites located in the east end, the majority of the properties in the BOA, especially those along the waterfronts, are older commercial and industrial properties. Many of the structures in the BOA are historically significant including the City and County government buildings in the downtown area, the Fort Ontario site and multiple commercial and industrial buildings built between 1820 and 1900.

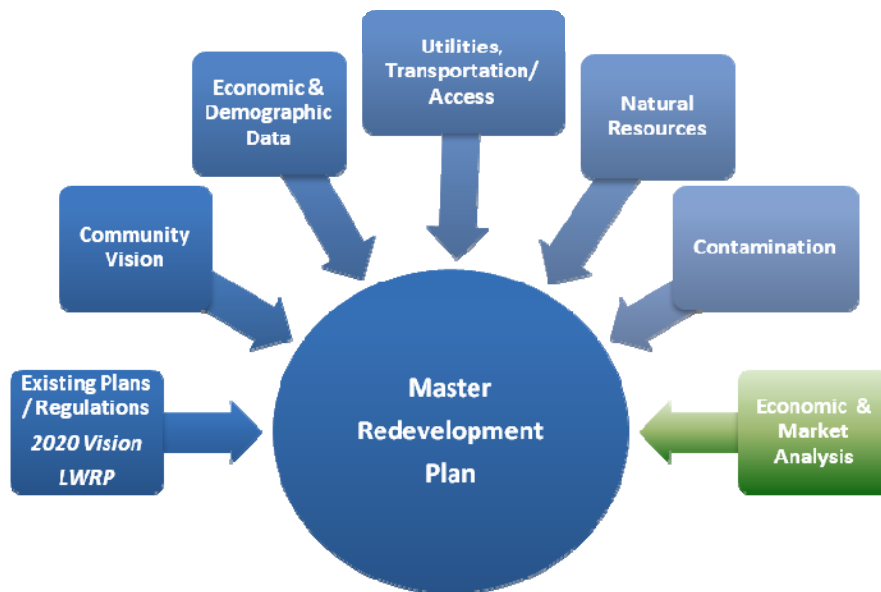
Within the BOA there are 49 identified brownfield, vacant and underutilized sites. The sites are somewhat scattered throughout the BOA but there are several large parcels along the Lake and River waterfronts in prime development spots. The brownfield sites range in size from less than an acre to more than 130 acres and include former industrial sites, an underutilized former supermarket site and an active landfill.

The development opportunities for many BOA sites are high. Many of the sites have attributes that developers look for when selecting a site:

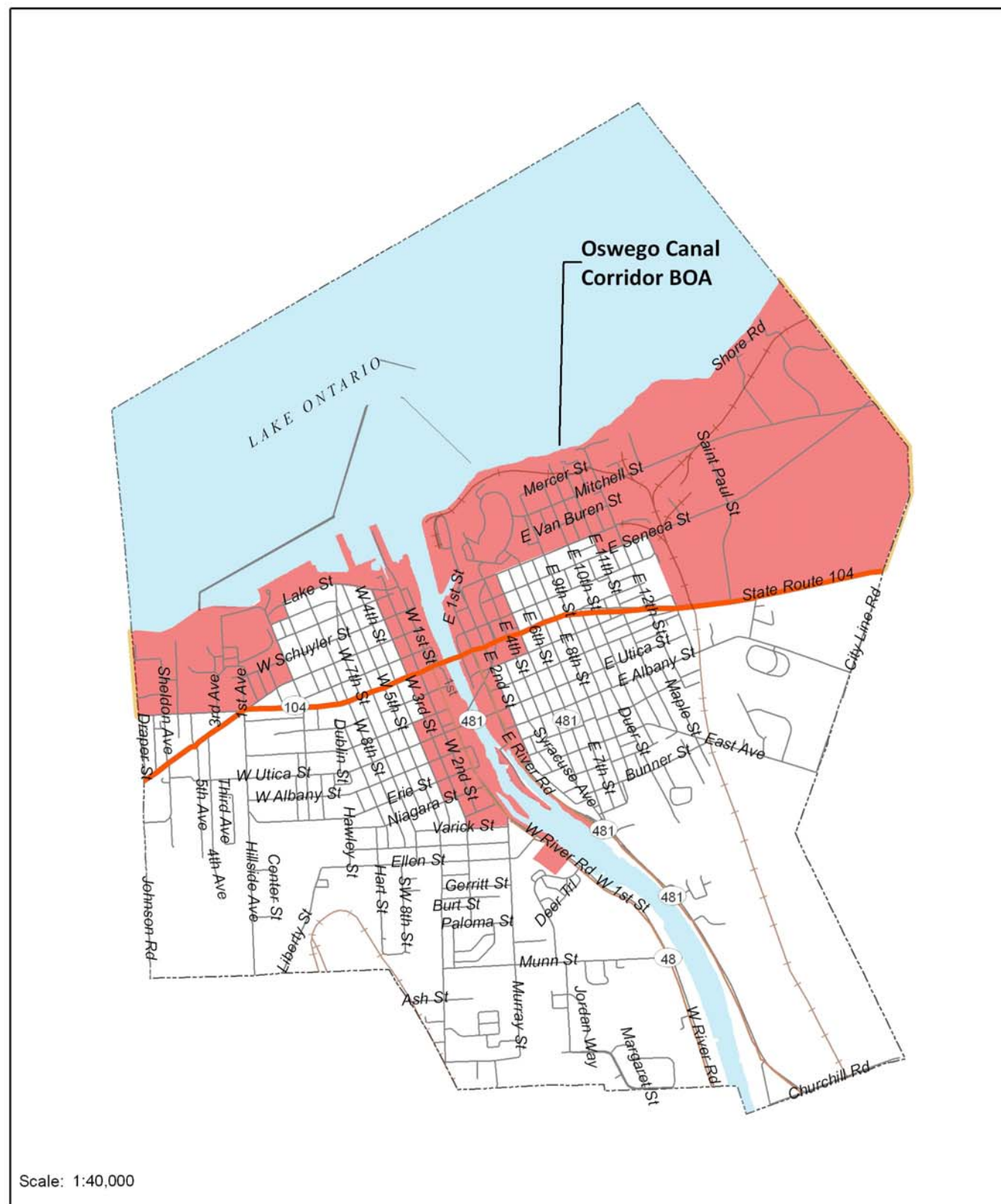
- **Transportation Infrastructure** – the brownfield sites are all directly on a City or State roadway and have access to State Routes 104 and 481.
- **Available Infrastructure** – water, sewer, gas, electric and other utilities are available at most of the sites.
- **Waterfront Locations** – Many of the sites are on or near the Lake Ontario or Oswego River waterfronts and some have access to Port facilities.
- **Rail Access** – Most of the sites on the east side of the BOA have access to the regional freight rail transportation system.
- **Uncomplicated sites** – generally the sites are not complicated by the presence of multiple buildings, significant unknown contamination or site histories; many are a reasonable size for most developers to understand the risks and rewards within a reasonable amount of time; and ownership is clear.
- **Economic Development Assistance** – both the City of Oswego and Operation Oswego County are aggressive in advancing redevelopment within the City and will assist developers and companies with financial incentives, site information and facilitation of project approval.

While the Market Analysis in Section 3 outlines the feasible uses for sites within the BOA, some of the opportunities for redevelopment identified in the section include energy/power generation, wholesale trade (warehousing), fabricated metal, accommodation, niche retail, offices and water based tourism activities such as marinas and charter/tour boats.

The scope of this project therefore is to identify opportunities and constraints within the BOA to develop a comprehensive, area-wide master plan to advance redevelopment of brownfield, abandoned and vacant sites. Redevelopment opportunities and constraints will be identified by evaluating the development suitability of sites or areas based on zoning, land use, access, infrastructure, building or site conditions, level of contamination, proximity of natural/cultural resources and the findings of Economic and Market Analysis.



Analysis of the BOA's redevelopment opportunities is based on many factors.



Oswego Canal Corridor within the City of Oswego

This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

Y:\Oswego County\210344\Drawings\FNL REPORT\MAP.2012.03.08.StudyAreaContext.mxd - 3/9/2012 @ 2:43:50 PM



LABELLA
Associates, P.C.

700 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066
www.kalelspc.com
COPYRIGHT 2000

OSWEGO CANAL
CORRIDOR

BROWNFIELD
OPPORTUNITY AREA

STUDY AREA CONTEXT MAP

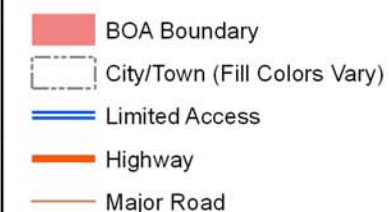


Figure 2. Study Area Context Map

Sources:
Regional Roads: ESRI Regional & Local Minor Highways shapefile
Municipal & County Boundaries: Census data shapefiles
Local Roads: New York State Office of Cyber Security (OCS)
SimplifiedStreetSegment shapefile

Labella Project No:
210344

Scale: 1:150,000

Redevelopment of the sites will help to revitalize the City by creating jobs, generating tax revenue and improving the quality of life in the City. However, the plan will need to reflect the input and vision of the community and stakeholders as described below.

BROWNFIELD OPPORTUNITY AREA DESCRIPTION

The Oswego Brownfield Opportunity Area Steering Committee initially met in the summer and fall of 2010 to review and discuss various scenarios for potential Brownfield Opportunity Area boundaries (Figure 3). The pros and cons of a large boundary versus a smaller boundary were discussed at length.

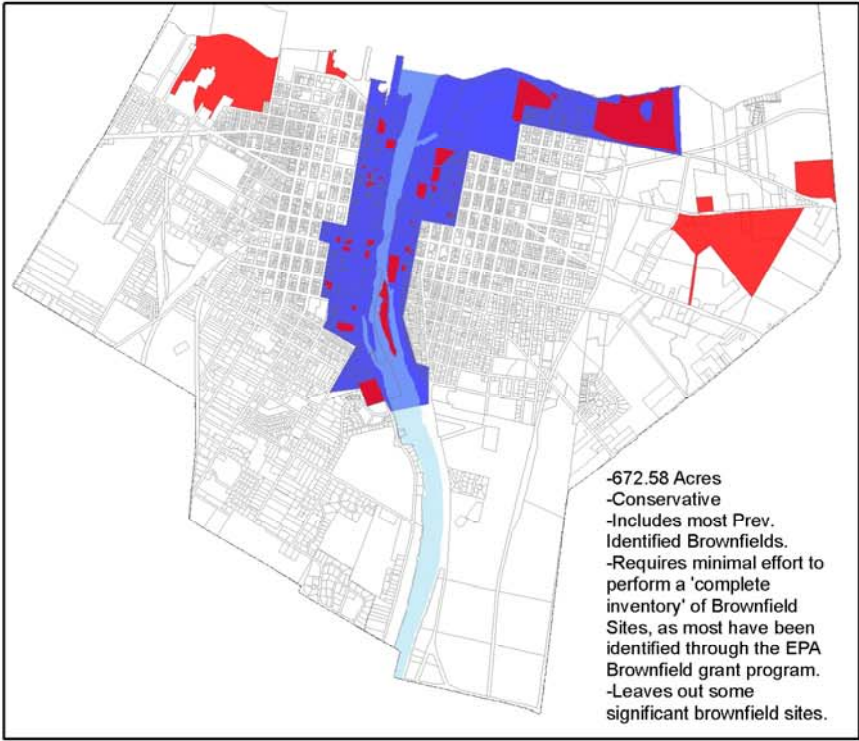
Boundary sizes varied from the entire City to an area primarily along the Oswego River and Oswego Canal waterfront. While a boundary that included the entire City was dismissed, a large boundary that included the majority of the City's commercial and industrial corridors was considered (alternative 4 in Figure 3). Following a productive discussion on the merits of the larger boundary as represented by Alternative 4, the Steering Committee thought the boundary area was still too large, potentially resulting in a diluted, unfocused analysis for the study.

The main point of discussion in reducing the boundary area focused on including the west side industrial area. Although portions of the west side are showing signs of blight the committee felt the area was not functionally, historically or physically connected to the waterfront and east side areas. Consequently, the Steering Committee opted to reduce the area to include all the waterfront areas (Lake, River and Canal) of the City as well as the east side industrial and commercial area which has a relationship with the Port and includes a now closed landfill site. Alternative 3 on Figure 3, therefore, was ultimately chosen as the boundary although a few modifications were made throughout the project.

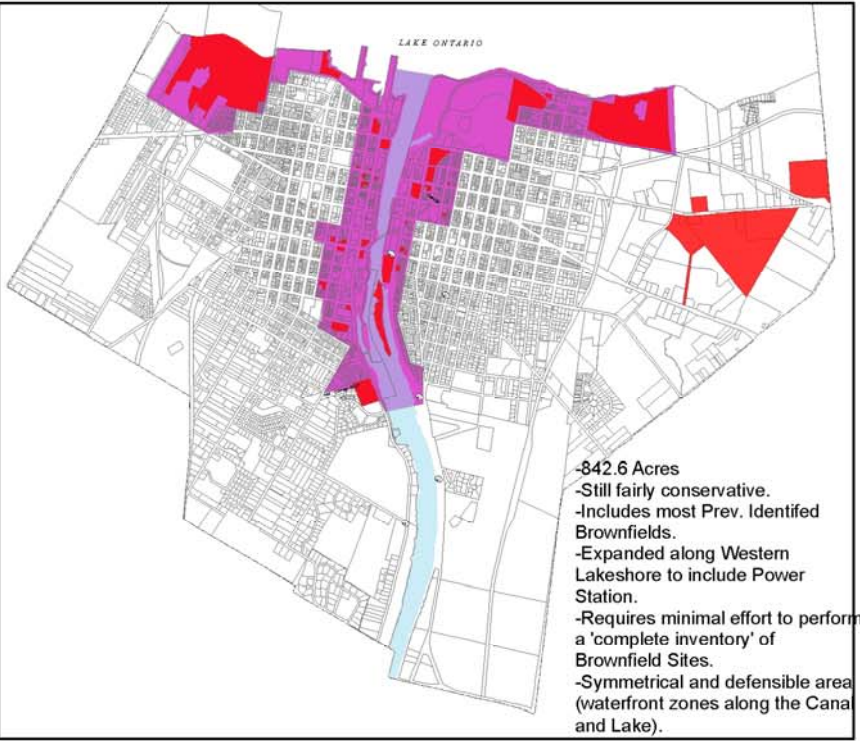
The final, agreed upon Boundary is shown in Figure 4. It is a 1,345 acre area with 1,146 parcels. The boundary includes all of the waterfront areas in the City, the majority of the City's historic commercial and industrial areas in the vicinity of the waterfronts, and the newer industrial and commercial area on the east side of City north of Route 104. The area's boundary is an outcome of the Steering Committee's desire to incorporate key underutilized industrial and commercial properties in the BOA including the E. J. Spirtas site, the Fitzgibbons site, the former landfill, the NRG Power Plant and multiple sites along the Oswego Canal Corridor.



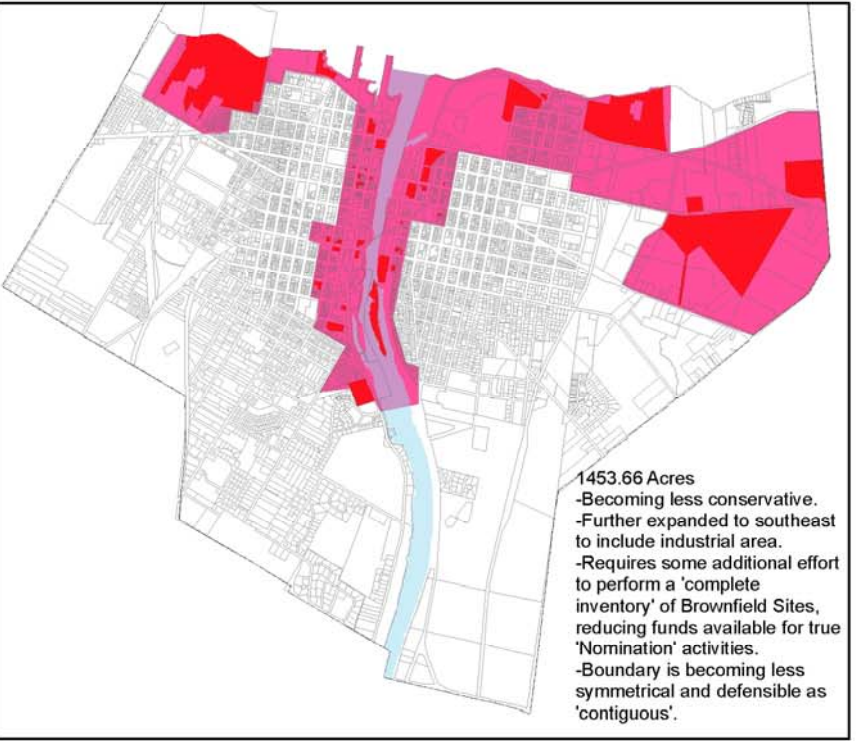
The City has been proactive in redeveloping older buildings in the BOA (May 2011)



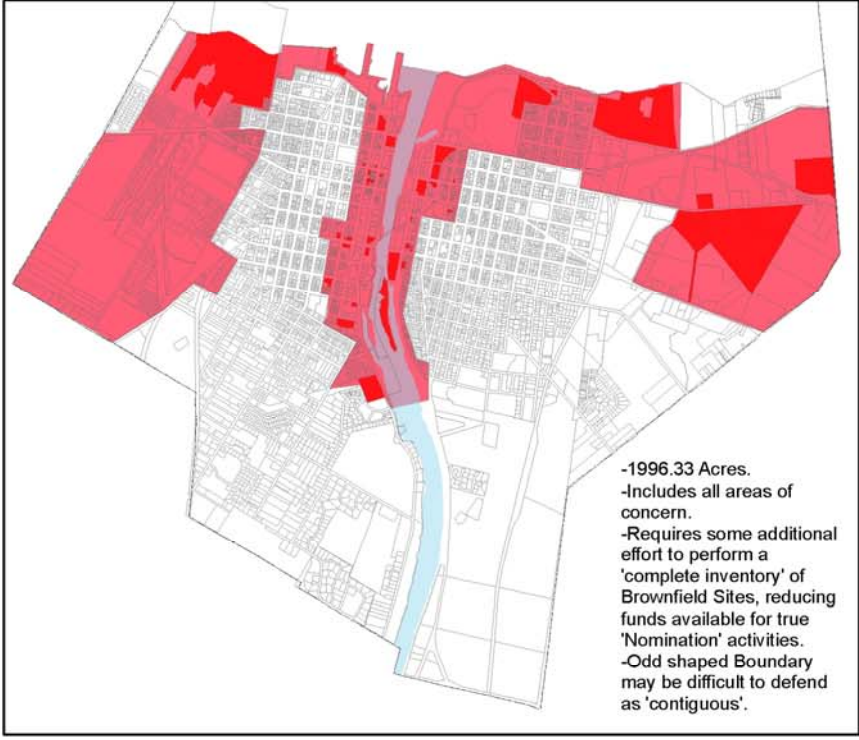
Alternative 1 ■ Proposed BOA Boundary



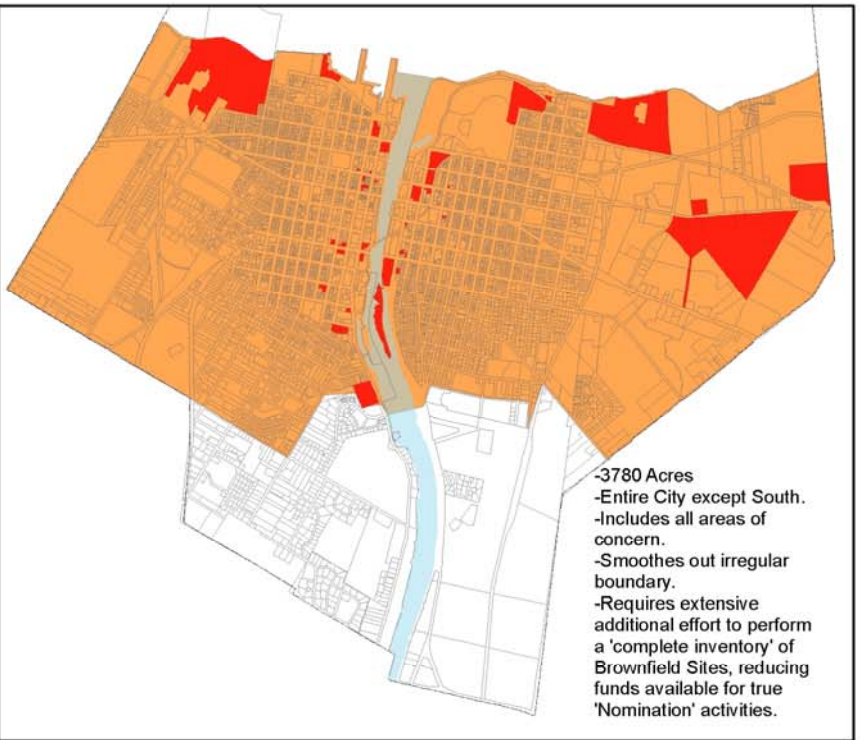
Alternative 2 ■ Proposed BOA Boundary



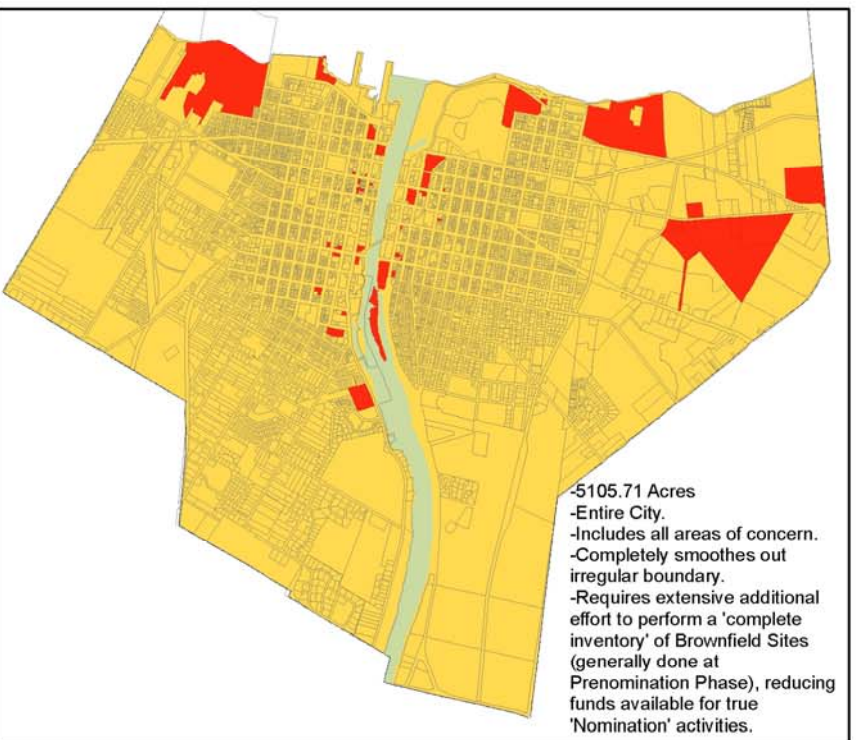
Alternative 3 ■ Proposed BOA Boundary



Alternative 4 ■ Proposed BOA Boundary



Alternative 5 ■ Proposed BOA Boundary



Alternative 6 ■ Proposed BOA Boundary

OSWEGO CANAL CORRIDOR

BROWNFIELD OPPORTUNITY AREA

PROJECT BOUNDARY ALTERNATIVES



■ Underutilized, Vacant or Potential Brownfield Property

Figure 3. Project Boundary Alternatives

Sources:
 1. Project Steering Committee

1:60,000
 0 2,900
 1 inch = 5,000 feet

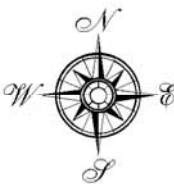
Labella Project No:
210344

Path: J:\Oswego County\210344\Drawings\FNL REPORT\MAP 2012.03.20.BoundaryALT.mxd

OSWEGO CANAL
CORRIDOR

BROWNFIELD
OPPORTUNITY AREA

BOA BOUNDARY



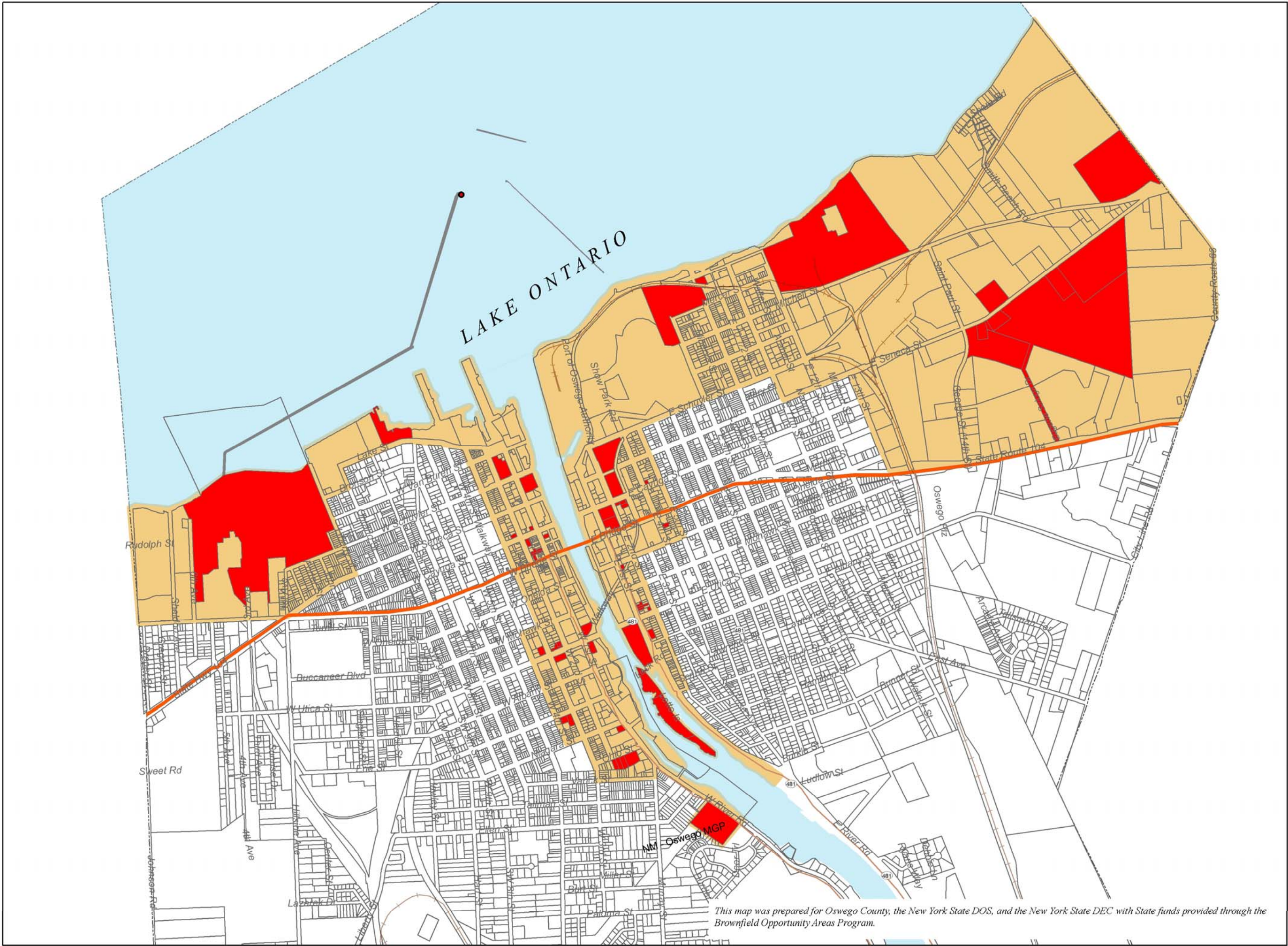
- BOA Boundary
- Underutilized, Vacant or Potential Brownfield Property
- Property Boundary
- City Boundary

Figure 4. BOA Boundary

Sources:
1. City of Oswego Real Property Database

0 950
1 inch = 1,500 feet

Labella Project No:
210344

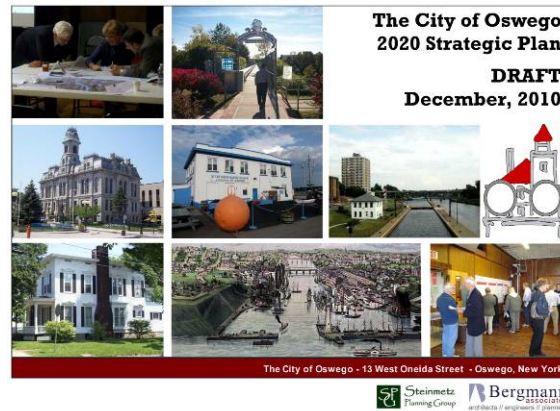


This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

COMMUNITY VISION, GOALS AND OBJECTIVES

Prior to initiating the Brownfield Opportunity Area project the City and County had prepared several reports and plans that helped define various goals and objectives relative to the Brownfield

Opportunity Area including the City's 2020 Vision Plan; the County's Comprehensive Plan; and the draft Local Waterfront Revitalization Plan. Of all the plans completed the most relevant was the **City's 2020 Vision Plan**. The BOA Steering Committee stressed the need to build upon and incorporate the vision and recommendations included in the 2020 plan. Pertinent recommendations from the plan include:



The 2020 City of Oswego Vision Plan provides several recommendations relevant to the BOA

- **Oswego River Eastside Redevelopment** - redevelop the underutilized east side of the downtown area into a coherent mixed use, pedestrian friendly neighborhood to create a sense of place and to generate economic development opportunities.
- **Downtown Route 104 Corridor** - prepare a project scoping report to evaluate context sensitive design options that balance vehicular and pedestrian transportation needs along this historic transportation route that runs through the center of downtown.
- **Port of Oswego Eastside Connector** – advance the Port of Oswego East Terminal Connector project concept to build a new connector road, and adjoining rail bed, to provide truck access from the east side of the City to eliminate truck traffic in the downtown core and promote port development.
- **Trail Extension to Breitback Park** – evaluate the feasibility of constructing a linear trail along the Lake Ontario waterfront between the State University of New York Oswego campus and Breitback Park, connecting it to Oswego's extensive waterfront trail network.

In addition, one of the plan's themes that emerged during the BOA public participation process described in the next section was sustainable development. The sustainability theme was directly relevant to the BOA as it promotes redevelopment of existing assets such as the brownfields; encourages protection of the City's natural resources; and acknowledges the need to build upon area's energy economy through green or alternative energy production.

The **Oswego County Comprehensive Plan** also has multiple recommendations related to the BOA. The most pertinent recommendations include:

- "Develop and support the development of industrial and major commercial sites . . ."
- "Identify appropriate areas where all types of desirable and needed commercial activities . . . can occur . . ."
- "Target industrial development opportunities which can use our plentiful resources."
- "Target economic development opportunities associated with changes in the power industry."
- "Support development opportunities associated with the Port of Oswego."
- "Target economic development opportunities based on linkages to current industries and resources."
- "Ensure sustainable land use development that will meet existing needs and needs of future generations."
- "Encourage local governments to provide for higher density or clustered development especially in areas where sufficient infrastructure exists."
- "Develop an integrated open space system . . ."
- "Target areas for future commercial and industrial use based on existing land use, natural conditions, infrastructure and services."
- "Encourage the preservation, maintenance, rehabilitation and appropriate reuse of older and historic structures in the County."
- "Support the continuation if rail freight service . . ."
- "Develop a system of bike and pedestrian routes including on-road components and paths that are separate from highways."

The recommendations from the City and County Comprehensive Plans were reinforced and built upon through the recently completed **Central New York Regional Economic Development Council Five Year Strategic Plan**. The plan was completed in response to the New York State’s Governor’s “Open for Business” initiative which required regions to complete an economic development strategy to compete for millions of dollars in economic and community development funding. Based on the Strategic Plans submitted by the various regional councils across the state four “winners” were chosen to receive a bulk of the funding. Fortunately, the Central New York Regional Council’s Five Year plan was selected as one of the four winners in the 2011 round.



The Port of Oswego

The Central New York Regional Plan has some focused goals and objectives directly related to the BOA Plan which is important as future rounds of funding have recently been announced. The recommendations from the plan applicable to the Oswego BOA include:

- **Strengthen Targeted Industry Concentrations that Leverage Unique Economic Assets:**
 - Clean energy
 - Food processing
 - Advanced manufacturing
 - Tourism
- **Improve Competitiveness in, and Connections to, the Regional, National and Global Economies:**
 - Collaborative programs between universities and business
 - Improve export performance (i.e. port services)
 - Build 21st century infrastructure (port access)
- **Revitalize our Region's Urban Cores, Main Streets, and Neighborhoods**
 - Repurpose municipal centers via brownfield redevelopment, transportation investments, green technologies and dense development patterns.

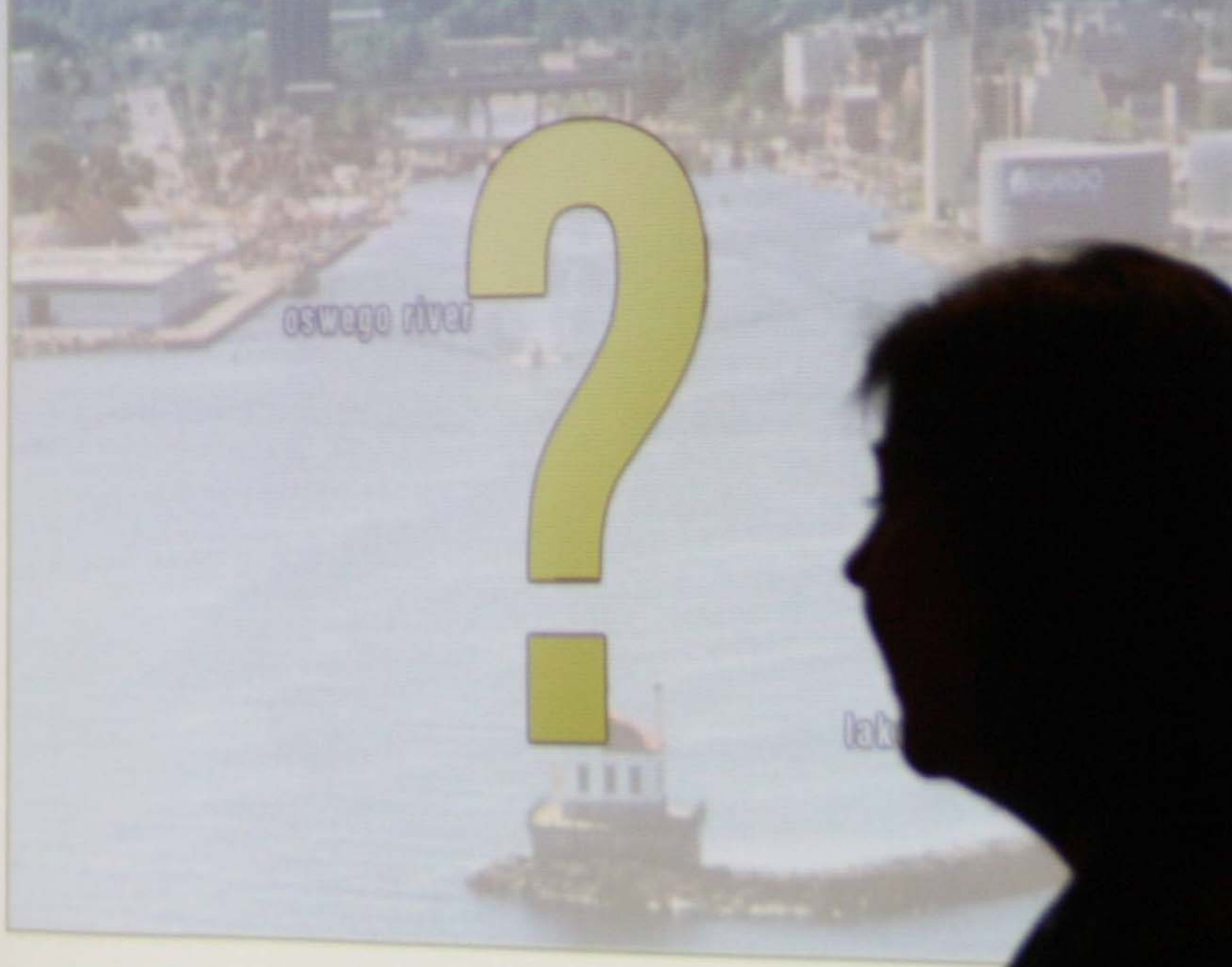
As a result of the Five Year Plan several projects were funded by the State including development of the East Side connector project at the Port.

Currently the City continues to update its **Local Waterfront Revitalization Plan**. At the time of this report final recommendations were not available.

Based on a review of existing plans, projects and community input the Steering Committee developed the following vision statement for the project:

OSWEGO BOA VISION STATEMENT

The Oswego Brownfield Opportunity Area is a vibrant sustainable mixed use redevelopment district that enhances the City's historic downtown and port, provides access to the City's waterfront areas, supports targeted industry growth and complements adjacent residential neighborhoods.



Tomorrow

SECTION 2
**PUBLIC PARTICIPATION &
TECHNIQUES TO ENLIST PARTNERS**

SECTION 2. PUBLIC PARTICIPATION PLAN AND TECHNIQUES TO ENLIST PARTNERS

A Community Participation Plan (CPP) was developed for the Oswego Brownfield Opportunity Area project and is included in the appendices. The CPP outlined a comprehensive public participation process that included public meetings, press releases, online media, stakeholder meetings, and steering committee meetings. The CPP was reviewed by the Steering Committee and approved.

A summary of public, steering committee and stakeholder meetings is provided below as well as other public input opportunities.

PUBLIC MEETINGS

Multiple public meetings were held to describe the project to the community and to obtain their input on the study findings. With the exception of the kickoff meeting in October, the meetings were held in a meeting room at the Econo Lodge on East First Street which is on the Oswego River and Canal within the BOA. Public meeting presentations are included in the appendices. A summary of the public meetings is outlined below:

- **October 4, 2010** – a kickoff meeting for the project was held on October 4, 2010 at City Hall prior to a Common Council committee meeting. The purpose of the meeting was to introduce the project to the public, elected officials and the media. A PowerPoint presentation provided information to participants regarding the project team, the Brownfield Opportunity Area (BOA) program, the proposed Oswego BOA boundary and the schedule.
- **January 20, 2011** – A second public meeting was held in the winter of 2011. This was an intense meeting that included a description and analysis of existing conditions in the BOA, an explanation of potential financial incentives for brownfield sites and a public workshop. The workshop was designed to generate a discussion of participants' views toward the BOA regarding opportunities and constraints.
- **September 27, 2011** – The final public meeting was held in the fall of 2011 to present recommendations, actions for revitalization and potential redevelopment concepts for the BOA. Economic and market opportunities, and related feasible uses were also outlined at the meeting.

Public comments at the meetings included:

- The need to develop detailed plans for housing and mixed use opportunities identified in the plan.
- Consider parking needs in the final plan for individual sites, especially downtown where there is limited parking.
- Incorporate tourist related activities on the waterfront (amusements, indoor and outdoor water activities).
- A phasing plan that acknowledges the need to redevelop sites and areas to pay for infrastructure improvements to help both the site and the area in general.



The public workshop at the January 20, 2011 public meeting

STEERING COMMITTEE MEETINGS

Steering Committee meetings were held bi-monthly between August 2010 and March 2012 at the Oswego County Office Building to keep members informed about the progress of the study and to ask for their feedback on findings prior to public meetings. The Steering Committee consisted of approximately 16 individuals representing Oswego County, the City of Oswego, the Oswego Port Authority, Operation Oswego County, the Central New York Regional Planning Board, BOA property owners, area businesses and partners such as the Department of State and the Department of Environmental Conservation. Key issues that the Steering Committee reviewed and provided guidance on included the BOA boundaries, findings of the Economic and Market Analysis, selection of catalyst sites and areas, the Master Plan and the Step 3 application scope. Minutes of the Steering Committee are provided in the appendices.

STAKEHOLDER ENGAGEMENT

A special Stakeholders' Kickoff meeting was held on December 7, 2010 at the Econo-Lodge. The Steering Committee thought it was important to inform stakeholders in a special meeting about the project and get their input prior to developing any recommendations or redevelopment concepts within the BOA. Existing conditions, financial incentives and brownfield redevelopment success stories were presented at the meeting and participants had an opportunity to ask questions and offer comments.

The meeting was a great success and more than 30 people were in attendance. Participants included property owners, small business owners, Port Authority members, regional economic development agencies and other organizations that have a stake in the BOA.

Most of the attendees agreed that a BOA plan was important to facilitate redevelopment and to increase chances of obtaining grant funding and financing. However, many of the private landowners expressed a desire to accelerate the completion of the BOA process so they could take advantage of the enhanced tax credits.

In addition, all property owners in the BOA were sent notices to inform them of the dates and times of the stakeholder meeting and all of the public meetings to encourage their participation.

DEVELOPERS' FORUM

To build upon the relationships established at the Stakeholders Meeting and to promote development in the BOA, the Steering Committee hosted a Developers' Forum on April 26, 2012 as part of the BOA study. The purpose of the Forum was to educate potential real estate developers, property owners, public and private development agencies and community organizations about the financial benefits, available government incentive programs and sites available for development within the Oswego BOA. The forum provided opportunities for potential developers to expand their brownfield portfolio; the City of Oswego showcased its available properties within the BOA; and the forum provided opportunities for deal making and initiating the steps to take advantage of financial incentives. The forum also put the Oswego BOA on the radar of area developers for future opportunities.

Developers within and outside the Oswego area were invited to the forum. Local, regional and state economic and community development agencies were also on hand to provide attendees with information about their individual programs as well as how they can partner with other agencies to assist a project.

OSWEGO BOA PROMOTION

From the start of the Oswego BOA project the Steering Committee wanted to insure the project was well publicized. A public relations plan was also developed for the Oswego BOA to create awareness of the project, engage public participation and to communicate and educate the public about the benefits of the BOA study. Press releases were created for each public meeting and appropriate media was notified about all the meetings and the results of each meeting. Local media including the Oswego Palladium Times, Time Warner Cable and the Syracuse Post Standard attended meetings and provided stories on the project.

To complement and support the BOA public relations plan, a project website, www.OswegBOA.com was created. The website provided information on the project so residents and businesses could review meeting minutes, agendas, public presentations, maps, BOA information, steering committee members and the latest press releases and news stories regarding the Oswego BOA. Contact information was also provided on the website as well as opportunities for public input.

The Oswego Canal Corridor Brownfield Opportunity Area Nomination Study

Home Project Information Links Brownfield Information News & Updates Contact Us

Oswego County Brownfield Opportunity Area

The Oswego Brownfield Opportunity Area Nomination Study
This study is being prepared to advance redevelopment of Brownfield and underutilized or abandoned commercial and industrial sites in the City of Oswego. The study will balance and integrate the environmental, social and economic needs of the Oswego community. Strategic development sites will be identified that will accommodate recreational activities and business development. Brownfield redevelopment in Oswego will transform Brownfield sites into catalysts of a new era of an improved quality of life and economic outlook for residents, visitors, and businesses.

Project Description
Oswego County applied for and received a NYS Brownfield Opportunity Area Grant, which compliments existing efforts. The industrial centers along the canal are littered with underutilized or vacant sites that once housed thriving industrial, energy and transportation businesses. EPA Brownfield Grant funds were used to characterize the Canal Corridor, particularly in the City of Oswego and perform environmental assessments on the most critical Brownfield sites within the Corridor.

Primary issues and/or problems to be addressed by this project include: qualification of environmental liabilities and comprehensive planning, including Brownfield redevelopment and building a strategic community vision and a comprehensive revitalization plan.

Program Summary
The Brownfield Opportunity Areas Program, made possible by the Superfund/Brownfield law in October 2003, provides municipalities and community based organizations with assistance, up to 90 percent of the eligible project costs, to complete revitalization plans and implementation strategies for areas or communities affected by the presence of Brownfield sites, and site assessments for strategic Brownfield sites.

The principle objectives of the Nomination Study of the proposed BOA include the following:

- Completion of a comprehensive land use assessment and analysis;
- Completion of an economic and market trends analysis;
- Recommendations for future uses and actions to revitalize the City of Oswego; and
- Identification and description of all Brownfield sites and the prioritization of sites based on key community and municipal objectives

PUBLIC MEETING SCHEDULE
STEERING COMMITTEE MEETING
Date: September 16, 2010
Time: 1 - 3 PM
Location: County Building, 4th Floor, Conference Room A&B

This site was prepared for Oswego County, the New York State DOS and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

Partners: State of New York, NYS Department of Environmental Conservation, City of Oswego, Port of Oswego

Consultant Firms: LABELIA, EDR, HARRIS BEACH & ARCHER

If you have any additional comments or questions please contact us or email us.



SECTION 3

ANALYSIS OF THE OSWEGO CANAL CORRIDOR BROWNFIELD OPPORTUNITY AREA

ON THE RIVER CHENAB
with part of the River Chindag
and Lake Ontario 1756
From Gentleman's Magazine 1756

REFERENCE TO THE PLAN

- A Lake Ontario B First Battery
C Small harbour on whole front
D Harbour for ships
E Ship carpenter's house
F Post & dunnage H Barracks
I Two small towns
J Carriage lift K Carriage lift
L In Island
M Small Island, Here 4000 inhabitants live
N Strong group here the best the second strong
O The island of the river
P The island of the river
Q The island of the river
R The island of the river

Place	Distance from the river
Ontario Post	7 Miles from the river
Carriage lift	10 Miles from the river
Small Post of the river	15 Miles from the river
Hill K	20 Miles from the river
Island L	25 Miles from the river
Island M	30 Miles from the river
Strong N	35 Miles from the river
Island O	40 Miles from the river
Carriage lift	45 Miles from the river
Carriage lift	50 Miles from the river

SECTION 3. ANALYSIS OF THE OSWEGO CANAL CORRIDOR BROWNFIELD OPPORTUNITY AREA

Oswego County's Community Development, Tourism and Planning Department developed and characterized underutilized sites in the City of Oswego in 2004. As part of the Brownfield Opportunity Area study that information has been updated and used as a framework for the analysis of existing conditions and a preliminary assessment of redevelopment opportunities.

The analysis of the Oswego BOA will complement the initial characterization of the underutilized properties with additional information on land use, zoning, land ownership, natural/cultural resources, transportation systems, infrastructure systems and market conditions. A review of the additional information is necessary to perform a comprehensive evaluation of opportunities and constraints in the BOA and to develop a practical master plan for the area.

COMMUNITY AND REGIONAL SETTING

The Oswego Canal Corridor Brownfield Opportunity Area is located entirely within the City of Oswego. It is organized around the City's waterfront areas along the Oswego River, the Oswego Canal and Lake Ontario.

The City of Oswego is the County seat of Oswego County which is located in central New York along the southeastern shore of Lake Ontario. Oswego County is mostly rural but the City of Oswego is a dense urban center of more than 18,000 residents and approximately 700 employers. As the City of Oswego is the largest municipality and the County seat in Oswego County, it serves as both the governmental and economic center of the County. In addition, the City is the regional commercial and cultural center for a larger "North-Central" New York area that includes portions of Wayne, Cayuga and Jefferson Counties.

DEMOGRAPHIC OVERVIEW

The population of the City of Oswego has varied over the last 20 years (Table 1). Between 1990 and 2000 the City lost more than 1,200 residents or 6.5 percent of its population and the total population fell below 18,000 in 2000. In 2010 the population of the City stabilized and actually started to grow as evidenced by a gain of 188 persons since 2000. This is a credit to the economic and community development efforts of the City and County as population growth in Upstate New York is an exception.

The County of Oswego's population has been amazingly stable over the last 20 years at around 122,000. In contrast, the Syracuse Metropolitan area, of which Oswego County is part of, lost 69,540 people between 2000 and 2010; an approximate ten percent decrease.

Table 1. Population in the tracts within the BOA and the Oswego Area

Area	Population (Year)			Change 1990-2000		Change 2000-2010	
	1990	2000	2010	Number	Percent	Number	Percent
Tract 216.01	3,338	3,153	2,976	(185)	-5.5%	(177)	-5.6%
Tract 216.02	3,387	3,186	3,367	(201)	-5.9%	181	5.6%
Tract 216.05	4,043	3,614	3,558	(429)	-10.6%	(56)	-1.5%
City of Oswego	19,195	17,954	18,142	(1,241)	-6.5%	188	1.0%
County of Oswego	121,771	122,377	122,109	606	0.5%	(268)	-0.2%
Syracuse NY Metro	659,864	732,117	662,577	72,253	10.9%	(69,540)	-9.5%
New York State	17,990,455	18,976,457	19,378,102	986,002	5.5%	401,645	2.1%

Source: U.S. Bureau of the Census

Population in the Oswego BOA, as estimated by Census tract population data, has declined in some tracts and grown in others. Census Tracts 216.01, 216.02 and 216.05 are within the Oswego BOA. Tracts 216.01 and 216.05 located in the central and eastern portions of the BOA continue to decline in population, each losing residents in the two decades between 1990 and 2010. Tract 216.02 on the western edge of the BOA, near SUNY Oswego, lost population between 1990 and 2000, but gained population by 2010, erasing the previous decline.

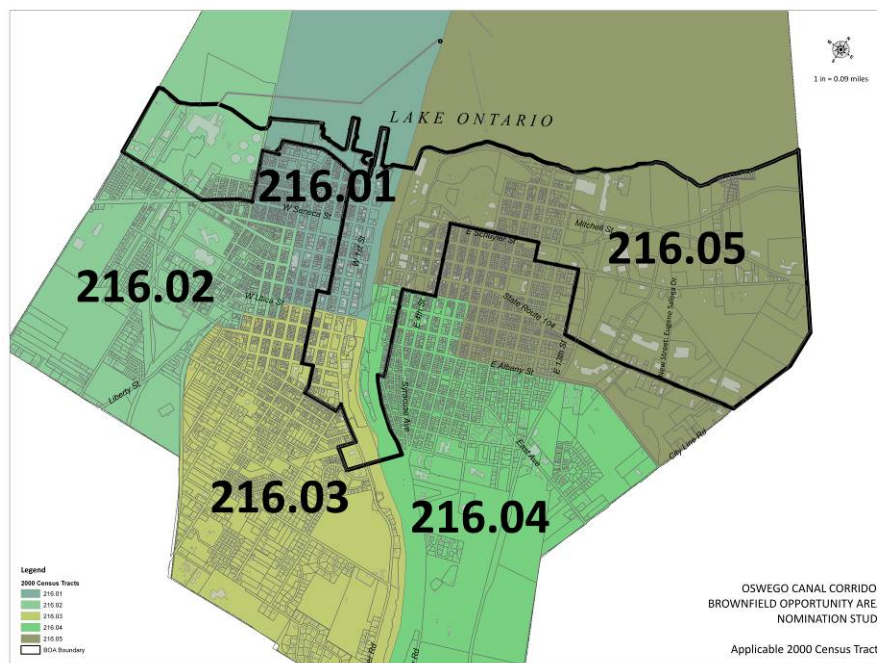


Figure 5. Census Tracts within the BOA (BOA Boundary in black)

Census Tract demographics as shown in Table 2 also characterize the differences and similarities across the BOA. Tracts 216.01 and 216.02 on the west side of the BOA show the impacts of the proximity to SUNY Oswego. The demographics in those tracts generally describe a college based population: high renter occupancy, low median ages, and very high poverty levels. The easternmost census tract, 216.05, however, is more indicative of a typical City of Oswego neighborhood: higher owner occupancy, lower poverty levels and a higher median age.

Table 2. BOA Census Tract Demographics

Subject	Census Year	Tract 216.01	Tract 216.02	Tract 216.05	City of Oswego
Housing Vacancy Rate	2010	8.6%	5.8%	9.4%	7.2%
% Housing Units Owner Occupied	2010	36.3%	44.9%	57.6%	51.3%
% Housing Units Renter Occupied	2010	63.7%	55.1%	42.4%	48.7%
% High School Graduates	2000	79.8%	76.9%	77.9%	79.4%
% Individuals Below Poverty Level	2000	34.2%	31.0%	17.7%	23.0%
% Homes Built Before 1939	2000	74.1%	49.7%	75.7%	59.3%
1999 Median Household Income	2000	\$ 22,826	\$ 24,257	\$ 25,972	\$ 28,248
1999 Per Capita Income	2000	\$ 15,991	\$ 13,379	\$ 13,934	\$ 16,558
1999 Median Housing Value	2000	\$ 65,400	\$ 64,800	\$ 61,000	\$ 68,400
Median Age	2010	28.1	24.4	35.6	33.8

Source: U.S. Bureau of the Census

One similarity among the Census Tracts is the level of relative wealth. The median household income levels and housing values in all of the Census tracts fall below the City of Oswego's income levels. For that reason, focusing on the area to encourage investment and jobs through the BOA program is a strategic economic and community development objective.

EMPLOYMENT OVERVIEW

Demographics in the Oswego BOA are directly related to employment in the area. This report focuses on Oswego County industry employment figures because Census employment data at the City level is limited and the County is the most appropriate level of analysis as employees often live and work in different communities in the County.

Please note the Oswego County industry employment data is "establishment" data which measures employment at Oswego County companies. Establishment employment data more accurately reflects the economic conditions in Oswego County. It differs from resident employment which is based on unemployment figures for Oswego County residents regardless of where they work.

Based on Census employment data from 1998 and 2008, four industries dominate the Oswego County economy: manufacturing, retail, health care and accommodation/food services. Together, those four industries account for almost 80 percent of Oswego County's employment.

Changes in the share of major industry employment between 1998 and 2008 as shown in Figure 6 illustrate Oswego County's economic restructuring over a decade.

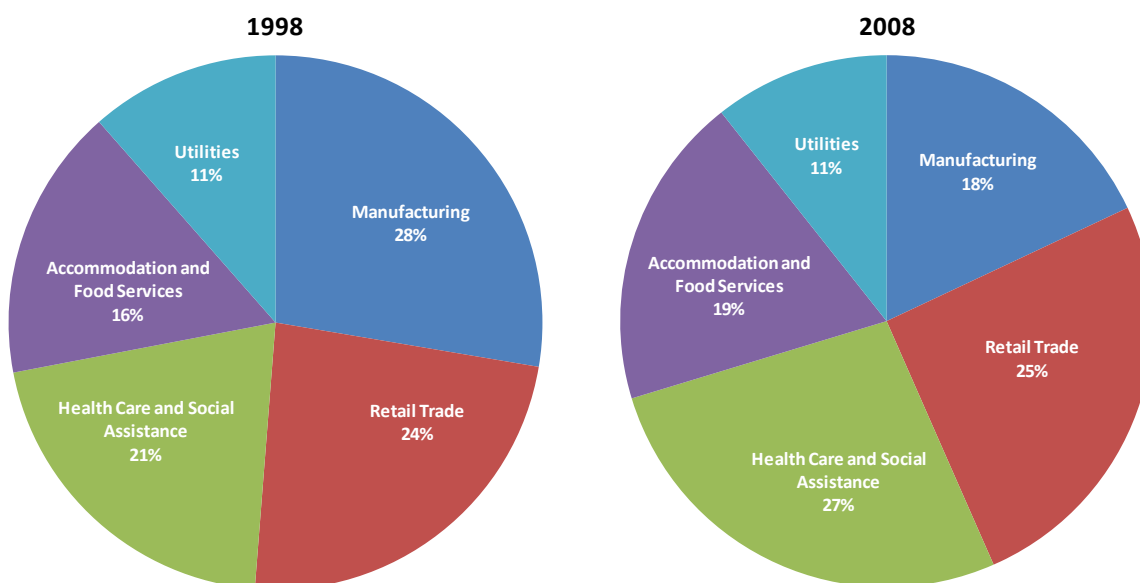


Figure 6. Share of Oswego County Industry Employment, 1998 & 2008

Source: U.S. Bureau of the Census, County Business Patterns

Between 1998 and 2008 the manufacturing industry's share of major employment in Oswego County declined from 28 percent to 18 percent. In only a 10 year period the manufacturing industry went from the largest employer in Oswego County to the fourth largest employer with a loss of more than 1,700 jobs.

As total employment in Oswego County remained steady over the 10 year period at just over 20,000 jobs, the loss in manufacturing employment was absorbed by health care, retail and accommodation/food services jobs. The health care industry's share of the Oswego job market grew from 21 percent to 27 percent or more than 1,100 jobs. Retail and accommodation/food service jobs also offset manufacturing job losses but to a lesser degree.

The trend of continued job losses in manufacturing and job gains in health care are expected to continue into the next decade in Oswego County. According to projections prepared by the New York State Department of Labor for the Syracuse

region, as shown in Figure 7, the health care industry will produce almost 9,000 jobs over the 10 year period while the manufacturing industry will lose a similar number of jobs.

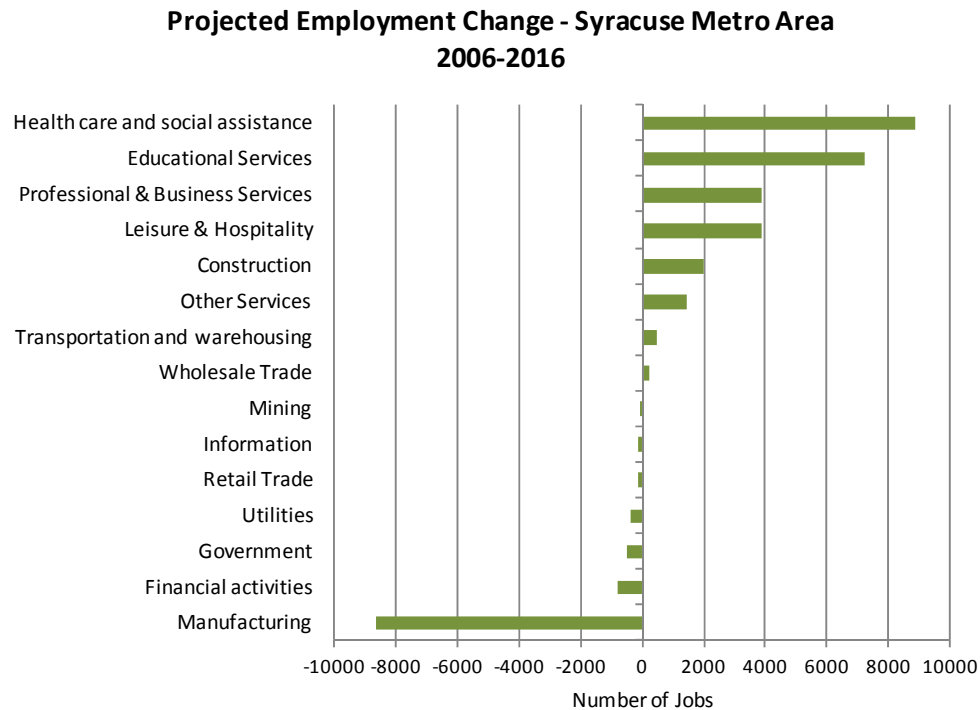


Figure 7. Projected Employment Growth, Syracuse Metro Area
Source: NYS Dept. of Labor

The restructuring of industry employment in Oswego County is directly relevant to the Oswego BOA. A consequence of the loss in manufacturing employment is a decrease in the current use and future demand for manufacturing buildings in the BOA. Former manufacturing buildings and sites are currently vacant, abandoned or underutilized in the BOA. The Economic and Market Analysis, later in this section, will evaluate feasible uses for the BOA, align the uses with underutilized buildings and provide justification for suggested zoning amendments.

However, efforts to reduce unemployment will be needed to encourage reuse of buildings and sites in the BOA. While economic conditions throughout the nation and New York State have declined significantly since 2008, Oswego County's unemployment rate continues to be high. As shown in Figure 8 Oswego's County's 2010 annual unemployment rate was 10.5 percent, approximately two percentage points higher than the Central New York region and New York State.

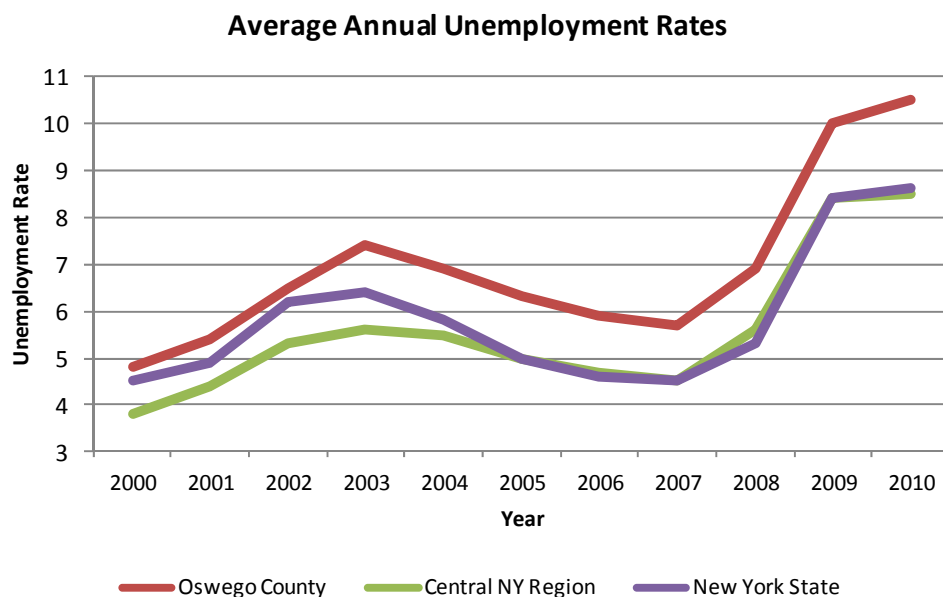


Figure 8. Annual Average Unemployment Rates 2000-2010

Source: U.S. Bureau of the Census

OSWEGO BOA SUB AREAS

To facilitate analysis the BOA was divided into six sub-areas or districts as shown in Figure 9. This division was necessary because the BOA was relatively large and the character, needs, building types, land use composition and business mix varied within the BOA. Separating the districts was especially important in aligning the feasible uses identified in the Economic and Market Analysis with the appropriate buildings, sites and neighborhoods. It was also somewhat important in the selection and analysis of appropriate catalyst areas and sites.

OSWEGO CANAL
CORRIDOR

BROWNFIELD
OPPORTUNITY AREA

SUB-AREAS

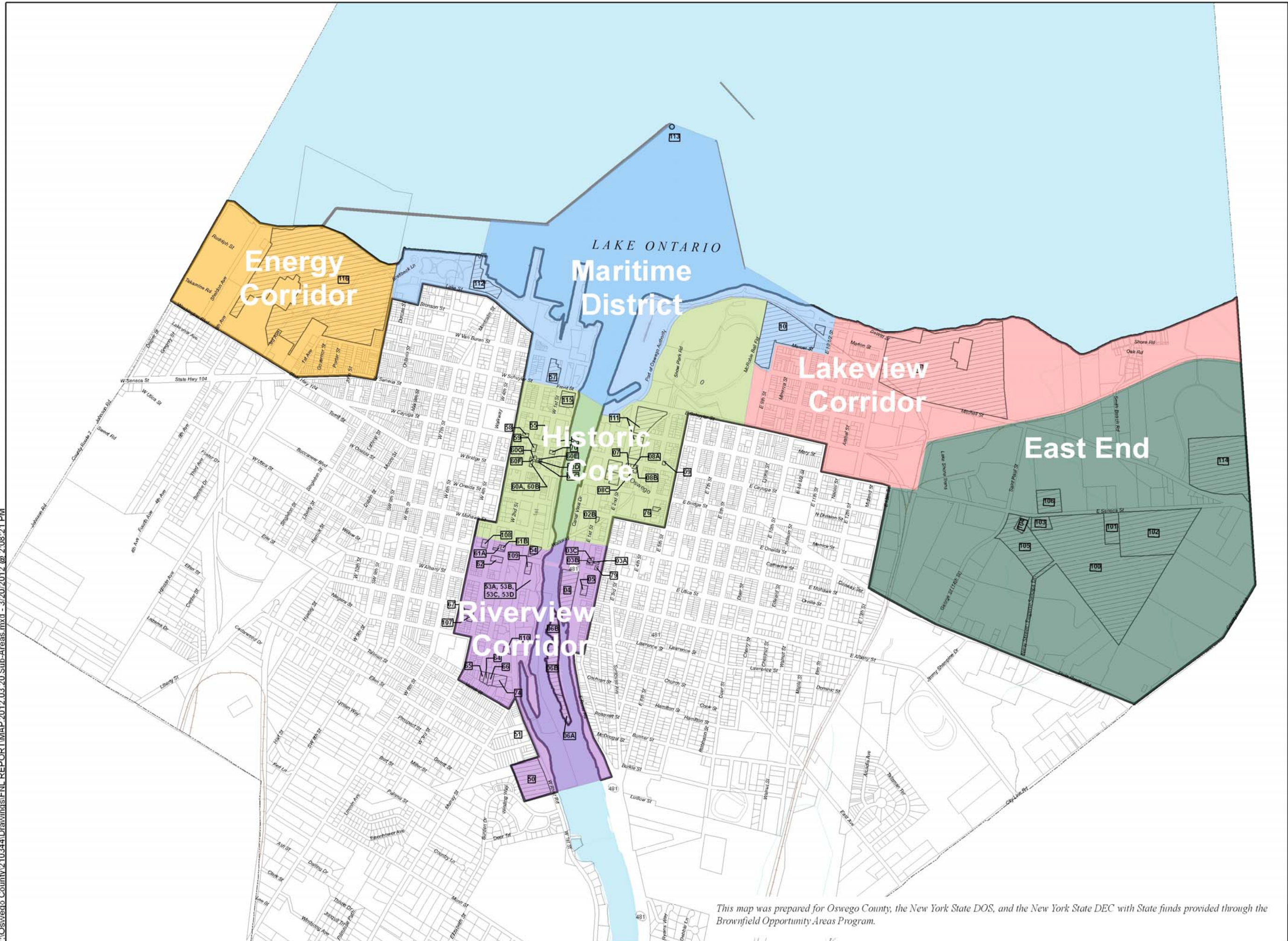


Sources:
1. LaBella Associates in conjunction with the
Project Steering Committee

Figure 9. BOA Sub-Areas

0 950
1 inch = 1,500 feet

Labella Project No:
210344



This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

The six BOA sub areas include:

1. **Maritime District** – this area includes the “working waterfront” of the Port of Oswego properties, the Oswego marina and Breitback Park.
2. **Historic Core** – the Historic Core comprises the historic, pedestrian oriented commercial core of the City of Oswego around East and West Bridge Street (Route 104) and Fort Ontario.
3. **Riverview Corridor** – an area directly south of downtown that has a distinct character influenced by its location on bluffs overlooking a scenic view of the Oswego River, the Oswego Canal, Leto Island, and a perspective of both the natural and manmade (bridges, etc.) sights along the River as it enters Lake Ontario.
4. **Lakeview Corridor** – as its name suggests this corridor on the east side of the City has a strategic location that affords exceptional views of Lake Ontario.
5. **East End** – the East End differs significantly from the historic and lakefront areas primarily in the lower density development pattern. It also includes some of the more recent commercial and industrial development projects in Oswego.
6. **Energy Corridor** – while this area is dominated by the underutilized NRG Power Plant, the area also includes Sheldon Beach, parts of SUNY Oswego and a planned extension of the Harbor and Riverwalk trail system between Breitback Park and Sheldon Beach.

INVENTORY AND ANALYSIS

While the Community and Regional Setting section provides a general, introductory overview of the Oswego BOA, the Inventory and Analysis section provides more detailed information on various factors that influence the location, size, character and use of future redevelopment and development in the BOA. The following characteristics will be reviewed under the Inventory and Analysis section: land use, zoning, underutilized sites, land ownership, parks, natural resources, historic resources, transportation systems and infrastructure systems. The analysis of those characteristics will be complemented by an Economic and Market Analysis to determine feasible uses in the BOA. Finally, all the opportunities and constraints identified in the analysis of the BOA characteristics and market analysis will be synthesized to develop a master plan that includes actions for revitalization.

EXISTING LAND USE

The City of Oswego is a fully developed urban area with the exception of some undeveloped parcels on the east end of the city near the former landfill. It is also a historic city that primarily developed between the mid 1800s to the beginning of the 1900s prior the adoption of zoning laws. Consequently the current land use pattern in the largely historic Oswego BOA is a mix of uses. A land use map, Figure 10, illustrates the mix of uses.



The Maritime District is dominated by the Port of Oswego facilities

The description of the sub-areas in the previous section is a good framework to describe the land use patterns within the BOA. The **Maritime District** sub area has the most uncomplicated land use pattern in the BOA. Land and water uses include the Port of Oswego terminal which occupies both sides of the Oswego River near Lake Ontario and is comprised of storage areas, fuel storage areas, offices, unloading areas and the port itself. Oswego Marina, west of the port area, is owned by the City of Oswego and contains 65 boat slips and transient docks for recreational use as well as boater amenities. Breitback Park, a city waterfront park, is adjacent to the Marina.

Land uses in the **Historic Core** and **Riverview Corridor** south of the Maritime District are much more varied. Dominant land uses in the areas include commercial and government uses but there are also multiple residential properties and vacant properties.

On the west side of the River the City government campus occupies a significant area in the Historic Core while the County Government complex is located on the east side of the River. The historic government buildings on both sides of the River define the character of the Historic Core and are complemented by historic mixed use commercial buildings, some of which have recently undergone renovations, several hotels, and the landmark Fort Ontario site and buildings. Commercial uses in the Historic Core are generally smaller, niche retail, service and professional offices. There are also several old industrial sites and buildings scattered in the Historic Core, including some brownfield and underutilized sites.

The **Riverview Corridor**, while also primarily mixed use in nature, has a slightly less dense development pattern than the Historic Core. Buildings are not as tall and several lots are used for parking or are vacant. The area also has a neighborhood character because of its proximity to residential neighborhoods.



The Historic Core includes a mix of uses including historic mixed use commercial buildings (W. Bridge looking south), government buildings (City Hall) and hotels (Best Western). (May 2011).



The vacant Fitzgibbons site in the Lakeview Corridor (May 2011)

Table 3. Land Use in the BOA

Source: Oswego County Real Property Tax Service

Land Use	Acres
Residential	121.8
Commercial	259.8
Industrial	156
Utilities	174.1
Transportation	20.5
Public	271.2
Underwater	11.5
Vacant	319.7
Unknown	1.21
Greenspace	59.5

The **Lakeview Corridor** is dominated by two uses: an industrial area along the Lakefront and a residential area between the industrial areas and Fort Ontario. Railroad corridors also play an important role in this area as they segregate areas and create the appearance of underutilization. Two large brownfield sites, the E.J. Spirtas vacant warehouse and the Fitzgibbons vacant site, also create an atmosphere that the area is depressed.

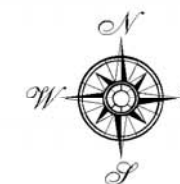
Uses on the **East End** differ slightly from uses in the other BOA sub areas primarily in their layout, density and size. Properties along E. Bridge Street (Route 104) and along George Street are occupied by large retail and commercial uses with large parking areas, including Wal-mart, Lowes and

several shopping plazas. The East End also includes the Landfill and several industrial sites north of the commercial area on Route 104.

Uses in the **Energy Corridor** also differ from uses in the rest of the BOA. The Energy Corridor is dominated by the NRG Power Plant which occupies 93 acres and consists of six power operating units (two operational), an oil tank farm and rail facilities. A portion of the 700 acre, 8,300 student SUNY Oswego campus is also located in the Energy Corridor.

BROWNFIELD
OPPORTUNITY AREA

LANDUSE

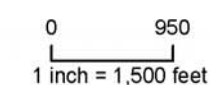


Existing Landuse

-  Greenspace
-  Residential
-  Commercial
-  Industry
-  Public Utility
-  Transportation
-  Gov't/Community Services
-  Underwater
-  Vacant
-  Unknown
-  Underutilized, Vacant or Potential Brownfield Property

Sources:
1. City of Oswego Real Property Database

Figure 10. Land Use in the BOA



Labella Project No:
210344

This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

EXISTING ZONING

Zoning in the Oswego BOA, as shown in Figure 11, is generally reflective of current land uses. Lands along the Lake Ontario waterfront, with the exceptions of Breitback Park and SUNY Oswego, are zoned IN Industrial. Currently the zoning is appropriate for the existing uses in the areas. However, the zoning may need to be amended to permit certain uses, such as residential uses or mixed uses, to facilitate redevelopment of multiple brownfields consistent with the proposed concept plans within the IN Industrial zone. Similarly, some of the bulk use requirements may need to be amended to allow a denser development pattern.

In the Historic Core, generally along the Oswego River and Oswego Canal, the B1 Neighborhood Business District and B2 Central Business District zoning are mixed use zones with commercial and residential uses permitted as of right or by special use permit. The B2 zone is a higher density mixed use zone than the B1 zone. The mixed use zoning would permit most, if not all, redevelopment proposals. But like the IN Industrial zone the bulk requirements may need to be amended to facilitate development or redevelopment.

A special B3 Redevelopment District zone is also located on the East Side of the Historic Core along the Oswego River and Canal. This zone appears to be a remnant of the urban renewal era to allow multi-story buildings (up to 15 stories) and public parking decks. Several recent amendments have been made to the district to allow condos, hotels and drive in facilities. Maintaining this zoning category or integrating it under the B1 and/or B2 zones, with some adjustments, may be a consideration to ensure the Historic Core and Riverview Corridor brownfield redevelopment projects are consistent in character and massing.

The East End is currently zoned appropriately for existing uses in the zone. However, the B1 commercial zone along Route 104 is almost fully developed and there is no room for additional commercial development in that zone within the BOA. In contrast, the area to the north is zoned IN Industrial with several brownfields (including the landfill) and other underutilized industrial properties. Rezoning underutilized industrial areas from IN Industrial to either B1 commercial or a hybrid zone that allows both commercial and industrial uses, therefore, may be a strategic action to promote development of underutilized properties in the East End.

Currently, there are no other local, county, state or federal economic development designations in the Oswego BOA. However, the Oswego Local Waterfront Revitalization Area Boundary is within the BOA. Projects within the Local Waterfront Area are eligible for land and water based construction project grants through the New York Departments of State and Parks. Local and state historic areas will be discussed further on in this report under Cultural and Natural Resources.

Table 4. Dominant zoning categories within the BOA

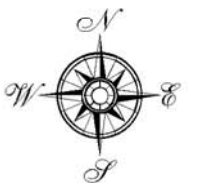
Zone	Uses Permitted (Generally)	Special Uses Permitted	Acres
IN Industrial	Enclosed manufacturing, warehouse, gas stations, public utility, adult businesses	Open Storage, retail, quarries	1074.4
B1 Neighborhood Commercial	Retail, offices, restaurants, hotel/motel	Gas stations, drive in facilities, wholesale stores, auto sales, multiple family, condos	267.4
B2 Central Business District	Retail, offices, restaurants, hotel/motel	Gas stations, drive in facilities, wholesale stores, auto sales, multiple family, condos	142.3
B3 Redevelopment District	Multi-family, banks, offices, retail, hotels/motels, parking lots/garages, public utilities, condos	Marinas	29.6
R3 Residential	One family dwellings, schools, religious uses	Home occupations, hospitals, salons/barbers, professional offices, funeral homes	339.0

Source: City of Oswego

OSWEGO CANAL
CORRIDOR

BROWNFIELD
OPPORTUNITY AREA

ZONING



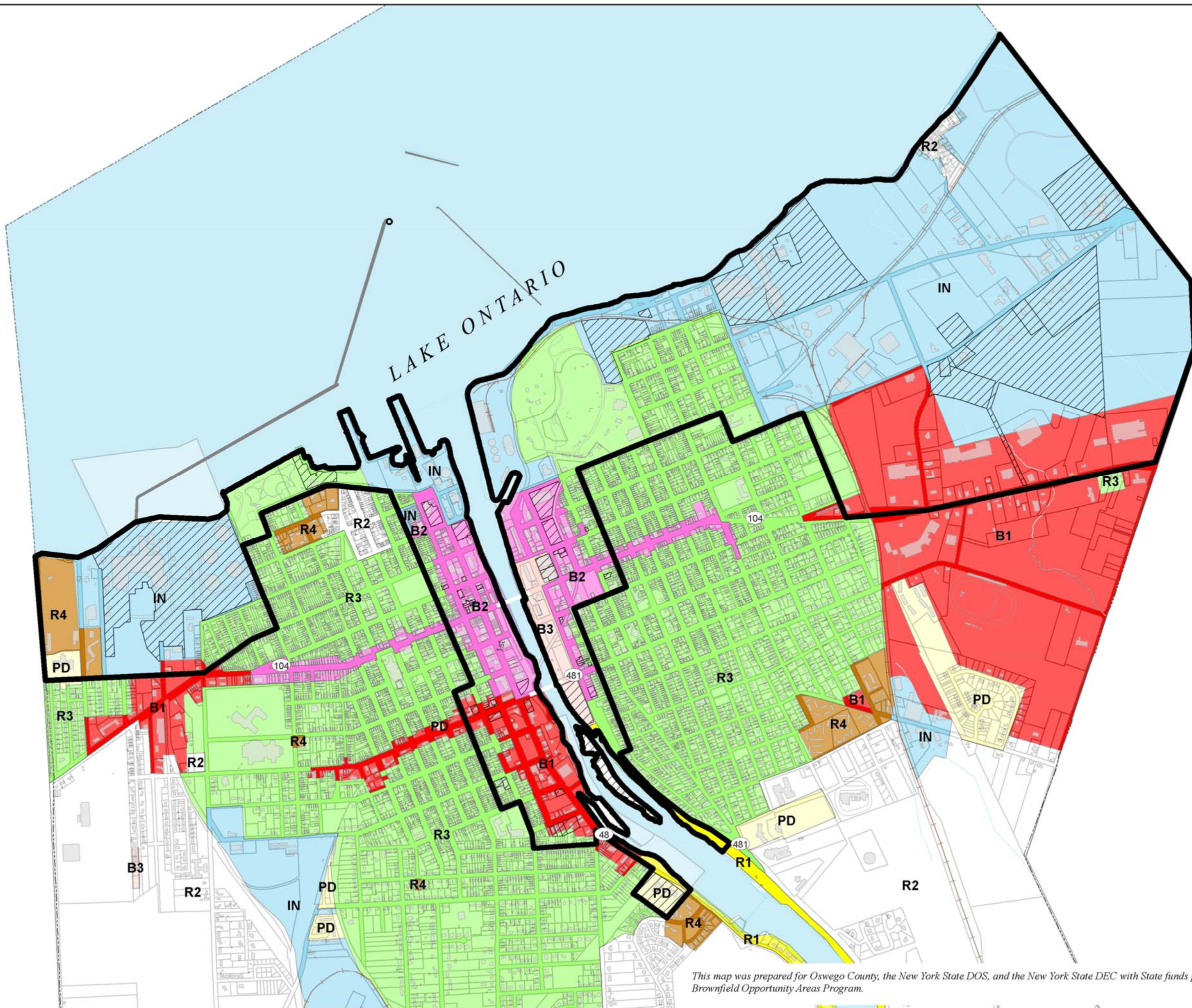
- BOA BOUNDARY
- UNDERUTILIZED, VACANT OR POTENTIAL BROWNFIELD PROPERTY
- Existing Zoning
 - R1 RESIDENTIAL 1
 - R2 RESIDENTIAL 2
 - R3 RESIDENTIAL 3
 - R4 RESIDENTIAL 4
 - B1 NEIGHBORHOOD BUSI
 - B2 CENTRAL BUSINESS
 - B3 REDEVELOPMENT
 - IN INDUSTRIAL
 - PD PLANNED DEVELOPMENT

Figure 11. Zoning in the BOA

Sources:
1. City of Oswego Zoning Shapefile provided by the County of Oswego

0 950
1 inch = 1,500 feet

Labella Project No:
210344



This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

BROWNFIELD, UNDERUTILIZED AND VACANT SITES

The Oswego BOA includes 49 properties categorized as brownfield, underutilized and vacant properties. Brownfield properties are properties with known environmental contamination. Underutilized properties generally had buildings on them that were vacant, significantly underutilized or abandoned. Properties with no buildings on them, or designated as vacant on the real property database, were labeled as vacant. Figure 12 shows the location of the properties.

The Appendices provide site summaries of all the properties that include detailed information on tax parcels, utilities, transportation access, use, zoning and environmental records. The environmental records provide a background of the site, information on public environmental records for the property and data regarding any groundwater contamination. Additional active properties with environmental records are included in the site summaries.

Tables 5 and 6 provide a summary of the brownfield, underutilized and vacant properties in the Oswego Brownfield Opportunity Area. The character of the properties varies considerably. The list includes industrial buildings, parking lots, auto shops, government sites, gas stations, vacant lots and the County's closed landfill.



The E.J. Spirtas site in the Lakeview Corridor is a large brownfield site with multiple vacant buildings.

OSWEGO CANAL CORRIDOR BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

Table 5. Brownfield, Underutilized and Vacant Properties

Site	St. Number	Street	Owner	Land Use	Acres	Assessed Value	Zone	Site Use
POTENTIAL BROWNFIELD PROPERTIES or LANDFILL PROPERTIES								
02B	133	E First St	Shaw, Warren and Natoli Philip	Det row bldg	0.10	\$ 62,500	B2	building
5	215-221	E First St	Canalview Development LLC	Vacant comm	0.38	\$ 63,000	B2	no building
4	220	E First St	Canalview Development LLC	Vacant comm	2.10	\$ 316,600	B3	no building
104	500	E Seneca St	Ohnmacht, Clarence L	Manufacture	1.00	\$ 100,000	IN	building
106	701	E Seneca St	New York State DEC	Vacant comm	3.69	\$ 146,500	IN	no building
101	710	E Seneca St	Northern Group	Manufacture	3.00	\$ 333,000	IN	building
103	512	E Seneca St	Centro of Oswego	Motor Veh. Svc	1.68	\$ 525,000	IN	building
102	720	E Seneca St	County Of Oswego	Police/Fire	19.95	\$ 770,000	IN	building
100	700	E Seneca St	County Of Oswego	Landfill	56.68	\$ 1,100,000	IN	no building
79	25	E Utica St	Conway, Michael	1 use sm bld	0.07	\$ 38,000	R3	building
105		George St	Fitzgibbons, John E	Vacant indus	10.17	\$ 77,000	IN	no building
116	261	Grge Wsh. Blvd.	Oswego Harbor Power LLC	Elec-fossil	114.65	\$ 140,000,000	IN	building
6B	1	Leto Is	Leto, John	Det row bldg	3.50	\$ 314,000	R1	building
10	23	Mercer St	Oswego Port Authority	Other - Storage	12.90	\$ 1,300,000	IN	no building
11	101	Mitchell St	E.J. Spirtas Group LLC	Manufacture	54.79	\$ 1,602,400	IN	building
114	375	Mitchell St	Great Lakes Veneer Corp	Manufacture	21.58	\$ 905,000	IN	building
64	22	Ohio St	Miller, Mildred Wood	1 use sm bld	0.32	\$ 110,000	B1	building
65	24	Ohio St	Comerford, J R & Son Inc	1use sm bld	0.28	\$ 90,000	B1	building
66	20	Ohio St	Oswego Plastics Inc.	Manufacture	0.42	\$ 131,000	R3	building
110	388	W First St	Jefferson Street LLC	Gas station	0.30	\$ 225,000	B1	building
57	68	W First St	City Of Oswego	Highway garage	1.60	\$ 418,000	B2	building
108	200	W Third	Malone, Joseph	Auto body	0.30	\$ 125,000	B1	building
50	498-500	W. First St.	Carson, Jeffrey	Commercial	6.81	\$ 360,000	R3	building
Total All Brownfield Properties					316.27	\$ 149,112,000		
UNDERUTILIZED PROPERTIES								
9	45	E Cayuga St	Lombardo, Anthony P	Res vac land	0.08	\$ 5,000	R3	parking lot
8A	26-30	E Cayuga St	Hsiao, George and Madeline	Vacant comm	0.15	\$ 41,700	B2	parking lot
111	29	E Cayuga St	Marbell Realty Corp	Supermarket	5.21	\$ 1,239,000	B2	building
7	22	E Cayuga St	Camelot Lodge LLC	>1use sm bld	0.09	\$ 55,000	B2	building
117	18	E. Cayuga St.	Dawn - BV II LLC	Nbgh Shop Ctr	1.86	\$ 2,549,000	B3	building
3A	195	E First St	Mc Nair-Flett, Pat. and Thomas	Auto body	0.15	\$ 68,000	B2	building
3B	197	E First St	Mc Nair-Flett, Pat. and Thomas	Att row bldg	0.08	\$ 55,000	B2	building
3C	193	E First St	Mc Nair-Flett, Pat. and Thomas	Vacant comm	0.11	\$ 7,800	B2	building
8C	56	E Third St	Hsiao, George and Madeline	Vacant comm	0.18	\$ 45,100	B2	parking lot
107	32	Erie St	Priority Rentals, Inc	Culture bldg	0.38	\$ 50,000	R3	building
112	41	Lake St	City Of Oswego	Govt bldgs	2.70	\$ 1,200,000	R3	building
6A	2	Leto Canal	Leto, John	Parking lot	1.00	\$ 25,000	R1	parking lot
60A	27-29	W Bridge St	Columbo, Brian	Att row bldg	0.10	\$ 225,000	B2	building
59	26	W Cayuga St	City of Oswego	Parking lot	0.21	\$ 75,000	B2	parking lot
60C	178	W First St	Calascibetta, Anthony V	Parking lot	0.04	\$ 13,900	B2	parking lot
60E	174	W First St	Calascibetta, Anthony V	Parking lot	0.07	\$ 22,000	B2	parking lot
60D	176	W First St	Calascibetta, Anthony V	Parking lot	0.05	\$ 18,000	B2	parking lot
115	77-79	W First St	Oswego Waterfront Develop.	Dealer - prod	1.40	\$ 400,000	B2	building
60F	117	W Second St	Eggleston, Heidi	Parking lot	0.07	\$ 27,800	B2	parking lot
60G		W Second St	Eggleston, Richard	Vacant comm	0.04	\$ 11,000	B2	parking lot
62	20-24	W Utica St	CSP Realty LLC	Com vac w/imp	0.46	\$ 76,000	B1	building
Total All Underutilized Properties					14.42	\$ 6,209,300		
VACANT/UNDEVELOPED PROPERTIES								
8B	32	E Cayuga St	Hsiao, George and Madeline	Vacant comm	0.03	\$ 14,000	B2	vacant lot
76	81	E Fourth St	St. Louis Church	Vacant comm	0.19	\$ 55,700	R3	building
58	33	W Cayuga St	Dator, Carlos O and Carmen B	Vacant comm	0.13	\$ 52,700	B2	no building
54	275	W First St	Shanley, P Michael and Mary V	Vacant comm	0.65	\$ 90,000	B2	no building
70	151-155	W First St	Strategic Domains, LLC	Vacant comm	0.14	\$ 95,000	B2	no building
Total All Vacant/Undeveloped Properties					1.14	\$ 307,400		
Total All Brownfield, Underutilized and Vacant Properties					331.83	\$ 155,628,700		

Twenty three (23) of the properties are classified as potential brownfields, 21 are classified as underutilized and five are classified as vacant. The property designations were made based on evaluation of real property data, publicly available environmental records (Phase I reports, spills, etc.), aerial photography, Sanborn maps, site visits and information provided by Steering Committee members.

The 49 properties occupy approximately 331 acres in the City of Oswego and are assessed at more than \$155 million. They range in size from less than an acre to more than 130 acres. The majority of the properties, 22, are located in the B2 Central Business District zone but most of them are small properties of less than five acres. Nine properties are in the IN Industrial District zone and comprise the largest properties within the BOA including the NRG site, the landfill, and the E.J. Spirtas site. The remainder of the properties are located in the B1, B3 and R3 zones.

STRATEGIC SITES

Several of the brownfield, underutilized, vacant and other key sites in the Oswego BOA were considered as strategic sites during the course of the yearlong study. Input and information gained through an analysis of the existing information, public input, stakeholder discussions and steering committee deliberations narrowed the properties based on some key criteria including:

- Relationship to community vision and goals;
- Potential for redevelopment and developer interest;
- Opportunities for sustainable development;
- Access and relationship to waterfront areas and downtown;
- Willingness of property owner to sell or develop;
- Prospect of being catalytic for a large area; and
- Current or future potential of public ownership and the ease of property disposition.

Initial candidates included several properties such as the Flexowire property in the Historic Core and the Stevedore and Breneman properties in the Riverview Corridor that were taken off the list because they are in the process of being redeveloped.

Based on the evaluation of all the sites, five were chosen as strategic sites that would receive site assessment funding under Step 3 to facilitate redevelopment. The sites, and the reasoning behind their selection, are described on the following pages and identified by crosshatching on Figure 12.

E.J. SPIRTAS SITE (101 MITCHELL STREET)

The 55 acre brownfield site (Site 11 on Figure 12) has an extraordinary view of Lake Ontario and will have catalytic economic and neighborhood impacts in the City because of its size and location. The site consists of multiple buildings totaling 180,000 sq. ft. on 1.86 acres in the IN Industrial zone. Hammermill Paper was the last tenant in the building and there is an environmental history at the site including spills, petroleum bulk storage and chemical bulk storage. Some of the key advantages of the site include truck docks, a rail siding, tall ceilings and access to the Port of Oswego.



The E.J. Spirtas site has multiple vacant buildings and is situated on the Lake Ontario waterfront.

FITZGIBBONS SITE (23 MERCER STREET)

The Fitzgibbons site is a 12.9 acre site (Site 10 on Figure 12) west of the E.J. Spirtas site currently owned by the Oswego Port Authority. It also has an incredible view of the Lake and its adjacency to Fort Ontario, the River/Harbor walk and downtown amplify its potential to be catalytic. Currently there are no buildings on the site but the Port has plans to use the site as a container port to enable expansion of Port of Oswego activities.

The site was used for the manufacture of boilers for more than 60 years and environmental concerns include petroleum bulk storage. A Phase 1 Site Assessment was conducted for the site which reported the removal of multiple underground storage tanks. Based on the environmental history a Phase 2 Site Assessment is recommended to characterize soil and groundwater conditions at the site.



The Fitzgibbons site is also located on Lake Ontario and has adjacent to the Fort Ontario historic site.

MID-TOWN PLAZA BLOCK (BOUNDED BY E. 1ST, E. BRIDGE, E. 2ND, E. CAYUGA)

The 2020 Vision Plan identified this area as a key site to advance redevelopment of the east side. It is strategically located in the center of Downtown Oswego on a prime corner of W. Bridge Street (Route 104) and within walking distance of County and City offices as well as downtown hotels (Site 117 on Figure 12).

Two sites, a public garage owned by the City and privately owned 134,000 sq. ft. structure, comprise the site which was developed as part of an Urban Renewal project. The private site is currently undergoing a foreclosure procedure and the City may be interested in disposing of the garage site. Environmental concerns at the site include a former machine shop and several auto related businesses.



The Midtown site is located at a prime downtown intersection across from County government buildings.

FORMER PRICE CHOPPER SITE (29 E. CAYUGA STREET)

Price Chopper supermarket formerly occupied the 42,000 sq. ft. building on this five (5) acre site (Site 111 on Figure 12), leaving approximately four acres of undeveloped land formerly used for parking. While the site is not directly on Lake Ontario, it's elevation above adjacent Port of Oswego facilities offers view of Lake Ontario, the “working” waterfront of the Port of Oswego, Fort Ontario, marinas on Lake Ontario, the Oswego River and downtown Oswego.

The site also has access to the Port of Oswego and is within walking distance of government offices, downtown businesses and hotels. Environmental concerns at the site include a foundry/machine site found on a Sanborn Map.



29 E. Cayuga is a former supermarket site adjacent to the River and Harbor walk near the Lake Ontario waterfront and downtown Oswego.

77-79 W. FIRST STREET

This is the only strategic site located on the west side of the City of Oswego. The vacant 1.39 acre site is located at 77-79 West First Street on the Oswego River (Site 115 on Figure 12) and offers views of Lake Ontario, the east side of downtown and the Oswego Canal. It is also within walking distance of downtown government offices and marinas on Lake Ontario.

The vacant site is adjacent to the historic former Coleman's restaurant building and any future development projects could take advantage of the historic port area building's character. Petroleum contamination from underground storage tanks at the site was identified during previous work at the site but the magnitude and extent of contamination is not known.

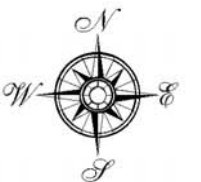


77-79 West First Street is located in the City's Downtown west neighborhood between the historic former Coleman's restaurant building and the Port of Oswego's west side operations.

OSWEGO CANAL
CORRIDOR

BROWNFIELD
OPPORTUNITY AREA

UNDERUTILIZED, VACANT,
AND BROWNFIELD SITES



Site Characterization

- Underutilized
- Undeveloped/Vacant
- Potential Brownfield/Landfill
- Strategic Site

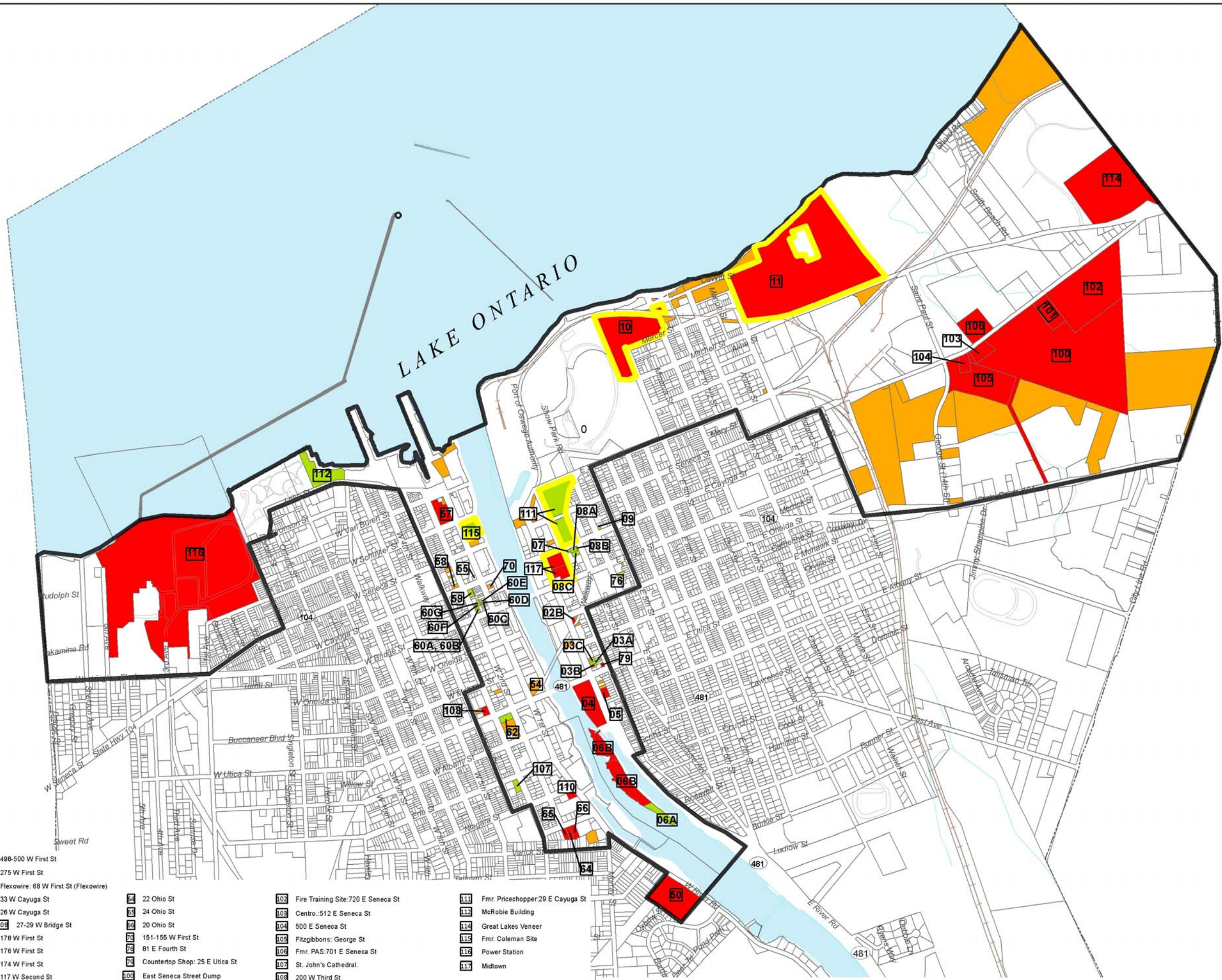
Figure 12. Underutilized, Vacant and
Brownfield Sites

Note: Sites shown as Undeveloped/Vacant that do
not have a Site ID number are sites designated as
vacant in the Real Property Database, but were not
designated as BOA sites.

- Sources:
1. Interviews with City and County
Personnel
 2. Database reviews (see report text for full
listing)
 3. Phase I Reports
 4. Sanborn Maps for the City of Oswego
 5. Historical Aerial Photography

0 950
1 inch = 1,500 feet

Labella Project No:
210344



This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the
Brownfield Opportunity Areas Program.

- | | | | |
|--------------------------------------|---|---|---------------------------------------|
| 02B Lambrino's: 133 E First St | 64 498-500 W First St | 102 Fire Training Site: 720 E Seneca St | 111 Fmr. Pricechopper: 29 E Cayuga St |
| 03A 195 E First St | 65 275 W First St | 103 Centro: 512 E Seneca St | 112 McRobie Building |
| 03B 197 E First St | 66 Flexowire: 68 W First St (Flexowire) | 104 500 E Seneca St | 113 Great Lakes Veneer |
| 03C 193 E First St | 67 33 W Cayuga St | 105 Fitzgibbons: George St | 114 Fmr. Coleman Site |
| 04 220 E First St (Breneman Site) | 68 26 W Cayuga St | 106 Fmr. PAS: 701 E Seneca St | 115 Power Station |
| 05 Fmr. Breneman: 215-221 E First St | 69 27-29 W Bridge St | 107 St. John's Cathedral | 116 Midtown |
| 06A 2 Leto Canal | 70 178 W First St | 108 200 W Third St | |
| 06B 1 Leto Is | 71 176 W First St | 109 388 W First St | |
| 07 22 E Cayuga St | 72 174 W First St | | |
| 08A 26-30 E Cayuga St | 73 117 W Second St | | |
| 08B 32 E Cayuga St | 74 W Second St | | |
| 08C 56 E Third St | 75 Northern Ready Mix: 710 E Seneca St | | |
| 09 45 E Cayuga St | 76 20-24 W Utica St | | |
| 10 101 Mitchell St (Hammermill) | | | |

TRANSPORTATION SYSTEMS

The Oswego BOA is served by multiple transportation systems. This includes vehicular, rail, water, and pedestrian systems. A summary of the systems is provided in the table below and exhibited in Figure 13.

Table 6. Transportation Systems in the BOA

Source: City of Oswego, NYSDOT, Port of Oswego

Transportation System	Description
State Route 104 (W. & E. Bridge Street)	Historic State Route arterial that provided east-west access within the BOA, to adjacent Towns and to Interstate 81 north to Watertown.
State Route 481 (E. 1st St., E. River Rd.)	Provides north-south access along the east side of the Oswego River and Canal and access to Interstate 81 south to Syracuse
State Route 48 (W. 1 st St., W. River Rd.)	Provides north-south access along the west side of the Oswego River and Canal and access to the western suburbs of Syracuse as well as Interstate 690.
Port of Oswego	An international deep water port located at the juncture of Lake Ontario and the Oswego River.
Railroads	CSX primarily serves the east side of the BOA and the Port.
City Sidewalks, Riverwalk and Harborwalk	The Oswego City sidewalk system provides pedestrian access throughout the BOA. The Riverwalk and Harborwalk provide access to the River, Lake, downtown and several historic sites.

Some of the larger brownfield sites, however, lack internal road networks and access including the E.J. Spirtas site and the former landfill. Both sites would benefit from the establishment of internal road networks that would encourage development at the sites.

INFRASTRUCTURE AND UTILITY SYSTEMS

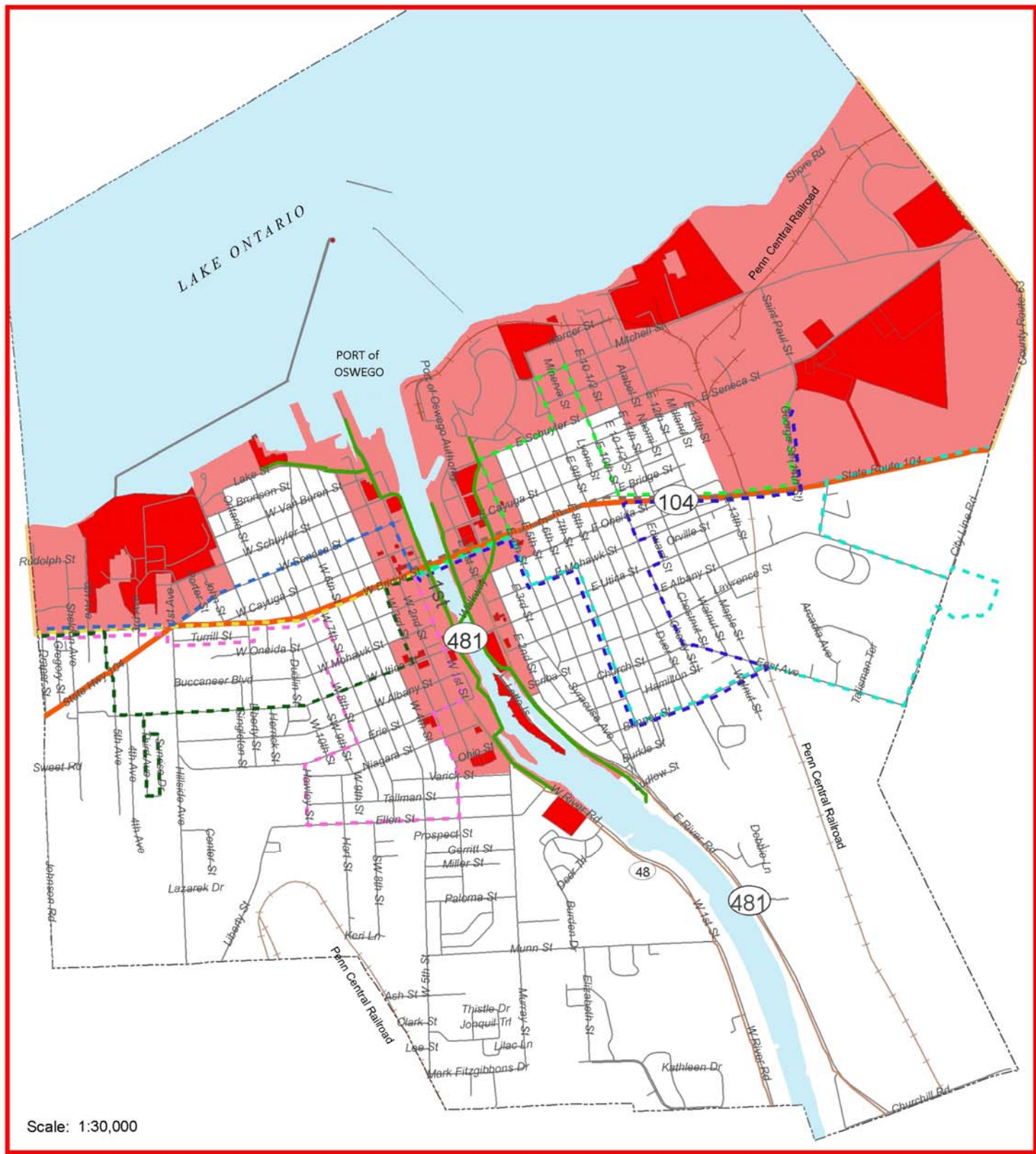
A comprehensive public and private infrastructure system is available throughout the BOA as shown on Figure 14. Infrastructure available includes water, storm sewer, sanitary sewer, gas, electric, telecommunications, and cable. Data on capacities and sizes is not available.

There are only two areas that lack sewer service. The Smith Beach Road area adjacent to Lake Ontario and areas south of E. Seneca Street near the City's border lack public sewer. Areas lacking sewer south of E. Seneca Street include the proposed East End redevelopment site as shown in Figures 32 and 33. Any redevelopment of the East End site therefore would need to include the extension of public sewer to the site.

Broadband service is also available in the City of Oswego. Time Warner cable broadband services are available throughout the BOA.



The City of Oswego has an extensive public infrastructure system in the BOA.

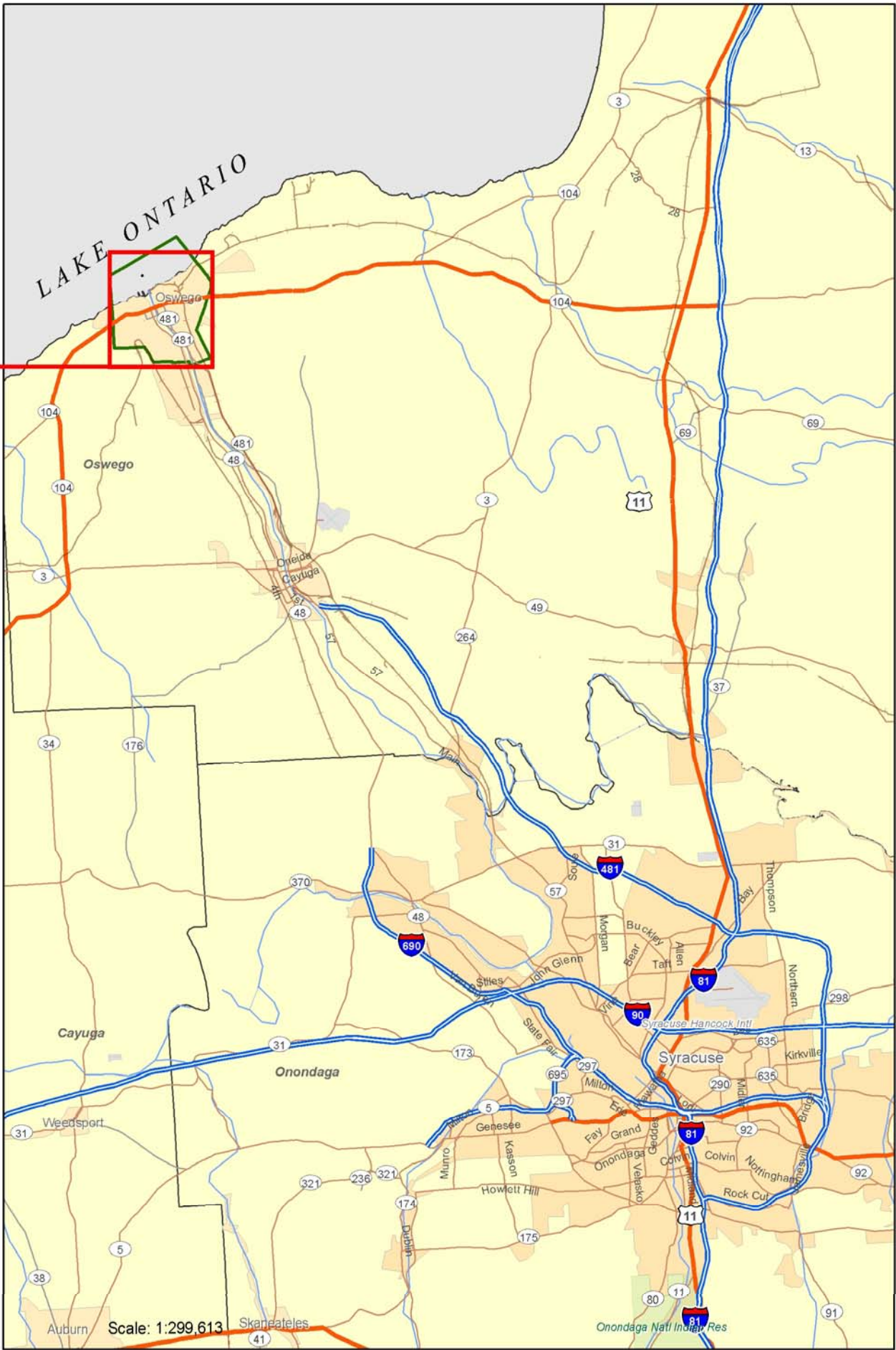


Local Transportation Systems

- BOA Boundary
- Underutilized, Vacant or Potential Brownfield Property
- Limited Access
- Highway
- Major Road
- Local Road
- Pedestrian Trails
- Bus Routes
 - 1A Price Chopper via 104E
 - 1B Price Chopper via Hamilton Homes
 - 1C Price Chopper via East Seneca
 - 2A College via 104W
 - 2B College via West Seneca
 - 2C College via West Utica
 - 2D College via Ellen St
- 1D Price Chopper via Brandonwood Apt.

This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

Regional Highway System



OSWEGO CANAL CORRIDOR

BROWNFIELD OPPORTUNITY AREA

TRANSPORTATION SYSTEMS

Figure 13. Transportation Systems



- Urban Areas
- City of Oswego
- Park, Forest, or Recreation Area
- Railroad
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- Airport Area
- Stream

Sources:
Regional Roads: ESRI Regional & Local
Minor Highways shapefile
Local Roads: New York State Office of
Cyber Security (OCS)
SimplifiedStreetSegment shapefile
Bus Routes & Pedestrian Trails: 2020
Vision Plan Draft City Profile 2010

**Labella Project No:
210344**

BROWNFIELD
OPPORTUNITY AREA

-  Underutilized, Vacant or Potential Brownfield Property
-  Existing Public Water
- Sewer Availability**
-  No Existing Sewer Service
-  Gravity Feed Possible
-  Possibly Private Sewer
-  Existing Public Sewer

Sources:
1. March 15, 2012 Interview with A. Leotta and R. Johnson of the City of Oswego Engineering Department.

Labella Project No:
210344

This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

LAND OWNERSHIP

One unique aspect of the Oswego BOA is the amount of land owned by public or semi-public agencies including the City of Oswego, Oswego County, the Oswego Port Authority, NRG (Oswego Harbor Power) and the State University of New York at Oswego. Practically all of the lands along the Lake Ontario waterfront in the Maritime District and Energy Corridor are owned by public agencies (Port Authority, SUNY Oswego and the City of Oswego).

Table 7. Public Land Ownership Distribution

Source: Oswego County Real Property Tax Services

Owner	Acres
County	175
City	159.8
State	39.3
Port Authority	111.9
Federal	27.2
Other Public	18.9

The City of Oswego, in particular, owns several strategic properties in the Oswego BOA including the Flexowire site on W. First Street, the former Coleman's site also on W. First Street, portions of the Fort Ontario compound, the Riverwalk and Harborwalk, park areas, and parking lots. City control of those sites is a significant advantage to facilitate redevelopment. Moreover, the City could potentially foreclose and take possession of various strategic properties in the near future.

The Port Authority also owns important sites in the BOA including their current terminal facilities at the mouth of the Oswego River and Lake Ontario and the Fitzgibbons brownfield site adjacent to Fort Ontario. These are all important waterfront sites that are integral to Central New York's and the City's economy.

In the East End subarea within the BOA the County owns multiple properties. The former landfill is a County brownfield property that may have potential for future cleanup and development. North of the former landfill, Operation Oswego County owns a significant amount of land for expansion of its industrial park.

The NRG Power Plant, also known as Oswego Power, is a 93 acre parcel on the Lake Ontario Waterfront adjacent to SUNY Oswego. Currently, the site is significantly underutilized with only two of the six power generating units in operation.

Of the major public landowners, three were represented on the Oswego BOA Steering Committee (City, County, Port). As major land owners they were also considered stakeholders. Their views and needs were incorporated into the final BOA master plan and recommendations.

There are also a large number of privately held properties in the BOA. They are generally smaller properties utilized for commercial uses.

NATURAL AND CULTURAL RESOURCES

The City of Oswego and in particular, the Oswego BOA, is blessed with an abundance of natural and cultural resources including parks, open spaces, historic buildings, historic sites, waterfront areas and natural resources. Figures 16-18 exhibit the locations of all of the incredible natural and cultural assets in the BOA. A summary of some of the assets is described below.

PARKS AND OPEN SPACES

A recommendation of the City's 2020 Vision Plan was to develop a Park System Master Plan. One part of any Park Plan would be to interconnect the parks through a greenway system which the City has already started. The **Riverwalk** and **Harborwalk** is a continuous walkway system within the BOA that is situated on both sides of the Oswego River and Canal and then is connected via old railroad right of ways and the City's sidewalk system to both sides of Lake Ontario. Not only is the Riverwalk and Harborwalk a great way to experience the open spaces and views of the River and Lake, but its path through the City is also educational and entertaining for those interested in history and urban development.

Breitbeck Park is a 15 acre park at the terminus of the Harborwalk and provides sitting areas, park areas and picnic areas. The Park offers amazing views of Lake Ontario, the Oswego Marina and **Oswego's Lighthouse**.

Franklin Square Park and **Washington Square Park** are both parks and historic districts. While the squares are not physically within the BOA, they are home to a wealth of historic sites and buildings cited in the Historic and Archaeological section.



Fishing along the Oswego River and Oswego Canal

WATER BASED RESOURCES

Water based resources complement the land based open spaces available in the Oswego BOA. The Oswego BOA is framed by **Lake Ontario** to the north. While the Lake water is relatively rough for recreational boating purposes, sports fisherman utilize the Lake frequently and use the **Oswego Marina**. In addition, Oswego is home to NY's first official underwater park, a dive spot in Lake Ontario where divers can explore not only underwater life, but also the remains of historic ships that sunk in the Lake.

The Lake is fed by the **Oswego River** which has a fast current throughout the year and especially in the spring. Looking south from Riverview Corridor Area, the River is beautifully natural and one would think they were in the Adirondack Park. **Leto Island** sits in the middle of the Oswego River and is also a popular spot for both sports and recreational fishing.

The **Oswego Canal** follows the Oswego River on its eastern side. The Canal is a feeder canal that connects the Erie Canal with Lake Ontario. While commercial use has declined, the Canal and River are used extensively by recreational boaters.

On the East End of the BOA, there are also several wetlands. One state mapped wetland runs through the County Landfill.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

The Brownfield Opportunity Area is also enhanced with multiple historic resources. **Fort Ontario** was initially built by the British in the 1700's and later rebuilt by both the British and Americans throughout the late 1700's and 1800's because of its strategic location at the confluence of the Oswego River and Lake Ontario.

Other important historic buildings and sites in the BOA include:

- Oswego County Courthouse
- City Hall
- Oswego Theater
- Oswego Armory
- Oswego City Library
- Sheldon Hall at SUNY Oswego

There are also numerous historic sites, homes and buildings throughout the BOA as shown on Figure 18.

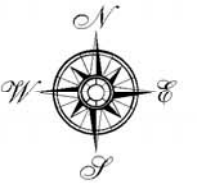


The Oswego Armory is a historic site now used by the YMCA

**OSWEGO CANAL
CORRIDOR**

**BROWNFIELD
OPPORTUNITY AREA**

PROPERTY OWNERSHIP



Ownership Type

- Private Property
- Ownership Unknown
- Public Properties**
- CITY OF OSWEGO
- OSWEGO COUNTY IDA
- COUNTY OF OSWEGO
- STATE UNIVERSITY COLLEGE
- NEW YORK STATE DEC
- NEW YORK STATE
- OSWEGO PORT AUTHORITY
- UNITED STATES OF AMERICA
- OTHER
- BOA Boundary
- Underutilized, Vacant or Potential Brownfield Property

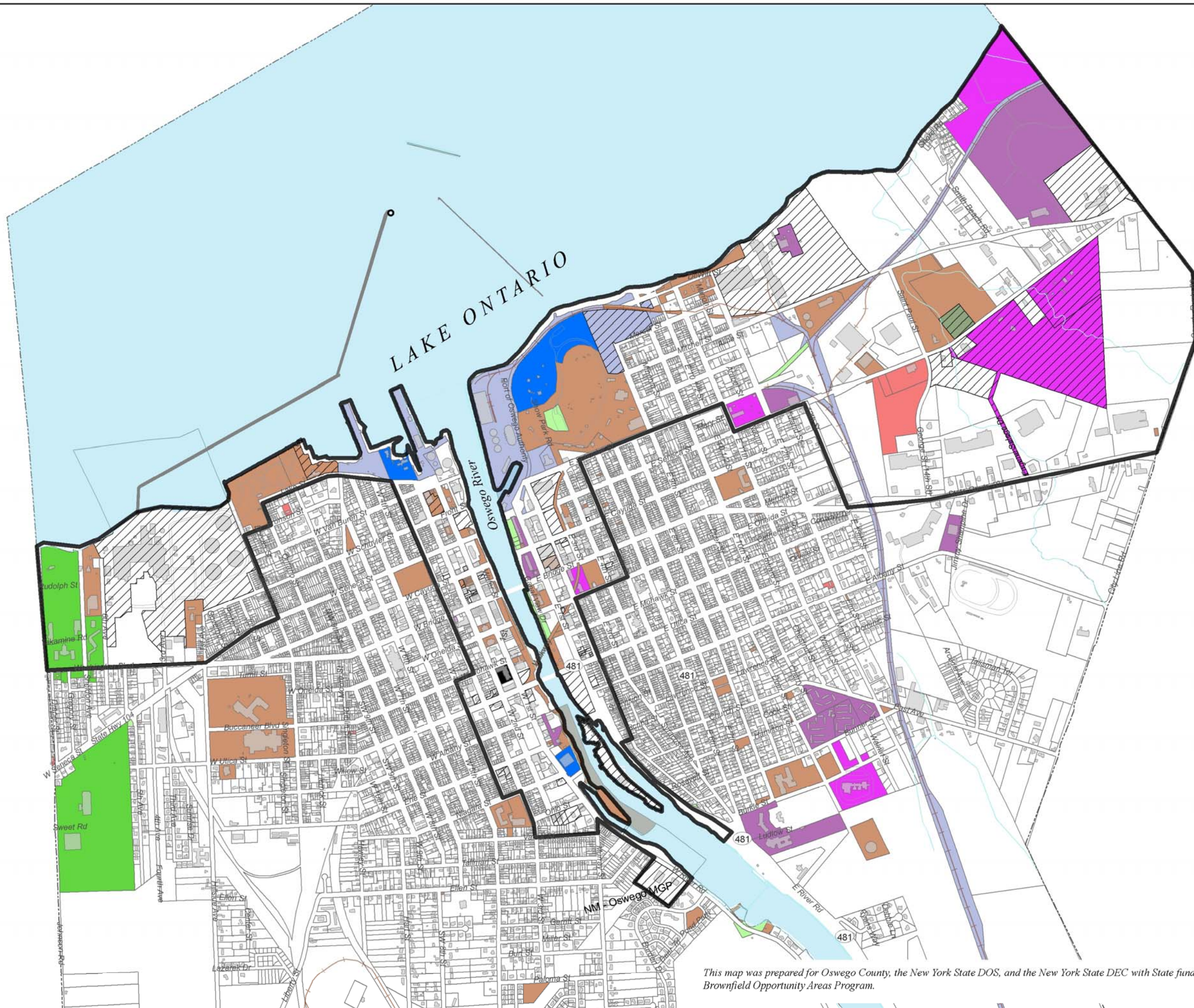
Sources:
1. City of Oswego Real Property Database

Figure 15. Property Ownership

0 950
1 inch = 1,500 feet

**Labella Project No:
210344**

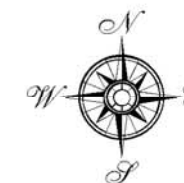
This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.



**OSWEGO CANAL
CORRIDOR**

**BROWNFIELD
OPPORTUNITY AREA**

PARKS & OPEN SPACE



- Underutilized, Vacant or Potential Brownfield Property
- Park/ Open Space
- Country club
- Cemetery
- School
- College/university
- Playground
- Municipal park
- State park
- Other

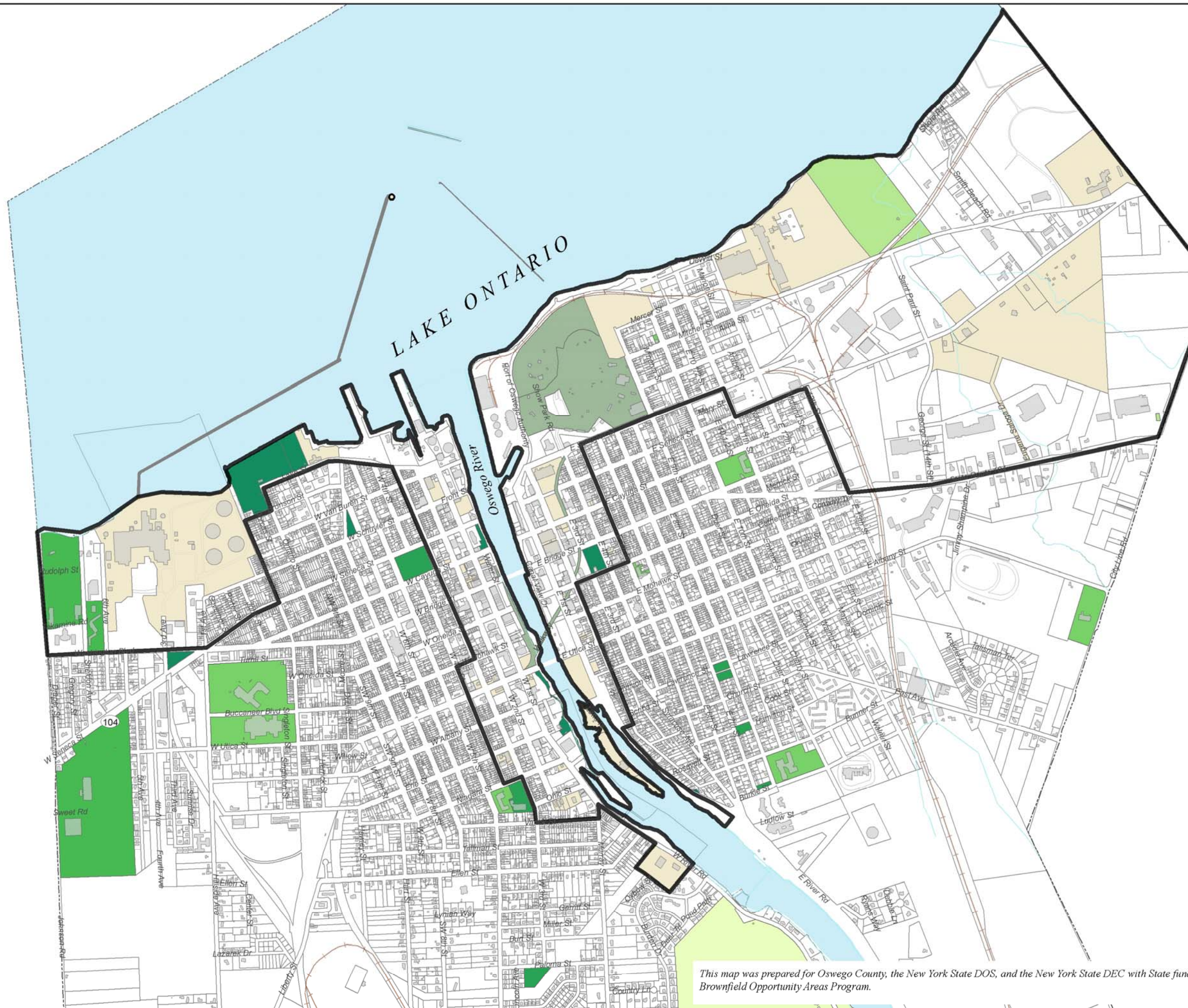
Figure 16. Parks and Open Spaces

Sources:
1. City of Oswego Real Property Database

0 950
1 inch = 1,500 feet

**Labella Project No:
210344**

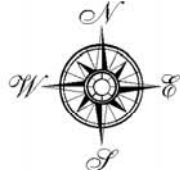
This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.



**OSWEGO CANAL
CORRIDOR**

**BROWNFIELD
OPPORTUNITY AREA**

NATURAL RESOURCES



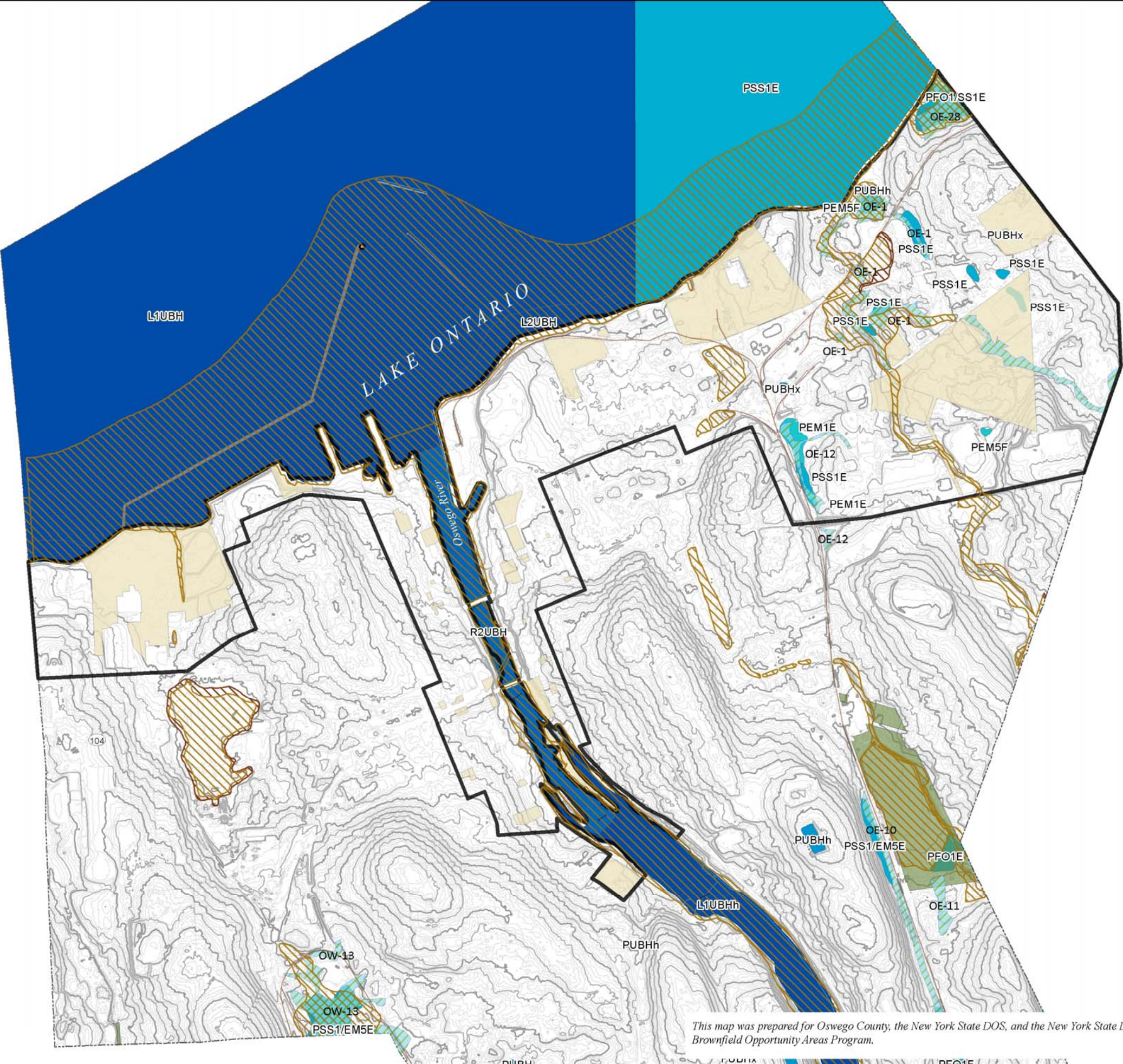
- Federal Mapped Wetland**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Other
 - Riverine
 - Lake
- Other Symbols:**
- Dam
 - Underutilized, Vacant or Potential Brownfield Property
 - 20-Ft Contour
 - 10-Ft Contour
 - 2-Ft Contour
 - Stream or Creek
 - State Mapped Wetland
 - 100 Year Floodzone
 - 500 Year Floodzone

- Sources:**
1. U.S. Fish & Wildlife Service National Wetlands Inventory
 2. New York State Department of Environmental Conservation: New York State Regulatory Freshwater Wetlands For Oswego County (ARC Export: 1999)
 3. New York State Department of Environmental Conservation: New York State Large Scale Hydrography (1998)
 4. 2-Ft Lidar Contours provided by the County of Oswego
 5. FEMA Q3 Floodzone Data

0 1,050
1 inch = 1,686 feet

Figure 17. Natural Resources

**Labella Project No:
210344**

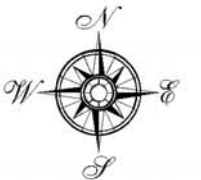


This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

**OSWEGO CANAL
CORRIDOR**

**BROWNFIELD
OPPORTUNITY AREA**

HISTORIC RESOURCES



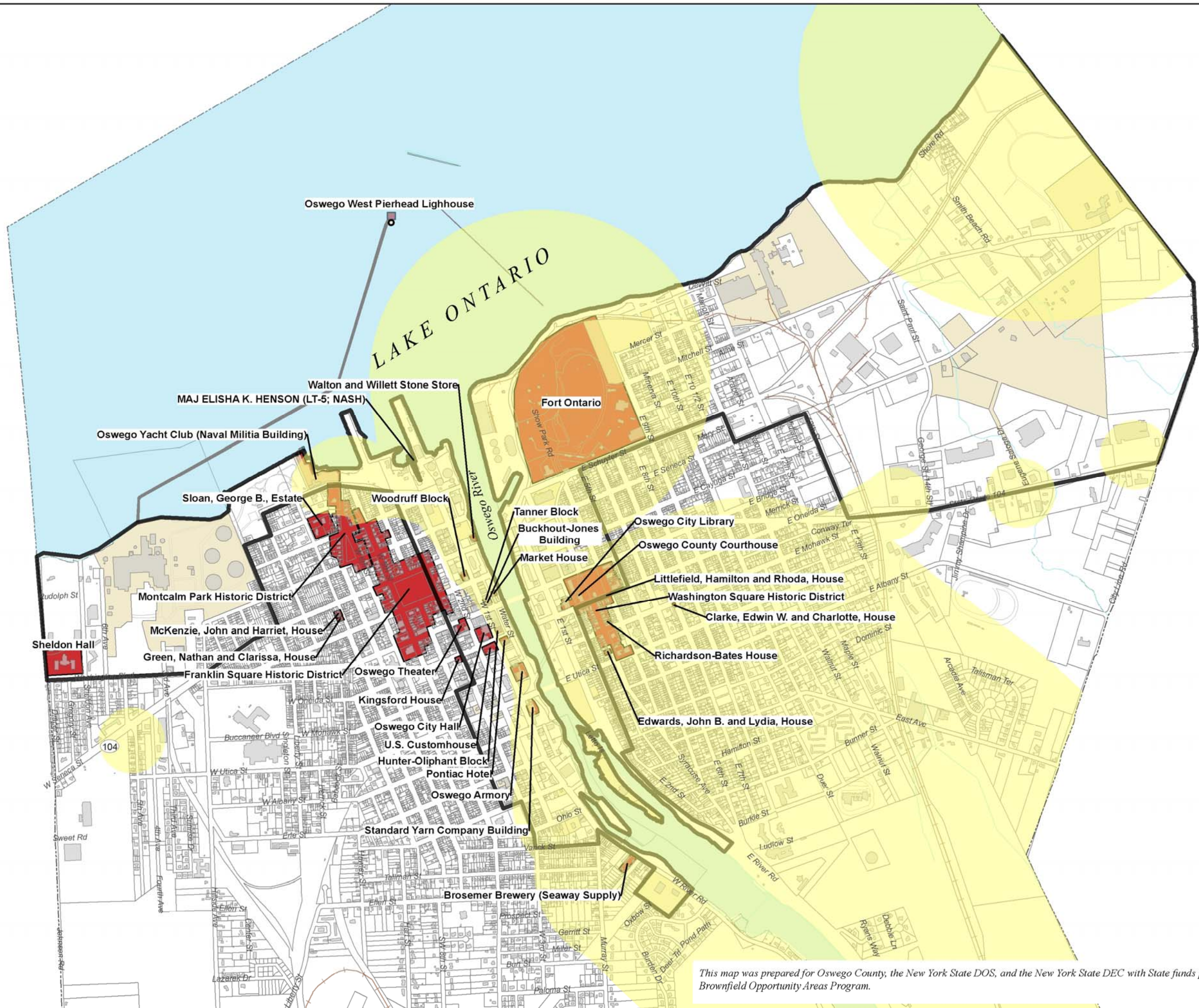
- ARCHEOareas
- State Historic Register Site
- Underutilized, Vacant or Potential Brownfield Property
- BOA Boundary

Figure 18. Historic and Archaeological Resources

Sources:
1. Historic Sites Shapefile provided by NYSHPO.
2. Archeo sensitive areas downloaded from <http://www.oprhp.state.ny.us/nr/main.asp>, georeferenced, and digitized.

0 950
1 inch = 1,500 feet

**Labella Project No:
210344**



This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

ECONOMIC AND MARKET ANALYSIS

The Employment Overview section (pg. 39) provided some basic economic information as a starting point for the Economic and Market Analysis. Findings from the Employment Overview indicated that manufacturing employment in Oswego County has decreased significantly over the last decade. Table 8 exhibits the data illustrating the losses in Oswego County manufacturing employment have been compensated by job growth in health care, retail, accommodation and food services. The impact of this economic restructuring is evident in the underutilized, vacant, and abandoned former manufacturing buildings and properties in the Oswego BOA.

Table 8. Establishment Employment Changes in Oswego County, 1998-2008

Industry	Employment					
	1998	2008	Change		Percent Share 1998	Percent Share 2008
			Number	Percent		
Manufacturing	5090	3310	-1780	-35.0%	22.4%	14.5%
Retail Trade	4338	4675	337	7.8%	19.1%	20.4%
Health Care and Social Assistance	3818	4946	1128	29.5%	16.8%	21.6%
Accommodation and Food Services	3046	3503	457	15.0%	13.4%	15.3%
Utilities	2110	1958	-152	-7.2%	9.3%	8.6%
Other Services	996	1037	41	4.1%	4.4%	4.5%
Construction	952	1122	170	17.9%	4.2%	4.9%
Transportation and Warehousing	696	455	-241	-34.6%	3.1%	2.0%
Professional, Scientific and Technical	538	554	16	3.0%	2.4%	2.4%
Wholesale Trade	414	610	196	47.3%	1.8%	2.7%
Information	276	223	-53	-19.2%	1.2%	1.0%
Arts, Entertainment & Recreation	251	308	57	22.7%	1.1%	1.3%
Educational Services	164	181	17	10.4%	0.7%	0.8%
Total	22689	22882	193	0.9%	100.0%	100.0%

Source: U.S. Bureau of the Census, County Business Patterns

However, the overview only provides a general “macro” level analysis of economic conditions in the Oswego market. A comprehensive economic and market analysis was performed to determine appropriate uses for underutilized properties. The analysis includes an economic cluster analysis to identify current economic strengths, emerging economic strengths and retention targets in the Oswego area. For the purposes of this report the market area is defined as Oswego County.

INDUSTRY CLUSTER ANALYSIS

While the existing conditions provide a general overview of industry economic conditions in the Oswego BOA, an industry cluster analysis identifies industry strengths and weaknesses at the three digit North American Industry Classification System (NAICS) level. The cluster analysis, therefore, provides a more detailed picture of the strength of specific sub-industries within the major industry categories.

Figures 19 and 20 show industries that either have a high or low employment share within the Oswego County. This is based on the location quotient analysis for each industry which measures the industry employment share in the region relative to similar industry employment shares in the United States for the same industry. Those industries with a high location quotient not only have a high relative employment share, but they are exporting goods outside the region and also have a competitive advantage in the industry because they are in the Oswego County.

A low location quotient, on the other hand, is not necessarily a negative factor. Some industries with a low location quotient may just be emerging businesses and may not have a large share of employment in the region yet.

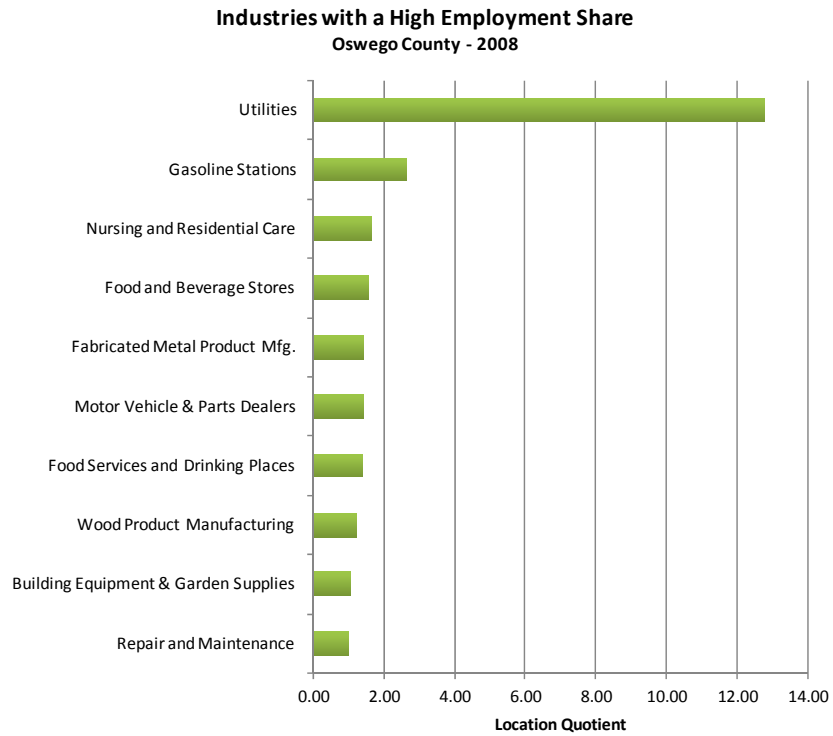


Figure 19. Industries with a High Employment Share

Source: U.S. Bureau of the Census, LaBella Associates

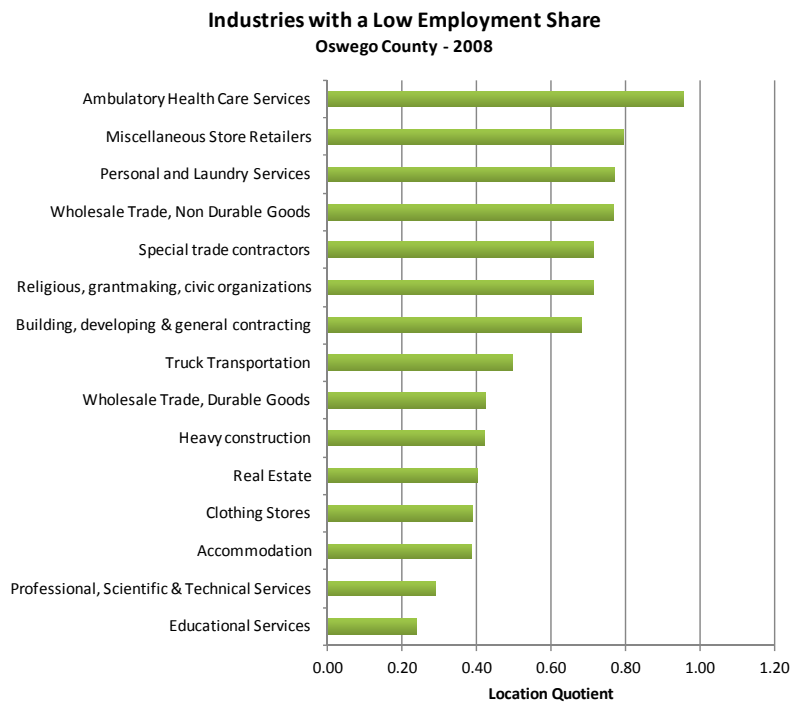


Figure 20. Industries with a Low Employment Share

Source: U.S. Bureau of the Census, LaBella Associates

Figures 21 and 22 measure industrial employment strength in a different manner. These figures show how much of the employment change in an industry is attributable to national, industry wide and regional growth factors. For instance some industries, such as building and development, are usually related to or dependent on how well the national economy is doing. Other industries, such as wholesale trade, are growing because they have a competitive advantage, related to the Port of Oswego, in Oswego County. Figure 34 displays those industries that have a high regional growth rate (some may be losing employment overall, but that is due to national and/or industry wide factors). Figure 35 shows the opposite – those industries that are not growing regionally.

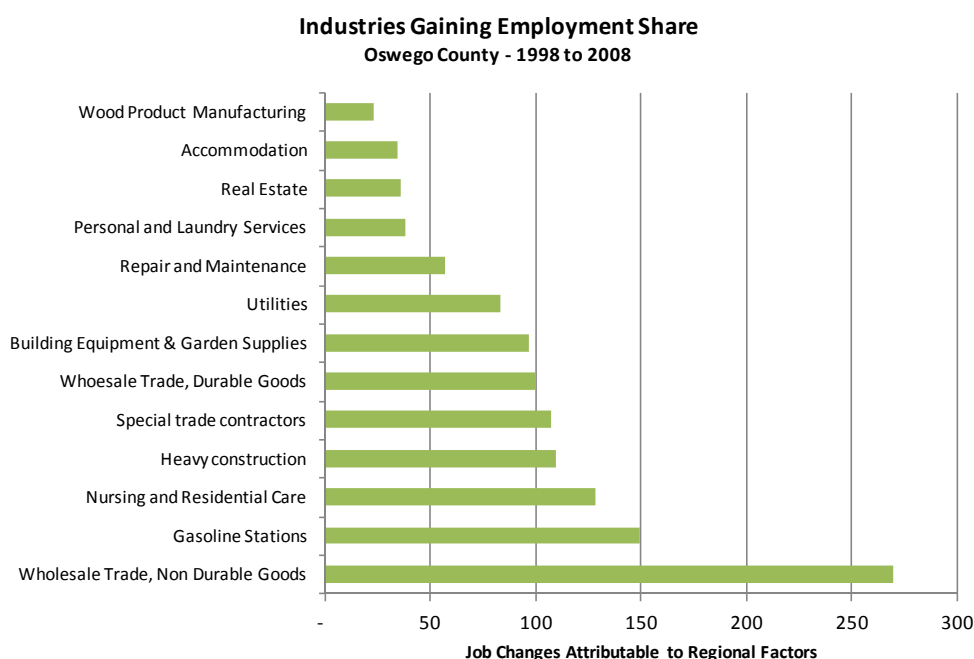


Figure 21. Industries Gaining Employment Share

Source: U.S. Bureau of the Census, LaBella Associates

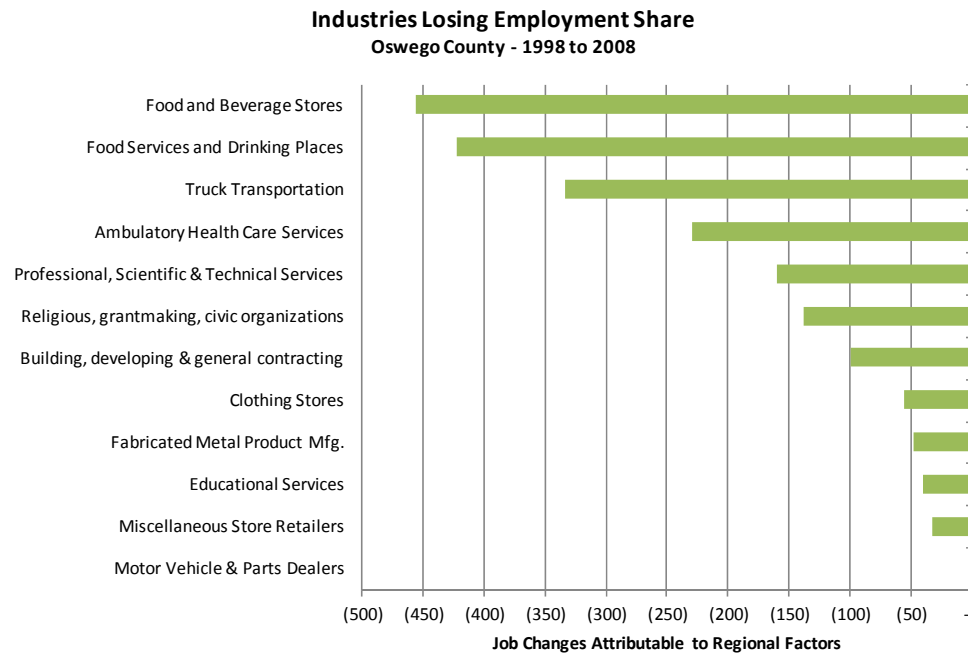


Figure 22. Industries Losing Employment Share

Source: U.S. Bureau of the Census, LaBella Associates

Combining the two factors together – current employment share and changes in employment share – a “menu” of potential industries to select for attraction, retention or expansion emerges. Table 9 provides that list and is divided into:

- *Current Strengths* – those industries that currently have a large employment share (relative to the U.S.) and also have strong regional growth.
- *Emerging Strengths* – those industries that currently have a relatively low employment share but have shown strong regional growth.
- *Retention Targets* – industries with a large employment share that are starting to lose their regional share of employment. Because of their significant employment base these industries should be targeted for retention.

Please note, in using the table:

- 1.) The data is limited to current data and show current strengths and weaknesses. Therefore Figure 7 is provided to display projected growth in the major employment sectors in the Syracuse region.
- 2.) The figures are intended to provide information on industry clusters in Oswego County. The Steering Committee has chosen which industries to focus on for economic development actions and incentives which will be discussed below.

Table 9. Industry Clusters in Oswego County

Industry	Size/Site Requirements	Land Use/Zoning
Current Strengths		
Utilities	<ul style="list-style-type: none"> • Large Sites • Security & Safety 	Industrial
Nursing & Residential Care	<ul style="list-style-type: none"> • Large / Open Floor plans 	Business or Residential
Gasoline Stations	<ul style="list-style-type: none"> • Corner Sites • High Traffic Count 	Business
Repair & Maintenance	<ul style="list-style-type: none"> • Small Open Floor • Overhead Doors 	Business or Industrial
Emerging Strengths		
Personal Services	<ul style="list-style-type: none"> • Small, Affordable Sites 	Business
Wholesale Trade, Durable	<ul style="list-style-type: none"> • Large Open Floor Plans • Outside Storage 	Industrial
Wholesale Trade, Non-Durable	<ul style="list-style-type: none"> • Large Open Floor Plans 	Industrial
Real Estate	<ul style="list-style-type: none"> • Small Spaces • Small Sites 	Downtown Commercial Neighborhood Commercial
Accommodation	<ul style="list-style-type: none"> • Small to Large Sites • Parking • Amenities 	Downtown Commercial Neighborhood Commercial
Retention Targets		
Ambulatory Health Care	<ul style="list-style-type: none"> • Small Spaces • Small Sites 	Downtown Commercial Neighborhood Commercial
Food & Beverage	<ul style="list-style-type: none"> • Small Spaces • Small to Medium Sites 	Downtown Commercial Neighborhood Commercial
Fabricated Metal	<ul style="list-style-type: none"> • Small to Large Sites 	Industrial
Motor Vehicle Parts & Dealers	<ul style="list-style-type: none"> • Small to Large Sites 	

Source: U.S. Bureau of the Census, LaBella Associates

OSWEGO BOA INDUSTRY TARGETS

The industry cluster analysis provides a “menu” of attraction and retention targets for the Oswego BOA. The data is based on trends in industry employment over the last decade.

However, local knowledge of existing industries that have recently located in the area or are growing may not show up on Census data. A good example is SUNY Oswego which employs almost 2,000 people. Industry employment data may divide the college employment into different industry categories yet the impact of SUNY Oswego on the Oswego area economy cannot be discounted.

In addition, the Oswego BOA Steering Committee, which is partly made up of local economic development officials and business persons, has knowledge of proposed development projects in the region. They reviewed the industry clusters and offered insights into which industries seemed most promising for the Oswego BOA. Also, as part of the study, the Oswego Community Development Department and Operation Oswego staff members were interviewed to provide their perspective on the area’s economy and potential economic development targets. Some of the industries that came out of those discussions, and would not have been apparent with a review of data, included food processing, data centers, college related spin offs, and water based tourism (marinas, etc.). The input from the Steering Committee and economic development staff was synthesized with the industry cluster analysis to come up with a list of industries that should be targeted for attraction and retention (Table 10).



SUNY Oswego is a major employer in Oswego County (Source: www.oswego.edu)

Table 10. Economic Development Targets for the Oswego BOA

Industrial Uses
Energy/Power Generation & Equipment
Wholesale Trade, durable & non- durable
Fabricated Metal
Food Processing
Data Centers
Commercial Uses
Accommodation
Restaurants
University related
Healthcare
Professional Offices
Retail, niche & regional
Services, niche and regional
Recreational/Public Uses
Marinas to support charter/tour boats

Source: LaBella Associates, BOA Steering Committee

OSWEGO COUNTY WAGES

An important factor to consider in the attraction and retention of targets are industry specific wages. The most current 2010 wage data from the New York State Department of Labor reveals that there is a considerable difference among wages within Oswego County as illustrated in Figure 23. Workers in the Utility industry, which is also a major employer in the County (1978 employees), garner an average wage of \$122,034 which is well above the County average wage of \$37,699.

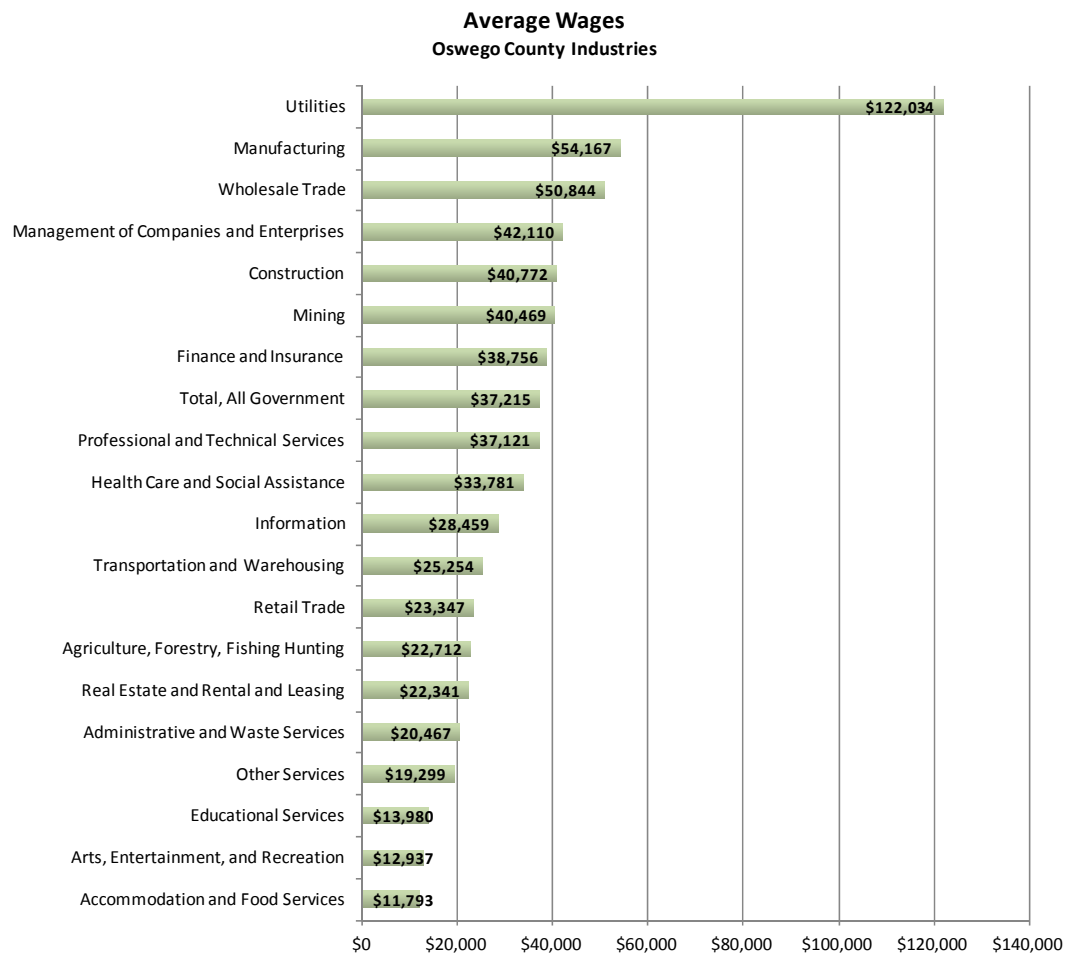


Figure 23. Average Wages in Oswego County

Source: NYS Dept. of Labor

Energy/Power Generation is one of the targeted industries for the Oswego BOA. Future energy related industry employment in the Oswego BOA, however, may be in the form of alternative energy. Sunoco has recently purchased an ethanol production facility in the County and with agricultural areas surrounding the City, bio mass may also be an alternative energy option.

Brownfield properties may also be an ideal location for solar panel farms. Currently, the University of Buffalo is working on a project to evaluate alternative energy options on brownfields. It is currently an accepted practice to place solar panels on brownfields where the soil cannot be disturbed utilizing a ballast system. Moreover, many companies are looking to locate at sites where alternative energy options are available. Some major national companies have a requirement to consider alternative energy in site selection. Energy jobs therefore are a potential “win-win” attraction and retention strategy for Oswego County because of the significant wages and potential alternative energy future.

The utility industry was not the only targeted industry identified above. Table 11 lists the average annual wages of specific industries selected as targets for the Oswego BOA.

Table 11. 2010 Average Annual Wages by Place of Work, Oswego County, BOA Targeted Industries

Industry Title	Average Wages
Utilities	\$122,034
Merchant Wholesalers, Nondurable Goods	\$51,211
Fabricated Metal Product Manufacturing	\$46,948
Merchant Wholesalers, Durable Goods	\$40,338
Health Care and Social Assistance	\$33,781
Retail Trade	\$23,347
Real Estate and Rental and Leasing	\$22,341
Personal Services	\$20,136
Accommodation and Food Services	\$11,793

Source: NYS Dept. of Labor

In addition to the utility industry, jobs in fabricated metal manufacturing, healthcare, and wholesale goods offer viable annual wages for Oswego area residents. Attracting and retaining jobs in those industries should be an economic development priority in the BOA.

Other targeted industries in the Oswego BOA do not offer comparatively high wages. Retail trade, wood product manufacturing, real estate and personal services jobs offer wages near the 2010 estimated Oswego County average earnings of individuals of around \$25,000 according to the Census American Community Survey. Wages for accommodation and foods jobs are well below the average wage in Oswego County but many of those jobs are part time jobs held by students. In addition the economic impact of accommodation and food services comes from the spending and tax revenue generated by tourists, businesspersons and others that patronize hotels and restaurants.

MARKET ANALYSIS

Determining the need to build or redevelop space in the Oswego BOA can be determined by comparing the demand and supply for commercial space in Oswego. The demand for types of space has indirectly been defined by the industry market analysis. The Targeted Space Needs section below will align the types of space with the targeted industries. The supply of space, on the other hand, can be defined by evaluating the absorption of vacancy levels in the Oswego and Syracuse metropolitan area markets.

TARGETED REAL ESTATE SPACE NEEDS

The industry cluster and economic target analyses suggest that the attraction and retention of businesses in the Oswego BOA would create demand for the following types of space in the Oswego real estate market:

1. **Professional Offices** - Offices for professionals (lawyers, accountants, title offices, banks) that can take advantage of a location in the Historic Core for proximity to County and City offices. Office space could also be utilized by spin off companies connected to SUNY Oswego and health practitioners.
2. **Large Sites and Buildings** - Warehousing for both durable and non-durable goods was an emerging strength of the Oswego market likely related to the Port of Oswego. In addition, data centers, power generation facilities, and fabricated metal production all need large sites and/or buildings to operate.
3. **Accommodation & Food** - Hotels, motels and restaurants are feasible uses for the Oswego BOA that could provide vitality in the area and serve the emerging tourism industry. Accommodation is an ideal use to take advantage of for the Oswego BOA because of the existence of waterfront locations, demand generated from SUNY Oswego and to accommodate the water based tourist trade (charter boats and sports fishing). Population densities and a central location support the attraction of national, regional and local restaurants to the BOA.



Hotels continue to be a viable use in the Oswego BOA (May 2011)

4. **Small Commercial Space** – Niche retail and services were identified as a viable target for the area. Niche retail and services, however, generally require smaller, more affordable spaces.
5. **Water Based Commerce** – Marinas and charter boats continue to thrive because of access to Lake Ontario. Development or expansion of the existing marina would not only satisfy the demand for slips but would create the “critical mass” needed to establish Oswego as a sports fishing center.

OSWEGO COMMERCIAL REAL ESTATE MARKET CONDITIONS

The need to build or renovate space in the Oswego BOA partly depends on the overall market for office, retail and industrial space in the Oswego Area and the Syracuse Metropolitan area. Operation Oswego County maintains a list of available commercial and industrial property within Oswego County by municipality which is summarized in Table 12. Based on the estimates of available space as illustrated in the table, there is currently about 776,000 sq. ft. of commercial space available in the City of Oswego, the majority of it (531,000) in industrial buildings.

Table 12. Estimated Space Available and Absorption in the City of Oswego

Category	Space Available 2010 (Sq. Ft.)	Space Available 2011 (Sq. Ft.)	Absorption 2010 to 2011 (Sq. Ft.)	Notes
Retail/Mixed Use	180,000	100,000	80,000	Price Chopper vacancy of 42,000 sq. ft.
Office	123,000	145,000	-22,000	
Industrial	635,000	531,000	104,000	Three major sites totaling almost 475,000 sq. ft of vacant space (Oswego Warehousing, EJ Spirtas, Northern Steel)
Total	938,000	776,000	162,000	

Source: Operation Oswego County;

However, the industrial and retail markets in the City have improved. Space available in retail buildings decreased by 80,000 square feet and available industrial space decreased by 162,000 square feet between 2010 and 2011. In addition, the

Price Chopper building accounts for 42,000 square feet of the 100,000 square feet of retail space available in the City. Similarly, the EJ Spirtas, Northern Steel and Oswego Warehousing buildings account for 475,000 square feet of the 531,000 square feet of available industrial space.

2010 Annual Market Reviews from the Syracuse offices of CB Richard Ellis and Pyramid Brokerage Company (Cushman & Wakefield) provide real estate market data for Syracuse region which includes Onondaga, Madison and Oswego Counties to complement the Oswego market information:

- **Office** – The Class A office market vacancy rate for suburban space (Oswego is considered suburban for these reports) is approximately 10 percent and projected to decrease. The Class B office vacancy rate is slightly higher and anticipated to increase.
- **Industrial** – The CB Richard Ellis office estimates that the industrial market vacancy rate is 11 percent and projected to decline. Pyramid Brokerage divides the market into submarkets by geography and they estimate the northern market has a very low industrial vacancy rate of 7 percent. Like the Oswego market, much of the Syracuse region industrial vacancy is attributed to large facilities which drive up the vacancy rate.
- **Retail** – Pyramid Brokerage estimates a current retail vacancy rate of between 15-17 percent but predicts the rates will continue to fall as the economy improves.

OSWEGO HOUSING MARKET CONDITIONS

In 2009 the Oswego Community Development Office engaged Saralinda Hooker to prepare a Housing Market Report on the Oswego Market area, which included the City of Oswego, and the Towns of Oswego, Scriba and Minetto. The report reviews the market for various types of housing units, rents and vacancy levels.

One of the key findings of the report is that the growth in both renter and owner occupied households over the age of 55 has been growing and is anticipated to grow in the future. Similarly, but at the other end of the age cohort, student housing demand continues to be strong.

Rental occupancy rates overall were also very high at 98.5 percent and occupancy at senior rental units was 100 percent. While average rents ranged from just under \$400 monthly to just under \$900 monthly depending on the number of bedrooms, the highest rents among all surveyed properties were in the two downtown rental properties, the Browne Davis building and Canal Commons, which charge rents of between \$1,400 to \$1,800 monthly.

The outcome of the Housing Market Report is therefore positive for the Oswego BOA. Both the senior market and student market are potential viable renters for upper floors within the Historic Core and for loft development throughout the Oswego BOA. The success of the Browne Davis and Canal Commons housing projects are evidence that there is a market for housing in the BOA. The most recent loft redevelopment project in the City, the Stevedore, will continue to satisfy the demand for high end rental housing in the City and reinforce the City's niche in unique housing products. **High end market rate apartments, lofts and condominiums for "empty nesters" and seniors is therefore a target residential market for the Oswego BOA.**

RETAIL MARKET CONDITIONS

Based on data from Claritas (Nielsen) there are gaps in the supply of certain retail goods in Oswego County. Retail gaps occur when the demand for goods exceeds the supply of goods as represented in retail dollars. Figure 24 lists the retail store types which have a Retail Opportunity Gap in Oswego County. Bars in dark green represent the type of retailers that may be feasible to attract or expand in the Oswego BOA.



Figure 24. Retail Opportunity Gaps in Oswego County

Source: Claritas / Nielsen

RECONCILIATION OF ECONOMIC AND MARKET CONDITIONS

The uses identified in the industry target analysis are well aligned with the market conditions and zoning throughout the BOA. Below is a summary of the relationship between the sub areas, targeted uses (as listed on Table 11), and zoning as well as potential implications for the market. This will be helpful in developing the master plan for strategic areas within the BOA and for future economic development actions.

Table 13. Target Area use analysis

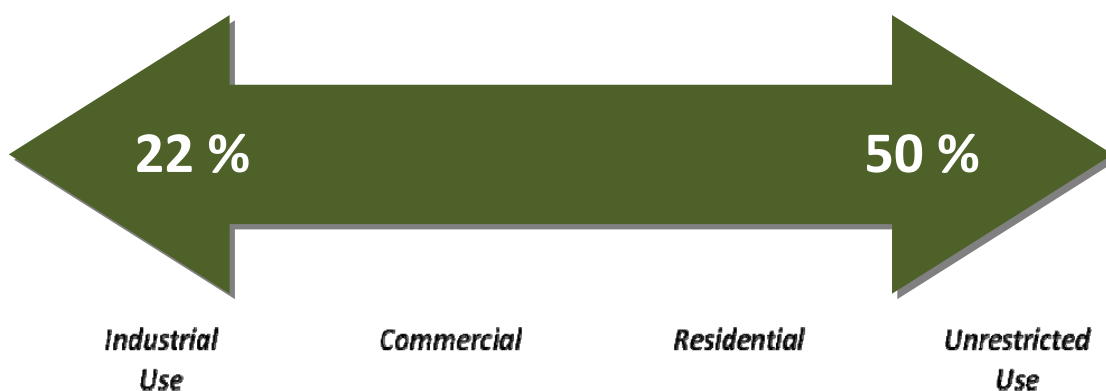
Sub - Area	"Best Fit" Targeted Uses	Zoning Conformity	Market Implications
Historic Core	Target Commercial Uses High End Housing	Uses Conform	1. Space is available for small niche retail, niche services, restaurants and upper floor high end housing. 2. Space/sites currently lacking for "Class A" offices, new build housing and new build accommodation.
Lakeview Corridor	Target Commercial Uses Target Industrial Uses High End Housing	Industrial uses conform; commercial & housing uses do not conform	1. Zoning amendments required to permit housing and commercial 2. New builds or significant renovation of old industrial site needed for commercial. 3. Housing would need to be new build.
Riverview Corridor	Target Commercial Uses High End Housing	Uses conform	1. Limited space available for commercial and housing uses near River; may need to locate west of W. Ist.
East End	Target Commercial Uses Target Industrial Uses	Uses conform	1. Niche retail & services, offices, restaurants with larger floor plates would be feasible in East End.
Maritime District	Marinas	Use conforms	1. Demand for charter boats, sports fishing may require more slips
Energy Corridor	Energy/Power Generation	Use conforms on NRG site	1. Current site is underutilized for gas/fuel powered units; should site be "repurposed" for alternative energy?

Source: City of Oswego Zoning Ordinance; LaBella Associates

Currently, there is just under a million square feet of vacant space in the City of Oswego. A majority of that is in industrial properties. Consequently, any redevelopment efforts should focus on a blend of phased renovation and reuse along with new development, especially for the industrial uses. On the other hand, there are opportunities and needs for new construction on vacant (or nearly vacant) sites in the BOA for commercial space.

ECONOMIC DEVELOPMENT INCENTIVES AVAILABLE FOR CONTAMINATED BOA PROPERTIES

Fortunately, there are multiple state programs to incentivize cleanup and redevelopment of brownfield properties. The Brownfield Cleanup Program (BCP) is the most beneficial state program as it provides tax credits for both cleanup and redevelopment. The BCP Brownfield Cleanup tax credit program provides refundable income tax credits of between 22 percent and 50 percent depending on the level of cleanup as described in the figure below:



The BCP Brownfield Redevelopment tax credit is available for expenditures on actual redevelopment of the site or property. The tax credit is between 10 and 12 percent depending on how a company is set up. An additional two (2) percent can be added if the site is redeveloped for unrestricted use; another two percent can be added if the site is within an Environmental Zone; and another two percent added if the site is within a BOA.

To complement the redevelopment and cleanup tax credits additional real property tax credits are available for a 10 year period and can be equal to 100 percent of the real property tax. Insurance tax credits are also available, but rarely used, equal to 50 percent of the premiums for property insurance on the brownfield property.

To take advantage of the program property owners must plan early, identify all incentives up front and overlap or combine the tax incentives with other grant programs. The advantage of the Oswego BOA project therefore is the additional two percent redevelopment tax credit available to owners within the BOA and the due diligence studies and assessments done through the BOA program that will provide owners with information to apply for the tax credits.

SUMMARY ANALYSIS, FINDINGS AND RECOMMENDATIONS

The Oswego Brownfield Opportunity Area (BOA) Nomination study was started in September 2010 and the final public meeting was held a year later in September 2011. A Steering Committee partnered with a consultant team to conduct a comprehensive review of the Oswego BOA, outline redevelopment recommendations and develop a redevelopment master plan.

The Oswego BOA project was initiated to address an area impacted by multiple brownfields, underutilized sites and vacant properties in the BOA. Redevelopment at these sites and adjacent sites has been hindered by the presence of or perception of contamination as well as other feasibility issues inherent with redevelopment of large industrial sites or older buildings.

Many of the buildings and sites in the Oswego BOA were once thriving and fully occupied. However, the decline in manufacturing coupled with the diminished need for water based commerce caused a significant economic restructuring in Oswego that left many buildings vacant or underutilized.

However, the Oswego County Department of Community Development, Tourism and Planning partnered with the City of Oswego Department of Community Development and Operation Oswego County to proactively pursue redevelopment of the BOA. The partnership envisioned a 1,345 acre area with 1,146 parcels along Lake Ontario, the Oswego River and Oswego Canal ripe with opportunities for redevelopment. Oswego's 2020 Vision Plan had just been completed when the BOA project started and concepts from that plan and the County's comprehensive plan could be built upon with the BOA Plan.

To gather public input on the plan three public meeting were held during the course of the project, including a hands-on public workshop. Ideas generated at the public meetings were complemented by discussions with stakeholders, the development community, steering committee members and government agencies.

Prior to developing the redevelopment plan for the BOA several demographic findings emerged from the analysis which influenced the plan including:

- Manufacturing employment had declined significantly over the last decade and went from the largest employer in the area to the fourth largest;
- Healthcare, accommodation and retail jobs compensated for the loss in manufacturing employment;

- Population in the City of Oswego and Oswego County remained relatively stable likely due to the fortunate compensation of manufacturing jobs;

Land use and zoning issues were also evaluated. The majority of the BOA was found to permit mixed use development which provides significant flexibility for future redevelopment. However, there were a few zoning use and bulk requirements that may need to be modified to advance redevelopment. These included use and/or zoning district amendments for the IN Industrial district and bulk requirements throughout the BOA.

Brownfield, underutilized and vacant properties were found throughout the BOA. Based on a review of public records and site visits the Oswego BOA had 23 potential brownfield properties and 21 underutilized or vacant properties. The properties varied in size and character but in general most of the properties were well located on or near the waterfront, all had access to transportation and utilities and none had complex environmental histories. Four sites on the east side and one site on the West side of the City were chosen as strategic sites by the Steering Committee: the E.J. Spirtas site, the Fitzgibbons site, the Mid-Town Plaza site, the Former Price Chopper site and 77-79 W. First Street.

One important finding was that many of the brownfield, underutilized and vacant properties were owned by public agencies. That will be an enormous advantage for the Oswego BOA as it eliminates the need for acquisition which complicates any redevelopment effort.

Another significant finding is that the Oswego BOA is poised for redevelopment because it is blessed with multiple natural and cultural resources. They range from the obvious waterfront amenities to the network of pedestrian paths to a wealth of historic sites and buildings. The wealth of natural and cultural resources in the BOA provides the basis to accelerate the transformation of the BOA.

Transformation of the Oswego BOA should be based on a firm understanding of the economic and market realities in the Oswego market. An Economic and Market Analysis was performed for the BOA to determine feasible uses for sites in the BOA and to assess the real estate market for renovated or new space. The findings of the analysis revealed:

- Target industries or users for the Oswego BOA included the utility industry, accommodation, healthcare, warehousing/port activities, the fabricated metal industry, niche service/retail, water based recreation and education related spin off jobs.

- Professional offices, warehouses, hotels, restaurants, water based uses on the port, high end housing and large sites were strategic real estate markets to pursue for the BOA.

RECOMMENDATIONS

All of the findings and public input were then evaluated and considered together to develop recommendations and a proposed master plan for the BOA.

Recommendations not included in the Oswego BOA master plan discussed in the next section below are as follows:

1. **Modify Strategic Site Zoning** – To advance the concepts in the master plan described in the next section the Fitzgibbons and E.J. Spirtas site will need to be rezoned from IN Industrial district to B2 or B1 district or potentially a new zoning category to permit mixed use development at the sites. However, this depends on the alternative pursued for the location of the container port.
2. **Modify Strategic Site bulk requirements** – The current bulk requirements of both the IN Industrial zone and B2 district need to be updated to allow more flexibility in coverage, setbacks and height requirements.
3. **Modify Zoning Ordinance for the entire Oswego BOA** – the same use and bulk issues that exist at the strategic sites also hold true for the entire BOA.
4. **Pursue an Alternative Energy Future in the BOA** – the current underutilization of the NRG site, the trend toward (and demand for) alternative energy and Oswego’s commanding competitive advantage in the utility industry all reinforce an incredible opportunity to further enhance employment opportunities and attract companies that are seeking alternative energy.
5. **Establish New Anchor Uses in the BOA** – the Port and government agencies have been the anchors in the BOA for some time. With the growth of Oswego Hospital and SUNY Oswego there may be opportunities to work with those entities to locate specialized offices and even housing in the BOA to utilize brownfield, underutilized and vacant sites.
6. **Continue Proactive Redevelopment Efforts** – the City and County have aggressively facilitated redevelopment of several sites in the BOA including the Stevedore building, the Flexowire site and helped multiple small businesses with funding. These efforts should continue as they are important steps to establish the critical mass of renewal to accelerate redevelopment of brownfield sites and encourage private investment.

7. **Pursue and Implement 2020 Vision recommendations for Route 104 (E & W Bridge Streets)** – Redevelopment of Route 104 in downtown into a pedestrian friendly road with context sensitive solutions is a key action that should be pursued and pushed at all levels of government. Route 104 is the spine of the BOA and provides residents and visitors with their first impression of the BOA. More importantly the road in certain sections acts as a barrier between the north and south sides of downtown. A redesigned roadway would not only have aesthetic benefits but as has been proven in other Upstate NY cities it is also an economic development action as it provides an amenity to building owners and attracts investment.
8. **Focus on Attraction and Retention of Economic Targets** – Economic development efforts to attract and retain economic targets identified in this plan will not only be strategic, but will be successful as the uses and industries identified have a competitive advantage because they need to be in Oswego.

MASTER PLAN FOR REDEVELOPMENT

The Steering Committee selected four areas to be evaluated in more detail to assess future development and urban design alternatives. The purpose of the additional analysis was to understand the potential layout, building types, infrastructure and amenities that would be needed to realize the development potential of the areas as well as to define additional actions that should be pursued in a Step 3 application. More importantly, the images provide economic development officials at the City and County with tools to promote redevelopment with developers and funding agencies.

A description of the design intent of each master plan concept plans follows complemented by the illustrative master plan as shown in Figures 25 to 33.

MARITIME AND HISTORIC DISTRICT

The Maritime and Historic Districts include the city's downtown east and west which have several redevelopment opportunities. Important elements in these Districts are the existing historic and cultural fabric of downtown Oswego and its working waterfront. The architectural fabric should be stabilized and enhanced with a focus on improving access (visual and physical) to Lake Ontario and the Oswego River. Reinvesting in downtown with a focus on building upon existing form and structure would result in a culturally rich and vibrant Downtown.

DOWNTOWN WEST AND EAST CONCEPTS

DOWNTOWN WEST CONCEPT

The design focus for Downtown West is to build upon existing cultural and historic treasures while being mindful of the potential for waterfront access. The existing building fabric is defined by closely located, multiple story buildings rich with architectural details creating an urban density and scale along the waterfront that is uniquely Oswego. The formative challenge for Downtown West is remaining mindful of the transition from urban commercial downtown to urban residential within a few blocks. The closest residential neighborhood borders the western side of West Second Street. To achieve this subtle but important transition, the urban residential character is reflected on the eastern side of West Second Street (with a mixture of uses). All new buildings on the eastern side of West Second Street should complement the existing residential pattern and style on the western side of the Street. The transition takes place mid-block, where the off street parking is located, and the buildings facing West First Street are multiple story urban commercial buildings. This concept plan illustrates how redevelopment of the block between West Van Buren and West Schuyler, West First and West Second Streets should assist the transition in use and form from the Water Treatment facility on West First Street to the residential homes along West Second Street. New buildings along West Second Street should reflect residential style whereas new buildings along West First Street should be more urban commercial in form. The recommended uses include a mixture of commercial retail, hotel, restaurant, professional offices, and residential. With off street parking provided mid-block with a driveway or alley access, the need for parking is accommodated without losing the valuable building fabric that lines the primary streets. Avoiding surface parking lots along the street front is critical to continuing the cultural urban fabric of downtown Oswego.

Redevelopment of the block east of West First Street and between Front and West Seneca Streets should be mindful of its waterfront potential and need to interact with West First Street. A surface parking lot along West First Street or riverside would devalue both assets. Redevelopment of strategic downtown sites will necessarily create a need for additional parking. Rather than cause a break in the architectural fabric of a block with a large surface parking lot, this concept illustrates how parking is provided mid-block with either a driveway or alleyway access or in a multiple story parking garage wrapped with a mixture of uses and a façade that compliments the neighboring buildings.

Improvements to the public realm, which is along the downtown streets, focus on improving the pedestrians' experience while visiting/working /playing downtown. With streetscape and intersections improvements that include street trees, bump

outs, and crosswalks, the focus is on pedestrian safety and comfort, which improves their overall experience. Small pocket parks, either along the waterfront or near the residential areas, should be provided as public spaces for all to enjoy.

DOWNTOWN EAST CONCEPT

The design focus for the Downtown East is to renew the original building massing, scale, and architectural form. The eastern section of downtown has the same challenge of transitioning from an urban form along East First Street to residential character along East Fourth Street. Eastern Downtown also presents great opportunity to re-strengthen the existing (or create new) pedestrian connections to the Riverwalk along the Oswego River, Fort Ontario, and Lake Ontario waterfront.

Redevelopment should focus on completing the existing historic and cultural fabric downtown. The architectural details make a difference and attention should be given to window treatment, placement, and rhythm; the orientation and location of the building front to the street at or near the sidewalk; building scale/height/massing compatible with neighboring structures including the roofline. The rich historic fabric along Bridge Street should be reflected in all new buildings along Bridge Street. New buildings should be scaled in concert with their surrounding context with attention to urban scale, form, and architectural style. The uses should include a mixture of professional offices, hospitality/tourist accommodations, restaurants, niche retail/service, and high end housing. Similar to Downtown West the public realm should be improved with a focus on the tourist/resident pedestrian. With streetscape and intersections improvements that include street trees, bump outs, and crosswalks, the focus is on pedestrian safety and comfort, which improves the overall experience and can encourage walking over the bridge from Downtown East to Downtown West. Surface parking lots along the street front and especially at a corner should be avoided if at all possible.

RIVERVIEW CORRIDOR CONCEPT

The Riverview District hugs the southern end of the city and includes some of its most interesting natural features and open spaces along the Oswego River. The focus for this district is to encourage redevelopment while capturing the community's natural resources and fostering urban open spaces. This will offset the more densely developed downtown (east and west) offering the community a natural environment in its urban setting.

The design intent for the Riverview Corridor is less focused on the cultural fabric and more focused on the natural resources. The intent is to naturalize the area. The sites that will not be redeveloped in the near future should be placed in a land bank and naturalized (with some management) until redeveloped, at which time, the natural

setting should influence the site design. An important feature in this district is Leto Island, which is currently underutilized. Rather than overdevelop the area, it is recommended Leto Island be managed as naturalized open space with the necessary improvements to provide safe pedestrian access to the island. The recommended land uses for those sites not on Leto Island are professional offices, accommodation, restaurants, and niche retail/service.

LAKEVIEW CORRIDOR

The Lakeview Corridor hugs the Lake Ontario eastern shoreline and includes two underutilized sites along the waterfront; the Fitzgibbons site just east of Fort Ontario Park and the EJ Spirtas site located further east of the Fitzgibbons site. The focus for this corridor is to reclaim the magnificent waterfront along Lake Ontario by protecting and framing favorite views and encouraging stabilization of the existing residential neighborhood. Direct access to the water's edge is challenging in some areas, however, there are a few unofficial yet favorite access points.

CONCEPT 1 (PREFERRED CONCEPT)

This concept focuses on reconnecting the community to its waterfront. Redevelopment of the Fitzgibbons site with a mix of residential and recreational uses would strengthen the residential fabric along Mitchell Street and physically reconnect this neighborhood to its waterfront. With Fort Ontario Park as its immediate neighbor, extending the residential fabric with additional single family and town homes strengthens the continuity of one of the older residential neighborhoods in the city and reclaims the waterfront as the community asset it is. Repurposing the waterfront portion of the Fitzgibbons site for public recreational use, will provide a waterfront park to be used and enjoyed by the greater community. The need for additional light industrial/commercial storage can be accommodated at the EJ Spirtas site. This site can be repurposed for light industrial and flex commercial storage/professional office spaces. There is strong vehicular and truck access and plenty of acreage for additional parking. With some additional improvements there is potential for rail service from the Oswego Port to this site. The newly repurposed complex can be adequately screened with vegetation to minimize any potential impacts on the nearby Mitchell Street residential neighborhood.

CONCEPT 2

This concept focuses on redevelopment of both brownfield sites for commercial and/or light industrial uses. Redevelopment of the Fitzgibbons site as a commercial container storage area would contribute to the growth of the Oswego Port

Authority. This light commercial use can be somewhat screened from the Mitchell Street residential neighborhoods and Fort Ontario Park. Vehicular and truck access is available through the residential neighborhood. The EJ Spirtas site can be repurposed for a mixture of industrial and flexible professional office uses. Again this site can be adequately screened from the Mitchell Street residential neighborhood.

EAST END

The East End area is primarily bordered on by large “big box” commercial retail along New York State Route 104 and smaller commercial uses to the north along East Seneca Street. This area is located on the eastern edge of the city and reflects a suburban style form and scale.

CONCEPT 1

The focus for this concept is to repurpose the old landfill site without significant roadway infrastructure improvements. This concept illustrates reuse of the landfill site as a recreational extreme sports park. Vehicular access to the park will be from East Seneca Street. The park’s central feature will be a staging area for extreme sports. The park will also include running/biking/walking trails open to the community. The pedestrian/bike trails will connect with New York State Route 104, County Route 63 and eventually to trails along Lake Ontario.

CONCEPT 2

The design intent for this concept is to reflect the existing suburban style form along New York State Route 104. This concept illustrates reuse of the landfill site as a mixed-use business park with space for light industrial, commercial storage and professional office flex space. Under this concept, a new roadway would connect New York State Route 104 to East Seneca Street, providing multiple routes for all vehicular traffic. This business park would be targeted for larger regional commercial warehouse uses combined with light industrial and professional offices.



**Maritime and Historic District
Conceptual Plan**

West Side Downtown

- Mixed Use Development- West 1st
- Infill development in parking areas and vacant lots
- Streetscape improvements — corner bump outs
- Pocket parks
- Parking in rear accessed by alleys; new west side parking deck
- Compatible design with residential on West 2nd

East Side Downtown

- Infill with larger mixed use buildings
- Buildings scaled appropriately to surrounding neighborhood & downtown
- Narrow roadway widths via corner bump outs
- New buildings on East Bridge should be scaled and compatible with existing historic commercial buildings

Target Uses

- Professional Offices, Accommodation, Restaurants, niche retail/service, high end housing

Figure 25. Maritime and Historic District Conceptual Plan



Figure 26. Downtown West Conceptual Character model



Figure 27. Downtown East Conceptual Character model

Riverview Corridor Conceptual Plans

Concept

- Integrate natural and open spaces into and around development
- Landscaping/land banking vacant lots for future development
- Pedestrian Improvements to access Leto Island
- Utilize Leto Island for future public open space

Target Uses

- Professional Offices, Accommodation, Restaurants, niche retail/service, high end housing



Figure 28. Riverview Corridor Conceptual Plans

OSWEGO CANAL CORRIDOR BOA

City of Oswego, Oswego County, New York

RIVERVIEW CORRIDOR CONCEPT - Conceptual Plan

- Existing Buildings
- Proposed Buildings



January 2012





Figure 30. Lakeside Conceptual Character model Alternative 1





Figure 32. East End Concept Plan Alternative 1



ACTIVITIES TO BE UNDERTAKEN IN THE IMPLEMENTATION PHASE

The Steering Committee met after the completion of the study and public meetings to discuss the activities to be undertaken as part of the Step 3 BOA Implementation phase. The committee decided on the following scope for the Step 3 stage:

I. Strategic Sites to Focus on for Final Analysis (Site, Structure, Site Assessments; Cleanup):

1. Fitzgibbons
2. E.J. Spirtas
3. Midtown Block (block bounded by E. 1st, E. Bridge, E. 2nd, E. Cayuga)
4. Price Chopper Site
5. Oswego Waterfront Development site

II. Strategic Studies to complement and advance development of Strategic Sites

1. Re-zoning
2. Architectural for Strategic Sites
3. Site Plans for Strategic Sites
4. Multi-modal/Intermodal Analysis – Historic Downtown/Maritime/Lakeview
 - a. Parking Feasibility Study
 - b. Pedestrian – sidewalks, paths, trails
 - c. Bicycle
 - d. East Side Connector (reconcile with any existing plans)
 - e. Streetscape – Bridge, W. First, E. First
 - f. GIS Infrastructure mapping
5. Green Infrastructure
 - a. Water Pumping Station on the rooftop
 - b. Stormwater Management
 - c. Integration of Green Infrastructure and Alternative Energy on Strategic Sites including solar and small wind.
6. Development of Agreements with Port of Oswego for the Fitzgibbons site.

III. Marketing Materials for Strategic Sites

1. Artist or 3D Sketchup Renderings
2. Website
3. Marketing Strategy
4. Marketing media and materials

IV. SEQR GEIS

APPENDICES

A. Community Participation

B. Site Summaries

A: COMMUNITY PARTICIPATION

B: SITE SUMMARIES

Community Participation Plan

The County Of Oswego, City of Oswego, LaBella Associates and Archer Communications have developed a Community Participation Plan for the Oswego Brownfield Opportunity Area Nomination Study. The comprehensive public participation process includes a combination of public meetings, a public workshop, press releases, stakeholder meetings and a project website. Together, these tools provide the community and the steering committee with opportunities for meaningful input and dialogue that will facilitate a feasible redevelopment and cleanup plan that is acceptable to the community as well as area developers. Below is a summary of the community participation plan components:

Public Meetings and Workshops

A minimum of four public meetings will be held for the Oswego Brownfield Opportunity Area study. An initial public meeting will be held early in the project schedule to introduce the Brownfield Opportunity Area (BOA) program to the community, to describe the proposed BOA boundary, and to explain the general characteristics of the Oswego BOA.

After the Oswego BOA consulting team has gathered sufficient information on existing conditions in the Oswego BOA, a second public meeting, in the form of a workshop, will be scheduled. The public workshop will provide the community, stakeholders, steering committee members and elected officials with an opportunity to work cooperatively to develop a consensus development concept for the BOA and potential catalyst projects.

Once all the existing information has been evaluated, and the community input has been gathered, the LaBella team will perform an economic and market analysis for the area to determine the most feasible uses and economic model for the BOA. A third public meeting will be scheduled to present the potential uses and redevelopment scenarios to the public and to ask for comments so the team can refine them prior to the final report.

The fourth and final public meeting will be held to present the proposed redevelopment and cleanup plan for the area, including catalyst projects that will help to advance overall area redevelopment. Any comments received at the meeting will be considered and revisions will be made to the final plan.

Press Releases and Media Relations

Archer Communications is a full service public relations and marketing firm that is part of the LaBella Team responsible for executing a Public Relations Process Model (attached). Archer, upon direction of the Project Manager, will be responsible for creating publicity and awareness for the project as well as educating the public on the benefits of the BOA program. The public relations model includes press releases, a project website (described below), communications with media contacts and working with the project team to respond effectively to questions or concerns generated by the public or stakeholders during the project. Archer is also responsible to alert the media of upcoming meetings, insure media attendance at meetings and to provide any follow up with media to insure the correct content is included in any media articles.

Stakeholder Meetings

In addition to public meetings, the LaBella Team and the County and City of Oswego will hold meetings with stakeholders and partners within the BOA. The stakeholder meetings are not a substitute for the public meetings as stakeholders will be encouraged to attend and participate in the public meetings. Instead, the stakeholder meeting are meant to provide more in depth interviews with property owners

or developers that may be impacted by (or impact) potential BOA redevelopment plans. The meetings will provide an opportunity for dialogue and collaboration on redevelopment or cleanup plans that will be mutually beneficial to the community and the stakeholders.

Other partners and stakeholders, such as the local development agencies and New York State agencies will also be consulted for their input and potential financial assistance. These include, but are not limited to, Operation Oswego, Empire State Development Corporation, New York State Division of Homes and Community Renewal, New York State Department of State and New York State Department of Environmental Conservation.

Project Website

Archer Communications will develop a website for the project with an address of OswegoBOA.com. The website will provide “24 hour” access to project information, public meetings, links to brownfield information and maps of the project. The site is intended to complement public relations activities outlined above and also to provide more in depth information on brownfields and the BOA program that cannot be covered in a public meeting. In addition, the site will keep the community informed and involved in the project by providing opportunities for general input and participation in project surveys.

Public Relations Process Model

Goals

- Create publicity/awareness of Oswego Brownfield Opportunity Program
- Collaborate closely with community volunteers and organizations
- Engage and encourage early and consistent public participation
- Communicate and educate public on the impact and benefits of the program
- Reinforce relationships with residents, individuals, and organizations with a vested interest in the Oswego community proposed action plan
 - Neighborhood residents
 - Business leaders
 - Business and community associations
 - Government officials
- *Insure Oswego County & LaBella Team are portrayed positively*

Strategy

- Determine key audiences and key messages
- Develop newsworthy communications platforms
- Create appropriate PR community notices
- Distribute to appropriate outlets

Process

Consulting

- Work with LaBella and Oswego Group representatives to understand key messages of communication to the public
- Attend public meetings and steering group meetings *as needed*
 - Interface with residents, community members and organization representatives
 - Take notes and prepare information for communication to the public and media
- Develop a timeline for distribution of press releases

Press Releases

- Develop newsworthy angle(s)
- Solicit media with cover letter and fact sheet
- Copywriting of press releases
- Revisions and approvals
- Distribution
 - Strategically compile media lists for distribution of press releases using Archer's comprehensive PR/media database to distribute all releases to relevant media sources
 - Electronic distribution of releases through approved email distribution vendor
- Follow up on releases submitted to media to insure the most optimal response and potential for publication of releases

Communications Material

- Public meeting announcement posters to distribute and post in public places such as local businesses, libraries, churches and community centers
- Direct mail piece to distribute to the Oswego community residents and organizations

FOR IMMEDIATE RELEASE:

CONTACT:

- Ms. Karen Noyes, Associate Planner, Oswego County Department of Community Development, Tourism, and Planning, 315.349.8292, knoyes@oswegocounty.com

**Oswego County Brownfield Opportunity Area Public Meeting Set to Take Place
October 4th at the Oswego Common Council Chamber at City Hall**

Oswego, NY, September 30, 2010 – The first public meeting to address the City of Oswego Brownfield Opportunity Area (BOA) nomination study will be held at the City's Common Council Chamber at City Hall, 13 W. Oneida Street, Monday, October 4th at 6 p.m.

Those in attendance will be provided with information on the local BOA program, including land assessment and analysis processes, Brownfield boundaries, future development goals, project schedules and other pertinent details. Members of the community will also have an opportunity to ask questions and provide input.

"We welcome all members of the Oswego community," said Karen Noyes, Associate Planner, Oswego County. "Public opinion will play a major role in the final outcome of this revitalization process, as the project will have a long-sustained impact on the entire city. Going forward we will be holding additional public meetings, as well as a community workshop to ensure that the community remains informed and involved."

The initial meeting will be conducted by LaBella Associates, P.C. in conjunction with the City of Oswego Community Development Office; Oswego County Department of Community Development, Tourism and Planning; and the BOA steering committee.

The purpose of the Oswego County BOA nomination study is to advance the redevelopment of underutilized, abandoned, or contaminated commercial and industrial sites within Oswego County.

This effort builds upon existing plans, including the City's 2020 Vision Plan and the Local Waterfront Revitalization Plan. Completion of the BOA plan will help the City as well as businesses and property owners in the area with obtaining grants and financial incentives for redevelopment.

For more information on the Oswego BOA nomination study, visit OswegoBOA.com.

#

Filter News

Country

[Australia](#)
[Canada](#)
[China](#)
[Hong Kong](#)
[India](#)
[Singapore](#)
[United Kingdom](#)
[United States](#)

Category

[Accounting](#)
[Advertising](#)
[Aerospace](#)
[Affiliate program](#)
[Agriculture](#)
[Apparel](#)
[Architecture](#)
[Arts](#)
[Automotive](#)

Tag

[Battery](#)
[Beauty](#)
[Business](#)
[Buy](#)
[Computer](#)
[Credit Card Debt](#)
[Credit Debt](#)
[Debt](#)
[Debt Consolidation](#)

Browse Tag

Oswego County Brownfield Opportunity Area Public Meeting Set to Take Place October 4th at the Oswego

The city of Oswego will hold it's **first public meeting to address the Brownfield Opportunity Area (BOA) nomination study.**

FOR IMMEDIATE RELEASE

PRLog (Press Release) – Sep 30, 2010 – Oswego, NY, September 30, 2010 – The first public meeting to address the city of Oswego Brownfield Opportunity Area (BOA) nomination study will be held at the City's Common Council Chamber at City Hall, 13 W. Oneida Street, Monday, October 4th at 6 p.m..

Those in attendance will be provided with information on the local BOA program, including land assessment and analysis processes, Brownfield boundaries, future development goals, project schedules and other pertinent details. Members of the community will also have an opportunity to ask questions and provide input.

"We welcome all members of the Oswego community," said Karen Noyes, Associate Planner, Oswego County. **"Public opinion will play a major role in the final outcome of this revitalization process, as the project will have a long-sustained impact on the entire city. Going forward we will be holding additional public meetings, as well as a community workshop to ensure that the community remains informed and involved."**

The initial meeting will be conducted by LaBella Associates, P.C. in conjunction with the City of Oswego Community Development Office; Oswego County Department of Community Development, Tourism and Planning; and the BOA steering committee.

The purpose of the Oswego County BOA nomination study is to advance the redevelopment of underutilized, abandoned, or contaminated commercial and industrial sites within Oswego County.

This effort builds upon existing plans, including the City's **2020 Vision Plan** and the **Local Waterfront Revitalization Plan**. Completion of the BOA plan will help the City as well as businesses and property owners in the area with obtaining grants and financial incentives for redevelopment.

For more information on the Oswego BOA nomination study, visit OswegoBOA.com.

--- end ---

Email To Friend

+ Share This

+ Embed This



Contact Email : ***@oswegocounty.com ✓
 Issued By : Archer Communications, Inc.
 City/Town : Oswego
 State/Province : New York
 Country : United States
 Categories : Government
 Tags : oswego, brownfield opportunity area, common council chamber, boa program
 Last Updated : Sep 30, 2010
 Shortcut : <http://prlog.org/10966734>

Disclaimer: Issuers of the press releases are solely responsible for the content of their press releases. PRLog Org can't be held liable for the contents of the press releases. [Report Abuse](#)

LEARN MORE ABOUT
SPECIAL PRICING. [Go now >](#)



Upcoming Press Releases...

- [CCC/GSC/OTC Employees Participate in Race for a Cure](#)
- [Embedded Board Provides Simultaneous Air Velocity and Temperature Measurements](#)
- [Fresno GMC Dealers Announce Arrival of Brand New Acadia Denali](#)
- [St Louis Audio Visual Company Announces Vendor Appreciation Event](#)
- [Ashampoo® celebrates its 11th anniversary!](#)
- [Florida Attorney Thomas K. Equals Elected To Top Posts In Distinguished Flying Cross Society](#)
- [Floridian Wins Eureka Springs Gallery Association Prize](#)
- [The Velvet Voice Of Susan Calloway Sings The Theme Song "Answers"](#)
- [SBPL-I FIRST Supports Sixth Annual Deer Park Invitational Postseason Event](#)
- [Harley-Davidson Adds New Service Manager](#)

Most Viewed Weekly

[Search Engine Optimization \(SEO\) Free Training Course Launched](#) - 1976 views

[Marketing Firm, PostcardMania, Brings Social Media In-House With Positive Return on Investment](#) - 1162 views

[ACP Congress Keynote Speaker, Dr. Paolo Zamboni, Congress Provides Education on Vein Treatments](#) - 932 views

[Mahindra 2 Wheelers zooms into Motorcycles Amir Khan unveils the Stallio Moto: the ultimate perform](#) - 829 views

[First Results in from Boston Nissan JUKE Test Drive](#) - 807 views

Daily News!

[Boston Interactive Wins Three WebAwards](#)

[Allstate Files Two Lawsuits in Alleged Fraudulent Activity](#)

[Vicksburg Chevy Dealer Prepares to Unveil 2011 Cruze](#)

[Daniel Gale Sotheby's Attends Luxury Real Estate Marketing Conference](#)

[Tattoo Studios Support Breast Cancer Help, Inc. With "Ink For Pink" Campaign](#)

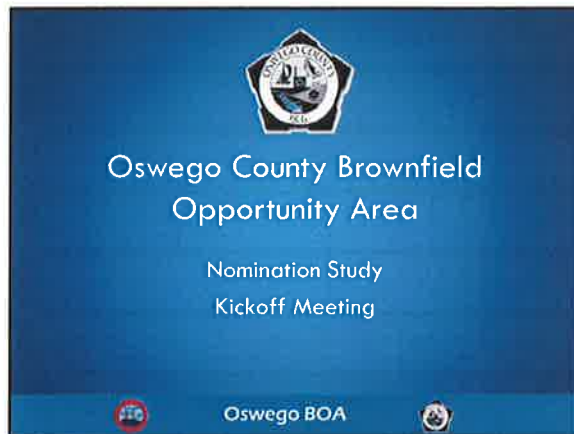
[Sep 30, 2010 News](#)

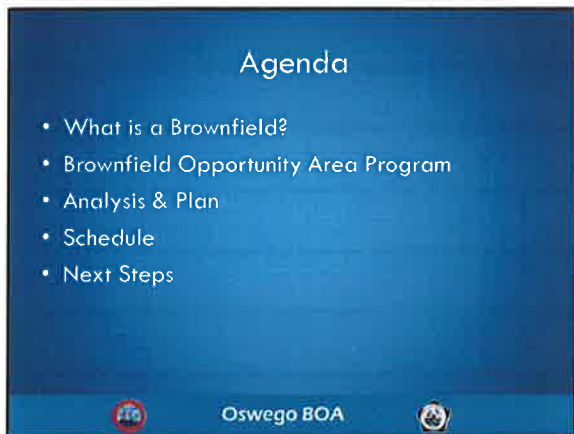
[Sep 2010 News](#)

October 2010

Fr	Th	We	Tu	Mo	Su	Sa
						1

September 2010						
	30	29	28	27	26	25
24	23	22	21	20	19	18
17	16	15	14	13	12	11
10	9	8	7	6	5	4










What is a Brownfield?



A site, where the expansion, redevelopment, or reuse can be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

Source: U.S. EPA


Oswego BOA




What is a Brownfield?




Oswego BOA


Brownfield Opportunity Area (BOA)

- Multiple Brownfield Sites . . .
 - and Vacant, Underutilized, Abandoned Sites
- Area Revitalization Plan
- Partnerships
 - Local Community
 - Department of State
 - Department of Environmental Protection
 - Other local, regional and state partners


Oswego BOA


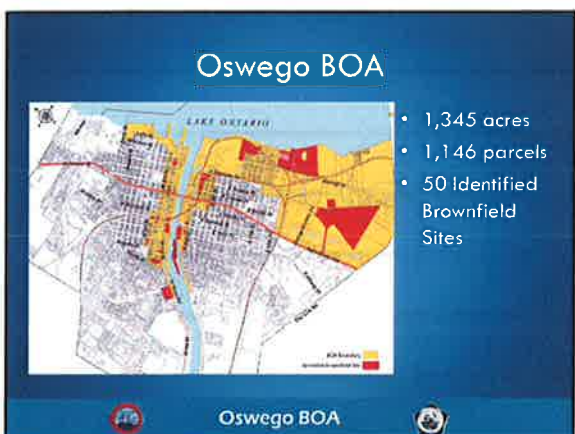


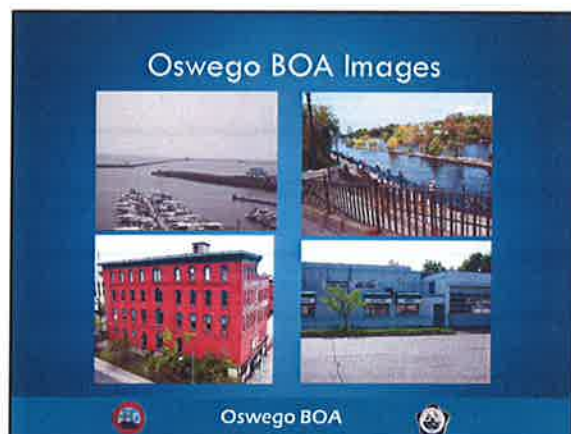
Brownfield Opportunity Area

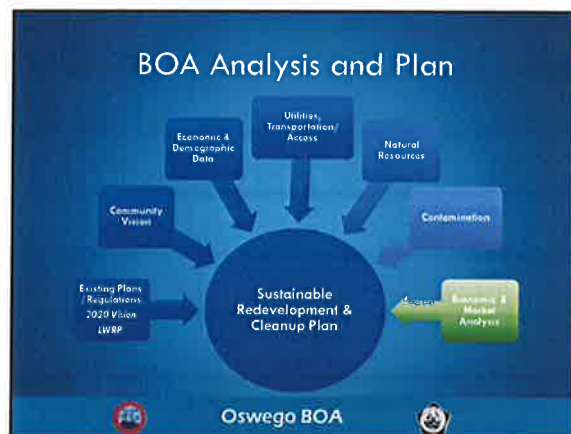
Benefit - Advances projects to the marketplace

- Community support / Partnerships
- Revitalization strategy
- Transparency of environmental conditions
- Grants/Tax Incentives
- Project marketing

Oswego BOA





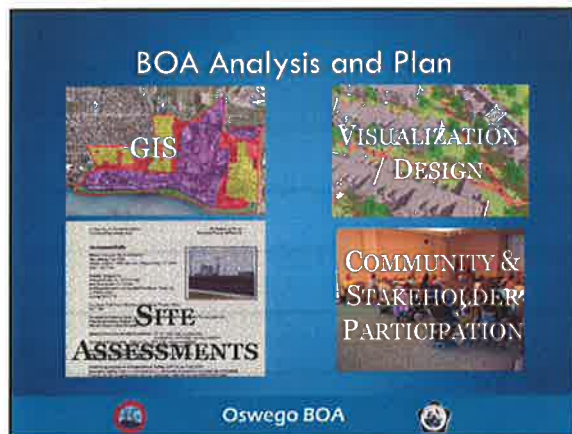


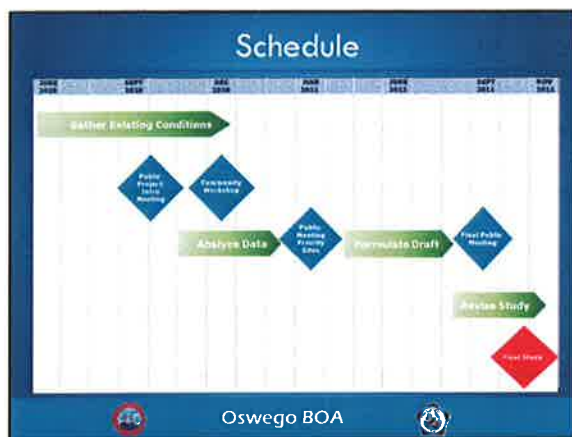
BOA Analysis and Plan

	Low Constraints	High Constraints
High Development Potential	Developer Sites	Public-Private Partnership
Low Redevelopment Potential	Public Sector Projects	Cleanup & Closure; Landbank

Source: Rutgers University, Brookfield Capital Building Partnership program for CBOs

Oswego BOA








Oswego BOA Characteristics Demographics

Area	Population (Year)			Change 1990-2000		Change 2000-2009	
	1990	2000	2009	Number	Percent	Number	Percent
Tract 216.01	3,338	3,153		(185)	-5.5%		
Tract 216.03	4,043	3,614		(429)	-10.6%		
City of Oswego	19,193	17,934	17,177	(1,241)	-6.5%	(777)	-4.3%
County of Oswego	131,771	122,377	121,377	606	0.5%	(1,000)	-0.8%
Central New York Area	791,140	777,043	777,229	(14,097)	-1.8%	256	0.0%
New York State	17,990,455	18,976,457	19,541,453	556,002	2.9%	564,996	3.0%

Next Steps



- Public Workshop (December 2010)
- Site Assessments
- Review of Existing Information




 Oswego BOA 

Project Information


- OswegoBOA.com
- Karen Noyes, Associate Planner, Oswego County
 - 349-8292
- Mary Vanouse, CD Director, City of Oswego
 - 343-3795
- Rebecca Noll, BOA Specialist, LaBella Associates
 - rnoll@labellapc.com
- Ed Flynn, Senior Planner, LaBella Associates
 - eflynn@labellapc.com

 Oswego BOA 




Oswego County Brownfield
Opportunity Area

Nomination Study
Stakeholders' Kickoff Meeting
December 7, 2010




Oswego BOA




Agenda

- What is a Brownfield & the Brownfield Opportunity Area Program
- Planning Process
- Oswego and BOA Characteristics
- Case Studies
- Schedule
- Next Steps



Oswego BOA



Project Team & Partners





Oswego BOA




What is a Brownfield?



A site, where the expansion, redevelopment, or reuse can be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

Source: U.S. EPA

 Oswego BOA 

What is a Brownfield?



 Oswego BOA 

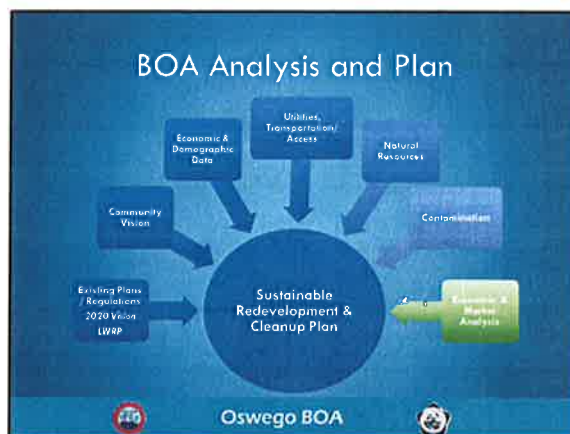
Brownfield Opportunity Area (BOA)

- Multiple Brownfield Sites . . .
 - and Vacant, Underutilized, Abandoned Sites
- Area Revitalization Plan
- Partnerships
 - Local Community
 - Department of State
 - Department of Environmental Protection
 - Other local, regional and state partners

 Oswego BOA 







BOA Analysis and Plan

	Low Contamination	High Contamination
High Development Potential	Developer Sites	Public – Private Partnership
Low Redevelopment Potential	Public Sector Projects	Cleanup & Closure

Source: Rutgers University, Brownfields Opportunity Building, American Iron and Steel Institute

Oswego BOA

BOA Analysis and Plan

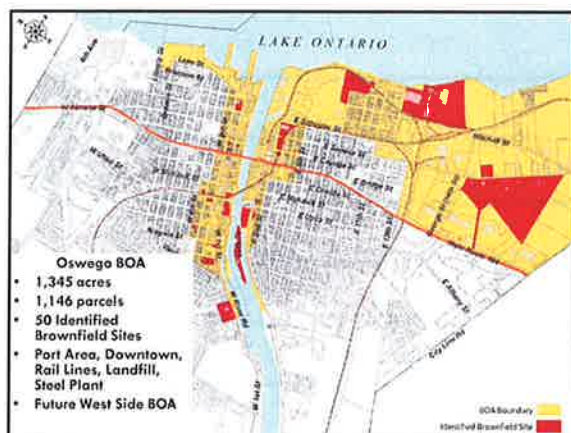
GIS

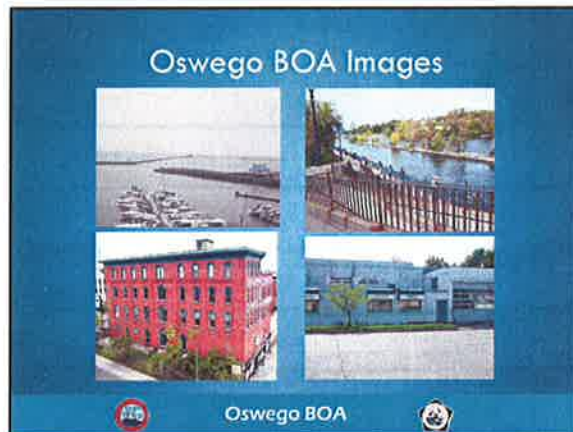
VISUALIZATION DESIGN

SITE ASSESSMENTS

COMMUNITY & STAKEHOLDER PARTICIPATION

Oswego BOA





Oswego BOA Characteristics

Population

Area	Population (Year)			Change 1990-2000		Change 2000-2009	
	1990	2000	2009 (Est.)	Number	Percent	Number	Percent
Tract 216.01	2,338	3,133		(185)	-5.3%		
Tract 216.05	4,043	3,614		(429)	-10.6%		
City of Oswego	19,195	17,054	17,177	(1,241)	-6.5%	(777)	-4.3%
County of Oswego	121,771	122,377	121,377	606	0.5%	(1,000)	-0.8%
Central New York Area	791,140	777,043	777,229	(14,097)	-1.8%	226	0.03%
New York State	17,990,453	18,976,457	19,541,433	(986,002)	-5.5%	564,996	3.0%

Source: U.S. Bureau of the Census

Oswego BOA

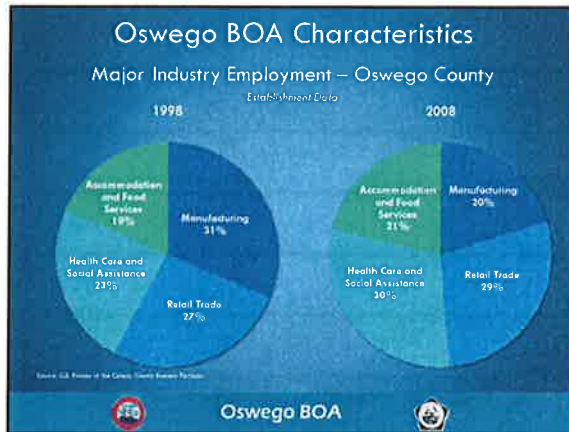
Oswego BOA Characteristics

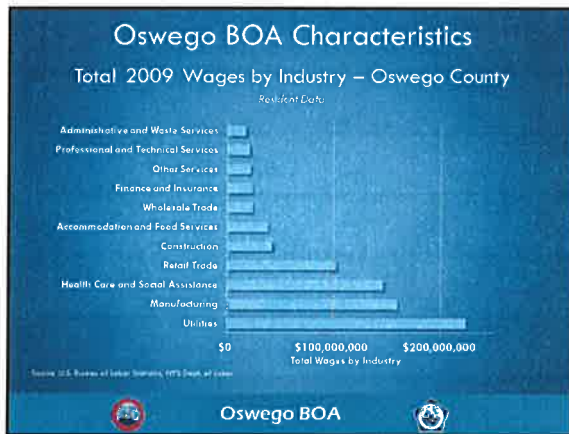
Census Tract (Neighborhood) Profiles

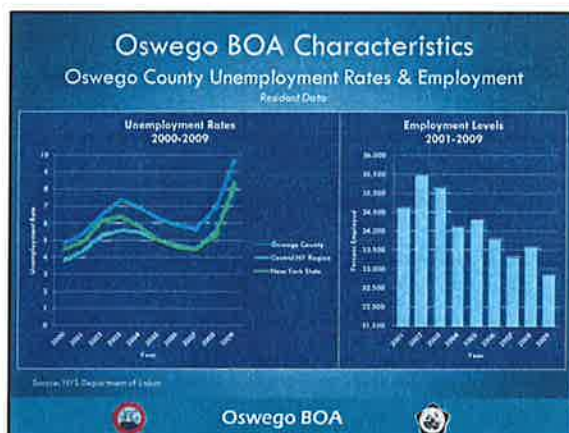
	Tract 216.01	Tract 216.05	City of Oswego
Median Income Ratio	1.8%	16.9%	9.7%
% Building with Older Occupied	33.8%	38.4%	32.3%
% Building with Older Occupied	38.2%	41.4%	42.2%
% High School Graduate	78.8%	77.7%	75.4%
% Individuals Below Poverty Level	34.2%	17.2%	23.9%
% Median Value Below 1990	76.1%	79.1%	78.3%
1990 Median Household Income	\$ 22,825	\$ 23,972	\$ 28,318
1990 Per Capita Income	\$ 15,951	\$ 13,876	\$ 16,158
1990 Median Housing Value	\$ 45,800	\$ 41,089	\$ 48,596
Housing Age	38.8	36.1	36.9

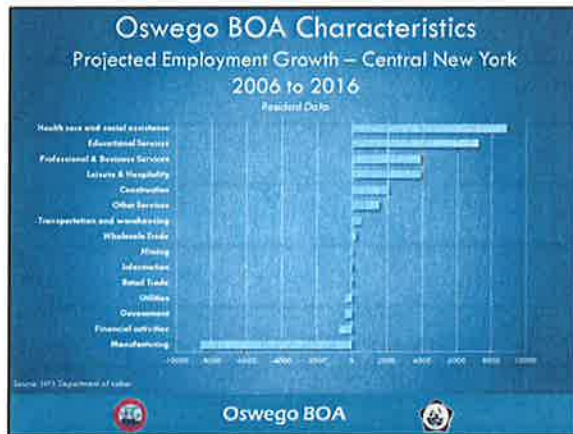
Source: U.S. Bureau of the Census

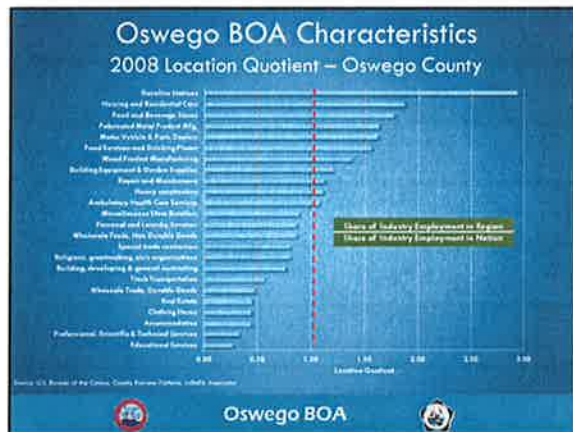
Oswego BOA

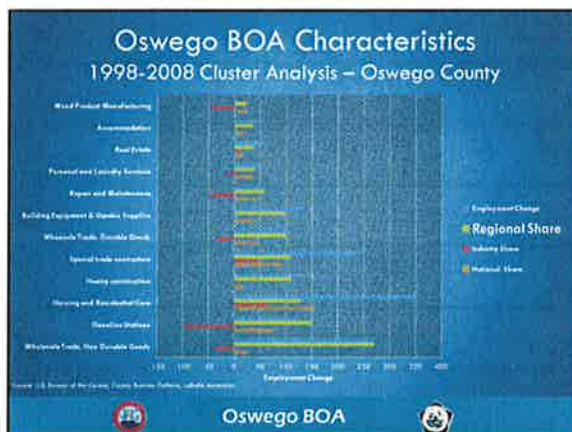


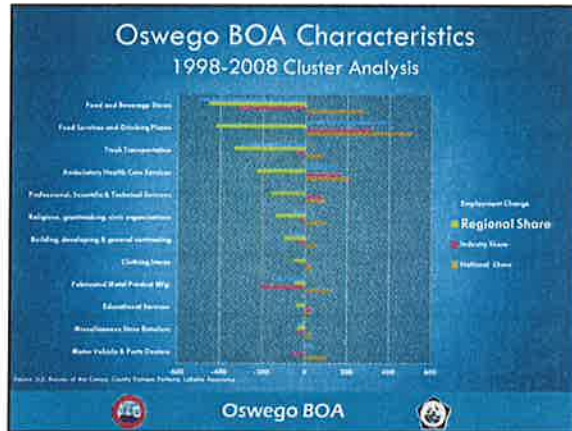












Oswego BOA Characteristics

Location Quotient & Cluster Analysis

- Current Industry Strengths
- Emerging Industry Strengths
- Retention Targets
- Limited Prospects

Source: U.S. Bureau of the Census, County Business Patterns, Labor Force Statistics

Oswego BOA

Case Studies

Syracuse Lakefront

- 800 acres, 7 Districts
- Brownfield Cleanup
- \$ 625 Million invested
- Commercial, entertainment, housing
- Incremental – since 1988

Oswego BOA

Case Studies

Buffalo Lakeside Commerce Park



- 113 Acres
- Former Steel Plant
- Soil Cleanup
- New businesses
- Rail & highway access
- Incremental – since 2000
- PARTNERS



Oswego BOA

Case Studies

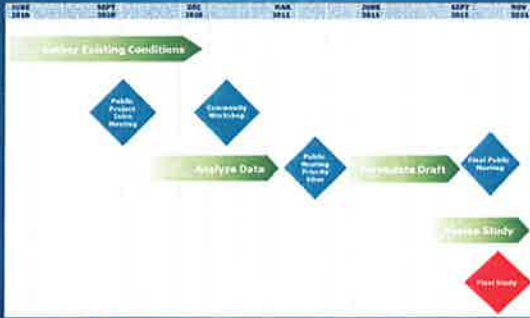
Pittsburgh Southside Works

- 110 Acres, 35 developed
- Mixed Use
- Former Steel Plant
- Soil & Foundation Cleanup
- Incremental – since 1996

Oswego BOA


Schedule





Oswego BOA

Next Steps



- Public Workshop
 - January 20, 2011
- Site Assessments
- Review of Existing Information
 - Reports, Plans
- Strategic Sites
 - Late Spring/Summer



 Oswego BOA 

Project Information

- OswegoBOA.com
- Karen Noyes, Associate Planner, Oswego County
 - 349-8292
- Mary Vanouse, CD Director, City of Oswego
 - 343-3795
- Rebecca Noll, BOA Specialist, LaBella Associates
 - rnoll@labellapc.com
- Ed Flynn, Senior Planner, LaBella Associates
 - eflynn@labellapc.com

 Oswego BOA 

Public Workshop

Oswego Brownfield Opportunity Area

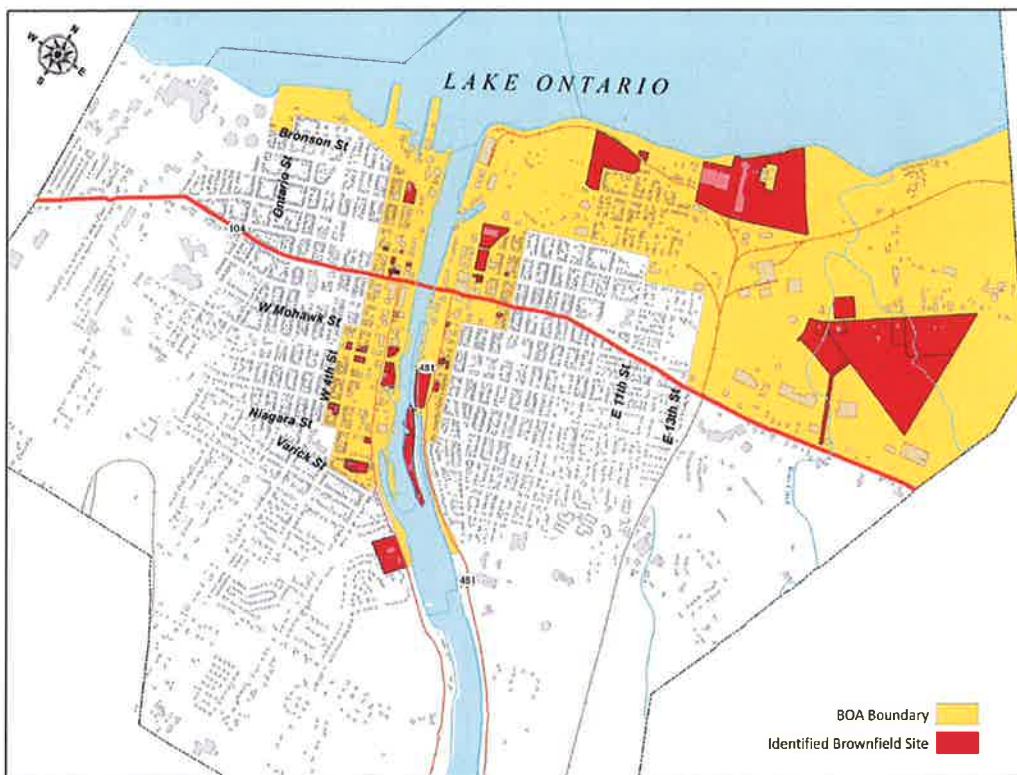
The Oswego Brownfield Opportunity Area Steering Committee invites you to a public workshop to formulate redevelopment concepts for the Oswego waterfront, downtown and adjacent industrial areas. ***As your property may be within the Brownfield Opportunity Area we encourage your attendance.***

Thursday, January 20, 2011

6:00 p.m. - 9:00 p.m.

Econolodge (70 E. 1st Street, Oswego)

Riverside Room



CONTACT/QUESTIONS

Mary Vanouse, Director
City of Oswego Community
Development Office
315-343-3795

Karen Noyes, Associate Planner
Oswego County
315-349-8292





Oswego County Brownfield Opportunity Area

Nomination Study
Public Workshop
January 20, 2011



Oswego BOA



Agenda

- What is a Brownfield & the Brownfield Opportunity Area Program
- Oswego BOA Characteristics
- Brownfield Incentives
- Schedule/Next Steps
- Public Workshop



Oswego BOA



Project Team & Partners



Oswego BOA



What is a Brownfield?

A site, where the expansion, redevelopment, or reuse can be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

Source: U.S. EPA



Oswego BOA



What is a Brownfield?



Oswego BOA

Brownfield Opportunity Area (BOA)

- Multiple Brownfield Sites . . .
 - and Vacant, Underutilized, Abandoned Sites
- Area Revitalization Plan
- Partnerships
 - Local Community
 - Department of State
 - Department of Environmental Protection
 - Other local, regional and state partners



Oswego BOA

Brownfield Opportunity Area Program

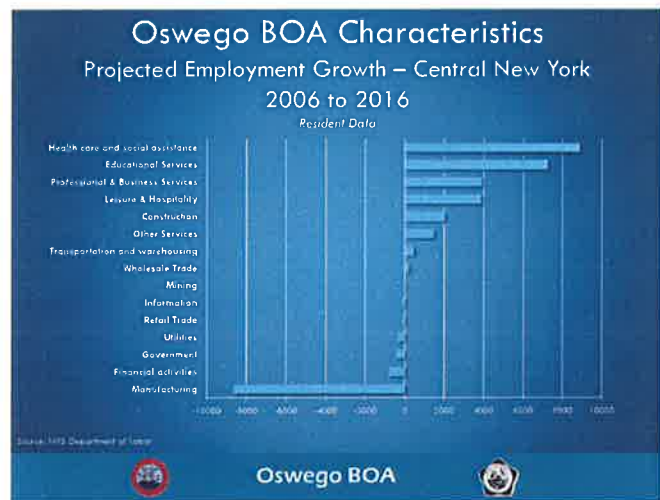
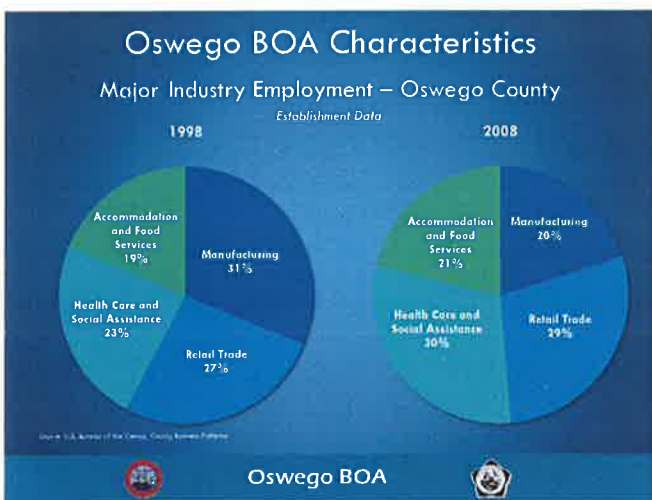
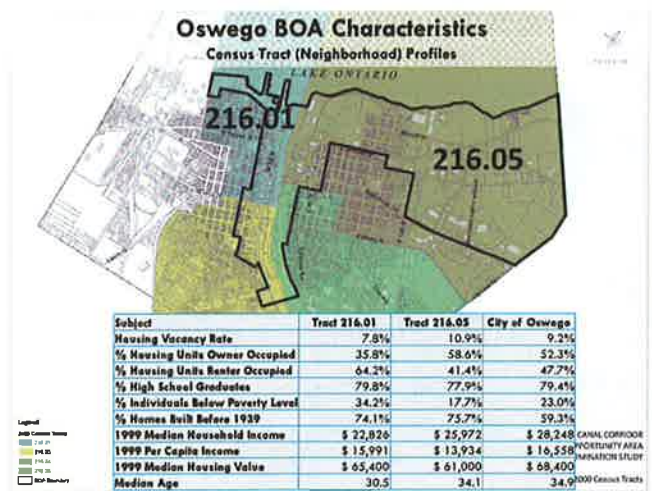


Oswego BOA

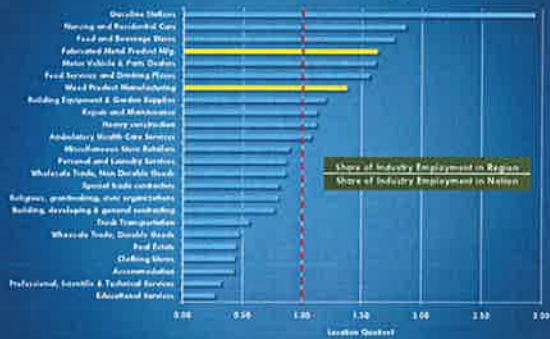
BOA Analysis and Plan



Oswego BOA

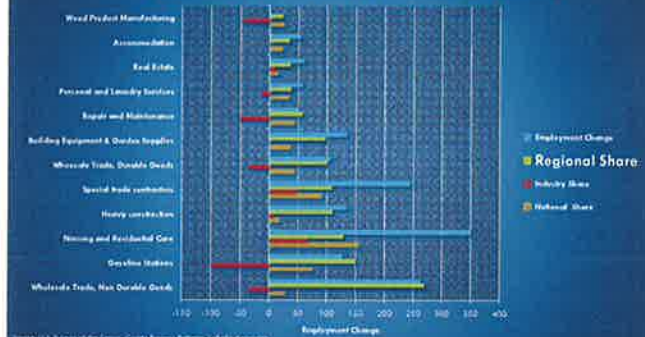


Oswego BOA Characteristics 2008 Location Quotient – Oswego County



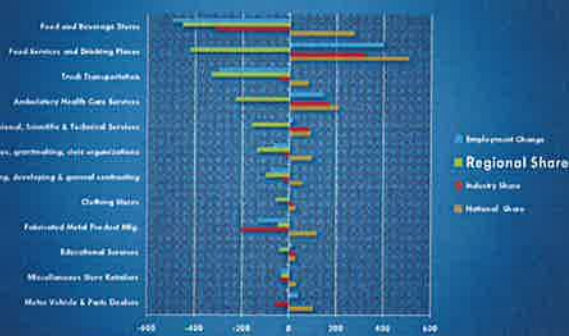
Oswego BOA

Oswego BOA Characteristics 1998-2008 Cluster Analysis – Oswego County



Oswego BOA

Oswego BOA Characteristics 1998-2008 Cluster Analysis



Oswego BOA

Oswego BOA Characteristics Location Quotient & Cluster Analysis

- Current Industry Strengths
- Emerging Industry Strengths
- Retention Targets
- Limited Prospects

Oswego BOA

Oswego BOA Characteristics Retail Opportunities

Within 5 Mile Radius of BOA & Oswego County:

- Radio, Television, Electronics
- Other Building Materials (Lumberyards)
- Clothing Stores
- Sporting Goods, Hobby
- Books, Periodicals
- Misc. Store Retailers (Niche)
- Full Service Restaurants

Source: Market Research



Oswego BOA



Oswego BOA Characteristics Housing Opportunities

Housing Market Report, Oswego Market Area

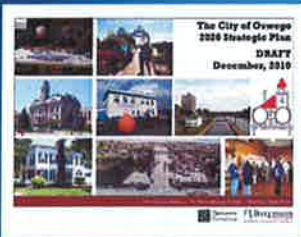
- Demand for Market Rate Housing
- Students
- High end rentals
- Riverfront, Lakefront Locations Desirable
- Rehabilitation Needs – Existing Stock
- Affordable Senior Housing
- First time homebuyer assistance



Oswego BOA



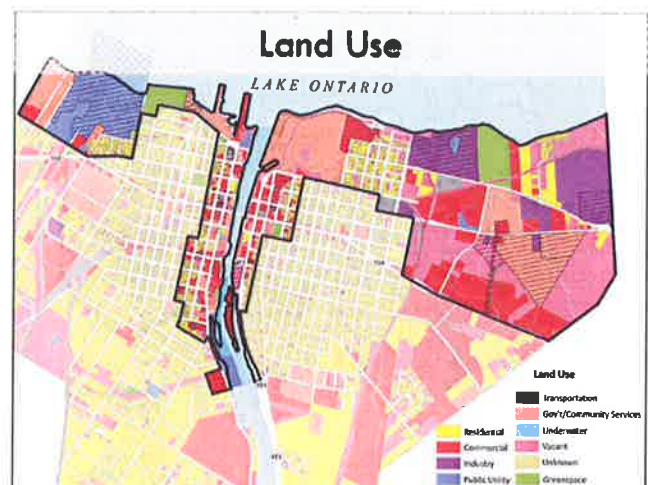
Oswego BOA Characteristics 2020 Vision Plan Update

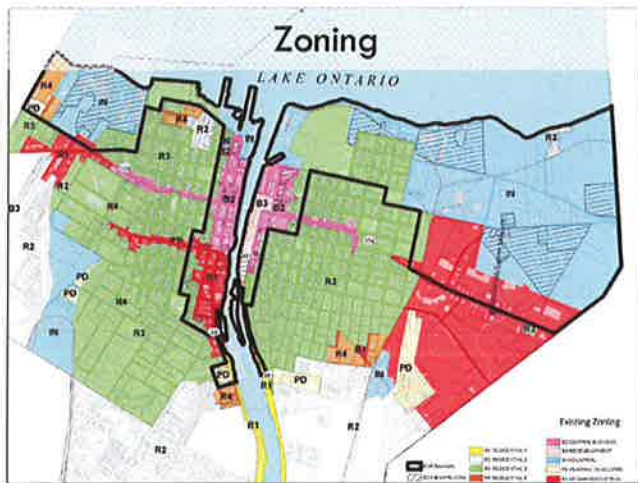


- Port of Oswego Eastside Connector
- Oswego River Eastside Redevelopment
- Trail Extension Breitbeck to Sheldon
- Downtown Route 104 Corridor



Oswego BOA





Brownfield Redevelopment Incentives

Contamination Can be a Good Thing

- If you know or think you own Contaminated Real Property and do not know what to do,
OR
- If you are interested in buying property you suspect or know to be contaminated and do not know what to do,
THEN

The NYS Brownfield Cleanup Program Is for you!!!



Oswego BOA



Brownfield Redevelopment Incentives

Financial Incentive Planning Tip

- **Plan early** – Get a team in place ASAP and Establish Timelines
 - Attorney
 - Accountant
 - Architect/Engineer
 - Lobbyist
 - Project Manager/Owner's Representative
 - Community Relations Consultant
- **Identify All Incentives Up-Front** – Best to identify/analyze all benefits together
- **Overlap:** Overlap financial Incentive Planning with site acquisition, permitting, and lending considerations and timing
 - Project Description for permits and incentives need to match
 - Need to tell a good story and get Community and NYS buy-in:
 - * Job Creation
 - * Investment
 - * New Real Property Taxes



Oswego BOA



Brownfield Redevelopment Incentives

Brownfield Opportunity Program (BOA) Benefits

- *The BOA has already (most likely) undertaken initial data collection* and the BOA provides an additional 2% REFUNDABLE tax credit as part of the Brownfield Cleanup Program (BCP).
- Thus – the BOA introduces time and costs savings re data collection plus additional financial incentives to develop a brownfield site.



Oswego BOA



Brownfield Redevelopment Incentives

Brownfield Cleanup Program Tax Benefits:
The Most Significant Refundable NYS Tax Credits Available

Three Refundable New York State Tax Credits:

1. **Brownfield Redevelopment Tax Credit (BRTC)**
Refundable credit based on cleanup and build out and equipment costs
 - Site Preparation Component
 - Ground water treatment component
 - Investment Tax Credit component – tangible property
2. **Tax Credit for Remediated Brownfields (TCRB)**
Refundable Real Property Tax Benefit
3. **Environmental Remediation Insurance Credit (ERIC)**
Refundable insurance premium credit



Oswego BOA



Brownfield Redevelopment Incentives

BCP Tax Benefits

2008 BCP Amendments to BRTC Tax Credits
Changes to BCP Site Prep/Ground Water Tax Credit

- Site Preparation and Groundwater Remediation Component increased from 10% to 22% of such costs to 22% to 50%
- Cleanup to Soil Cleanup Objectives as follows:

Site	Uncontaminated	Remediated	Commercial	Industrial
Track 1	50%	N/A	N/A	N/A
Tracks 2 and 3	N/A	40%	33%	22%
Track 4	N/A	25%	25%	22%

RESULT – More tax credit available/generated for cleaner cleanups



Oswego BOA



Brownfield Redevelopment Incentives BCP Tax Benefits

Message – Under the new BCP, the key is Understanding and Maximizing Site Preparation Costs

Note: Site Preparation Costs Definition Remains Unchanged

The term "site preparation costs" shall mean all amounts properly chargeable to a capital account, (i) which are paid or incurred in connection with a site's qualification for a certificate of completion, and (ii) all other site preparation costs paid or incurred in connection with preparing a site for the erection of a building or a component of a building, or otherwise to establish a site as usable for its industrial, commercial (including the commercial development of residential housing), recreational or conservation purposes.

Site preparation costs shall include, but not be limited to, the costs of excavation, temporary electric wiring, scaffolding, demolition costs, and the costs of fencing and security facilities. Site preparation costs shall not include the cost of acquiring the site and shall not include amounts included in the cost or other basis for federal income tax purposes of qualified tangible property, as described in paragraph three of this subdivision.

NY Tax Law Section 21(b)(2).



Oswego BOA



Brownfield Redevelopment Incentives BCP Tax Benefits

BCP: Site Preparation (level of cleanup) Component is KEY

Activities Potentially Qualifying as Site Preparation Activities

- Asbestos abatement
- Barricades/Fencing/Erosion Control
- Post work/signs
- Protection of existing utilities
- Demolition or removal of utilities
- Removal of debris
- Demolition of structure
- Demolition of foundation
- Remove and relocate rail lines
- Dust control
- Demolition of roadways
- All soft and hard costs (engineering, architectural, consulting, legal, accounting) related to BCP.
- New Roadway construction/access roads
- Brush removal and disposal
- Topsoil fill, stripping, and stockpiling
- Handling processes related to earth materials
- Rough site grading
- Disposal of regulated waste
- Interim remedial measures
- Final remediation measures
- On-site management of solid non-hazardous wastes
- Community area monitoring during earthwork phases
- Stormwater management during construction



Oswego BOA



Brownfield Redevelopment Incentives BCP Tax Benefits

BCP Amendments to BRIC Tax Credits Changes to BCP Tangible Property Credit Component

- 1) BRIC for Tangible Property Credit Component increased by additional 2% to maximum 24% of eligible costs if project is within a BOA (Range 10 to 24%)
- 2) BRIC Tangible Property Credit Component calculated in same manner
- 3) BRIC Cap – BRIC that is claimed cannot exceed lesser of:
 - i) For non-manufacturing project: \$35mm or Product of (Site Prep and groundwater remediation costs) x (3)
 - ii) For manufacturing project: \$45mm or Product of (Site Prep and groundwater remediation costs) x (6)

SUMMARY

- 22% to 50% refund of site prep/cleanup
- \$3 or \$6 refund for every \$1 spent on site pre/cleanup



Oswego BOA



Brownfield Redevelopment Incentives Other Incentives

To ensure the viability of a Brownfield project, it is important to consider a range of other economic development incentives and programs:

- Programs providing lower cost or alternative financing, including grants
- Other tax credits that significantly reduce/eliminate state tax liability
- Financial incentives that reduce or eliminate real property taxes for a fixed amount of time
- Examples of a few major programs are listed on the following slides



Oswego BOA



Brownfield Redevelopment Incentives

Other Incentives

Local

Industrial Development Agencies
Revolving Loan Funds
Local Development Corporations

New York State

BOA Enhanced Tax Credit
Brownfield Cleanup Program
NYS Rehabilitation Tax Credits
Excelsior Program
Build Now New York
Linked Deposit Program
NYSEKDA
NY Main Street

Federal

HUD Community Development Block Grant
Economic Development Administration (EDA)
HUD Brownfield's Economic Development Initiative (REDI)
New Market Tax Credits
Federal Historic Tax Credits

Other

EB-5 Foreign Investment Program
Many others!!!



Oswego BOA



Brownfield Redevelopment Incentives

Case Study: Remington Lofts on the Canal, North Tonawanda, NY



• Adaptive Reuse - historic
176,000 square foot
former manufacturing
facility



• Mixed-use - 81 work/live
lofts with parking and 1st
floor commercial/retail
space



Oswego BOA



Brownfield Redevelopment Incentives

Case Study: Remington Lofts on the Canal, N. Tonawanda

- Approximately \$22,500,000 remediation/rehabilitation costs
- Approximately \$1,700,000 in BCP Tax Credits
- Approximately \$3,975,000 in Federal Historic Tax Credits
- Approximately \$3,975,000 in State Historic Tax Credits
- \$1,000,000 Restore New York Grant
- \$750,000 New York State Capital Projects Grant
- NCIDA Sales Tax, Mortgage Recording Tax, and PILOT
- NY Canal Corp Grant for canal improvements



Oswego BOA



Brownfield Redevelopment Incentives

Final Thoughts – You Cannot Plan Too Early

- Do not be afraid of contaminated Property - seek it out!!!
- Pursue all available local, state and federal level incentives
- Consult with qualified economic development attorney, accountant, and economic development-minded engineer/architect/professional
- Properly understand timing issues related to permit approvals, funding/grant/incentive approvals
- Obtain Incentives Analysis – work with attorney and accountant to identify and pro forma incentives



Oswego BOA



Schedule



Oswego BOA

Project Information

- OswegoBOA.com
- Karen Noyes, Associate Planner, Oswego County
 - 349-8292
- Mary Vanouse, Director, City of Oswego Community Development
 - 343-3793
- Rebecca Noll, BOA Specialist, LaBella Associates
 - rnoll@labellapc.com
- Ed Flynn, Senior Planner, LaBella Associates
 - edflynn@labellapc.com
- Robert G. Murray, Esq., Harris Beach
 - bmurray@harrisbeach.com
- Roberta Jordans, Mgr, Economic Development, Harris Beach
 - rjordans@harrisbeach.com

Oswego BOA

Public Workshop

- 10 minute break
- edr Companies, Jane Rice
- Use presentation information
- LaBella Team available for questions

Oswego BOA

Public Meeting

Oswego Brownfield Opportunity Area

The Oswego Brownfield Opportunity Area Steering Committee invites you to a public meeting to review potential redevelopment concepts for the Oswego waterfront, downtown and adjacent industrial areas.

Tuesday, September 27, 2011

7:00 p.m.

Econo Lodge (70 E. 1st Street, Oswego)

Riverside Room

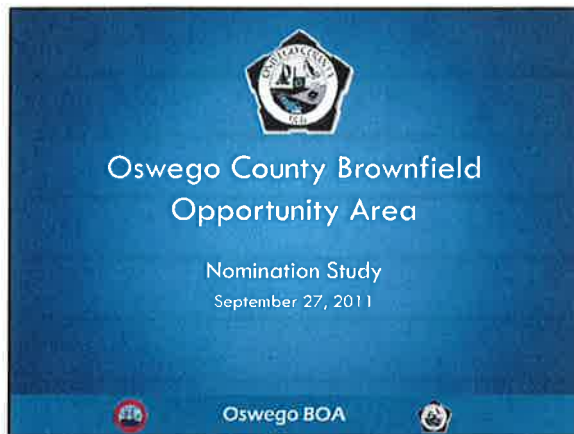


CONTACT/QUESTIONS

Mary Vanouse, Director
City of Oswego Community
Development Office
315-343-3795

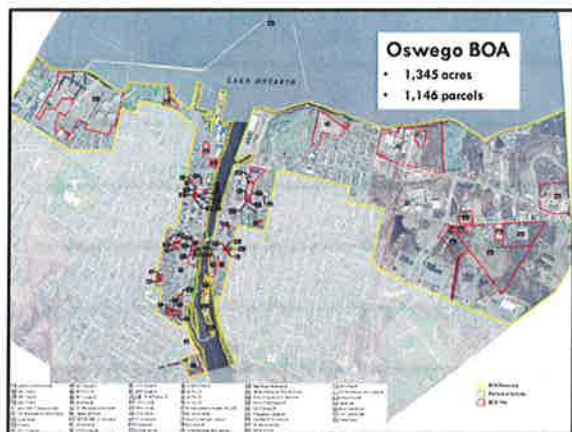
Karen Noyes, Associate Planner
Oswego County
315-349-8292











Brownfield Opportunity Area (BOA)

- Multiple Brownfield Sites . . .
 - and Vacant, Underutilized, Abandoned Sites
- Area Revitalization Plan
- Partnerships
 - Local Community
 - Department of State
 - Department of Environmental Protection
 - Other local, regional and state partners





Oswego BOA





January Meeting Recap

- Characterized Area
 - Demographics
 - Economics
 - Plans
 - Incentives
- Preliminary Industry Cluster Analysis
- Public Workshop
- Return – Final Market Analysis, Master Plan








Oswego BOA


Market Analysis

Industry Cluster Analysis – Industrial Uses


Industry
Wood Product Manufacturing
Energy/Power Generation
Wholesale Trade
Fabricated Metal
Food Processing
Data Centers




Oswego BOA


Market Analysis

Industry Cluster Analysis – Commercial Uses



Industry
Accommodation
Restaurants
University Support
Professional Offices
Niche & Regional Retail
Niche & Regional Services


Oswego BOA


Market Analysis

Industry Cluster Analysis – Other

Industry

- Marinas
- Port Activities
- Charter/Tour Boats
- High End Housing







Oswego BOA




Market Analysis

Land Use & Development Analysis






Oswego BOA




Market Analysis

Land Use & Development Analysis – Historic Core




Land Use: Mixed Use

- Accommodation
- Restaurants
- Retail
- Offices
- Housing
- Personal Services



Oswego BOA



Market Analysis

Land Use & Development Analysis - Lakeview

- Land Use
 - Industrial
 - Warehouse/Storage
 - Port Expansion
 - Manufacturing
 - Office
 - Lakefront Housing






Oswego BOA




Market Analysis


Land Use & Development Analysis - Riverview



- Land Use: Mixed Use
 - Accommodation
 - Restaurants
 - Retail
 - Offices
 - Housing




Oswego BOA




Market Analysis


Land Use & Development Analysis – East End

- Land Use
 - Industrial (North)
 - Warehouse
 - Office
 - Commercial (south)
 - Retail
 - Accommodation
 - Transition Light Industrial





Oswego BOA



Market Analysis

Vacancy / Space



- Retail/Mixed Use
 - 220,000 sq. ft.
- Office
 - 125,000 sq. ft.
- Industrial
 - 635,000 sq. ft.
- Housing
 - 1.5 % for Large Complexes
 - 7 % Citywide

Oswego BOA

Next Steps

- Draft Report
- Review/Approval
 - County
 - City
 - State
- Step 3 Application



Oswego BOA

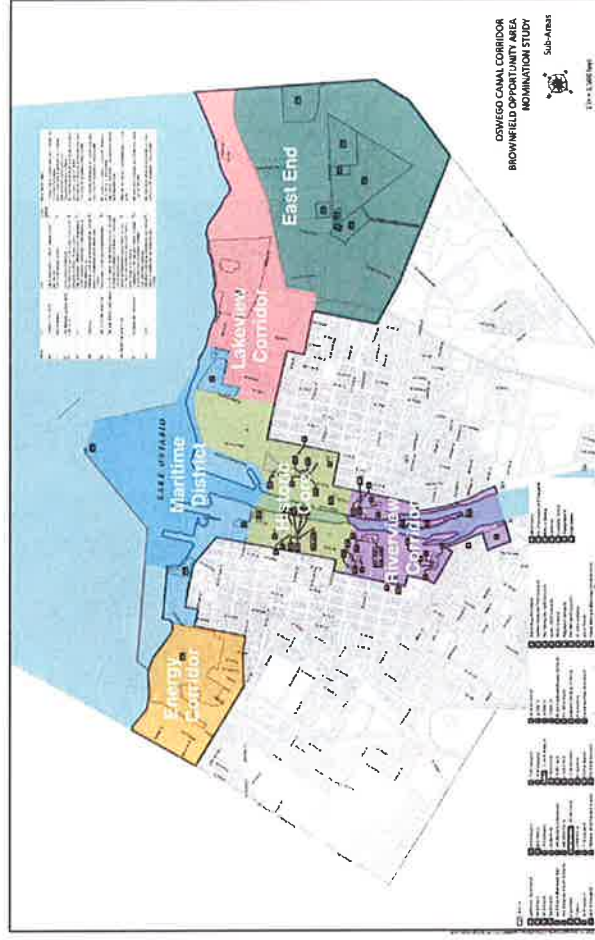
Project Information

OswegoBOA.com

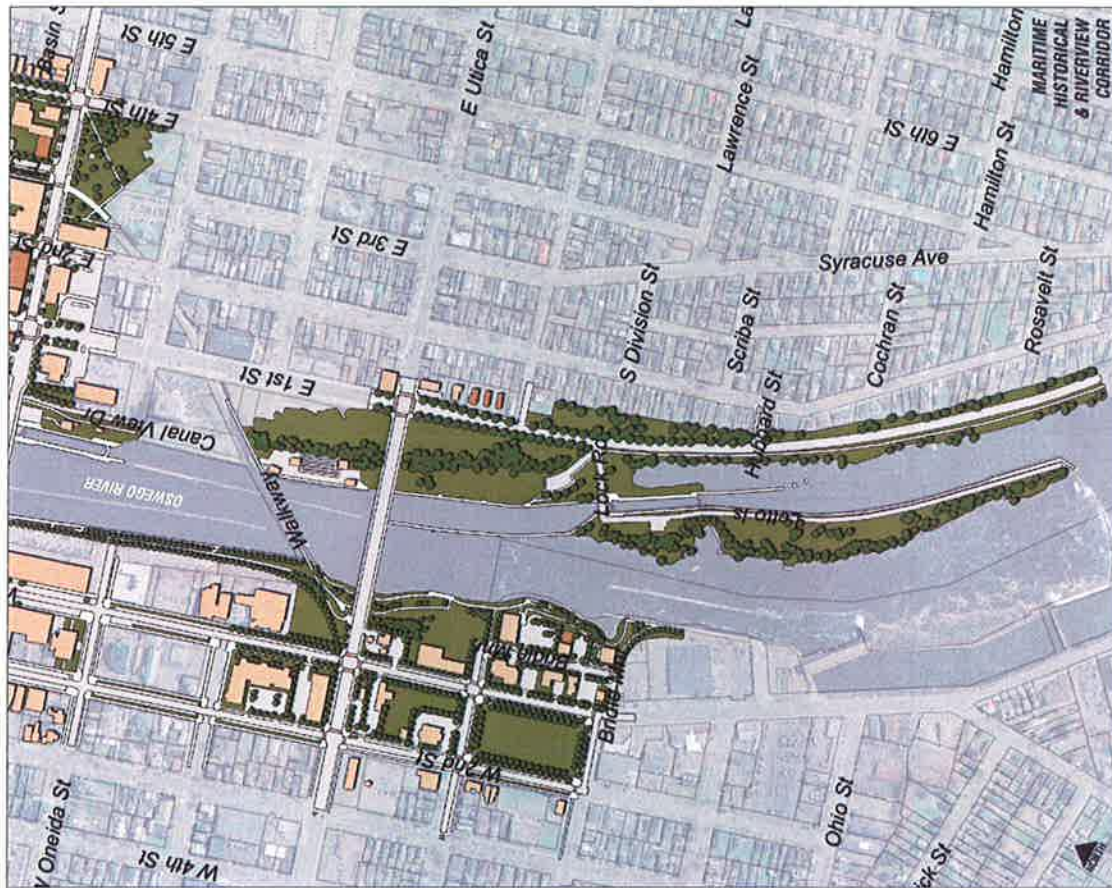
Oswego BOA



OSWEGO CANAL CORRIDOR BOA







OSWEGO CANAL CORRIDOR 80A



LAKEVIEW CORRIDOR

OSWEGO CANAL CORRIDOR 80A

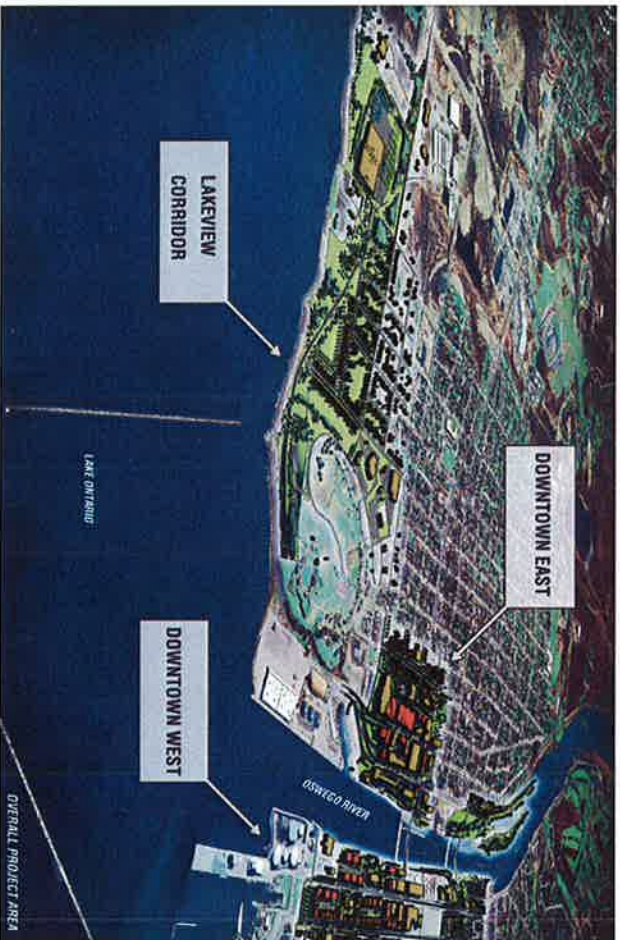




OSWEGO CANAL CORRIDOR BOA



OSWEGO CANAL CORRIDOR BOA





OSWEGO CANAL CORRIDOR BDA



OSWEGO CANAL CORRIDOR BDA

- Mixed use
- Compatible with neighboring residential
- Alley driveways
- Urban pocket parks

DOWNTOWN WEST CHARACTER MODEL



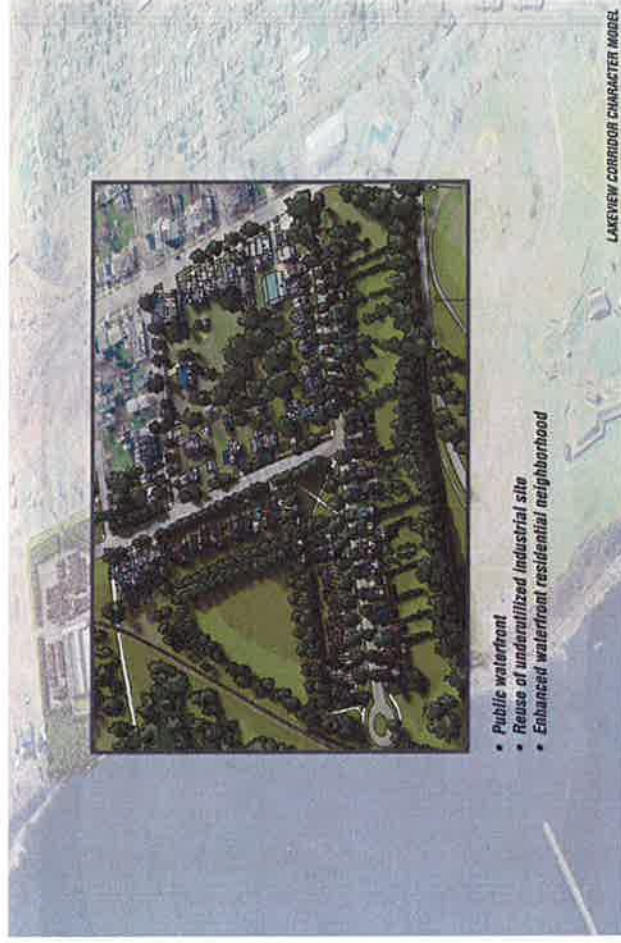
OSWEGO CANAL CORRIDOR BOA



OSWEGO CANAL CORRIDOR BOA



OSWEGO CANAL CORRIDOR BOA



OSWEGO CANAL CORRIDOR BOA





Oswego Canal Corridor

Brownfield Opportunity Area

Developers' Forum

April 26, 2012



OSWEGO CANAL CORRIDOR BOA



Agenda

- Background of Brownfield Opportunity Area (BOA) Program
- Oswego BOA Project and Marketing Analysis
- Oswego BOA Master Plan
- Available Sites
- Getting Deals Done




OSWEGO CANAL CORRIDOR BOA



Brownfield Opportunity Areas Program

- **Results in...** revitalization plan and implementation strategy for an area affected by multiple brownfields or economic distress
- **Provides...** a proactive approach to brownfield redevelopment by bringing sites to the market place.
- **Applicable to...** any type of area affected by brownfields
- **Created by...** the 2003 Superfund/Brownfields Law






OSWEGO CANAL CORRIDOR BOA



NYS DEC Definition of a Brownfield:

Any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.



OSWEGO CANAL CORRIDOR BOA



BOA Program Outcomes

Area-wide approach
to redeveloping
brownfields ...

- Effective strategies
- Investment priorities
- Portfolio of sites
- Marketing
- Partnerships



OSWEGO CANAL CORRIDOR BOA



BOA Program Structure



A systematic, proactive
approach to redeveloping
underutilized land

Favorable terms: 90% funding for eligible activities;
25% advance payment

Eligible applicants: municipalities, community based
organizations, and NYC community boards, joint



OSWEGO CANAL CORRIDOR BOA



BOA Nomination

Analysis to identify and capitalize on assets and opportunities

- Community visioning
- Public participation plan
- Existing conditions
- Land use, zoning, planning
- Natural resources/ features
- Infrastructure and utilities
- Transportation systems
- Inventory of sites (brownfields, abandoned, and vacant)
- Identification of strategic sites
- Site reconnaissance
- Phase I site assessments
- Candidates for Phase II site assessments
- Economic/ market trends analysis
- Redevelopment feasibility
- Redevelopment alternatives
- Relocation feasibility
- Build out assessment
- Land assemblage strategies
- Analysis of assets and opportunities
- Key findings and recommendations

OSWEGO CANAL CORRIDOR BOA

BOA Implementation Strategy

To ensure investment and revitalization

- End uses defined for strategic sites
- Zoning and other local laws
- Design standards and guidelines
- Identification of projects for neighborhood revitalization
- Conceptual designs and cost estimating for strategic sites
- Due diligence for site acquisition
- Site marketing, renderings, brochures, descriptive profiles
- Infrastructure and transportation improvement studies
- SEQRA compliance and Generic Environmental Impact Statements
- Phase II site assessments
- Description of local, state and federal programs to assist in implementation
- Local management structure to ensure plan implementation

OSWEGO CANAL CORRIDOR BOA

BOA Designation

- End product: BOA Plan (Nomination & Implementation Strategy)
- BOA Plan is consistent with General Municipal Law, Article 18-C, Section 970-r
- Brownfield Opportunity Area shall be designated by the Secretary of State

OSWEGO CANAL CORRIDOR BOA

Tangible Benefits

- Realistic strategy community supported
- Transparency and predictability
- Marketing
- Tax credit bonus
- Competitiveness for funding
- Advocacy



OSWEGO CANAL CORRIDOR BOA

Active BOA Projects

NYS Brownfield Opportunity Areas Program
BOA's Projects and Funding

Year	BOA	Project	Funding
April 2014	Albany	Albany Canal	\$1.5M
October 2014	Albany	Albany Canal	\$1.5M
March 2015	Albany	Albany Canal	\$1.5M
March 2015	Albany	Albany Canal	\$1.5M




For information about the program or to schedule a pre-application meeting, please contact one of the Department of Business offices below:

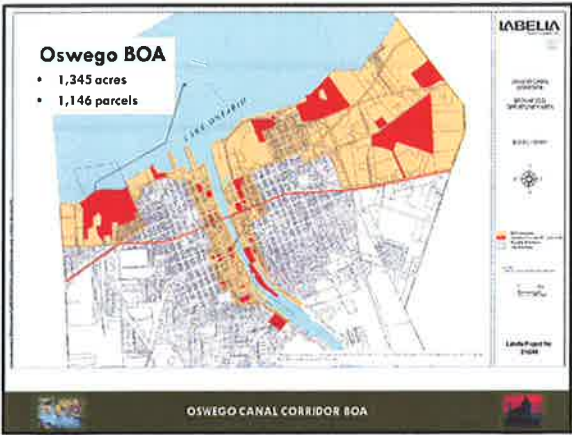
Albany Office David P. Heston, Director (518) 487-1000	Schenectady Office David P. Heston, Director (518) 487-1000
Albany Office David P. Heston, Director (518) 487-1000	Manhattan Office David P. Heston, Director (518) 487-1000

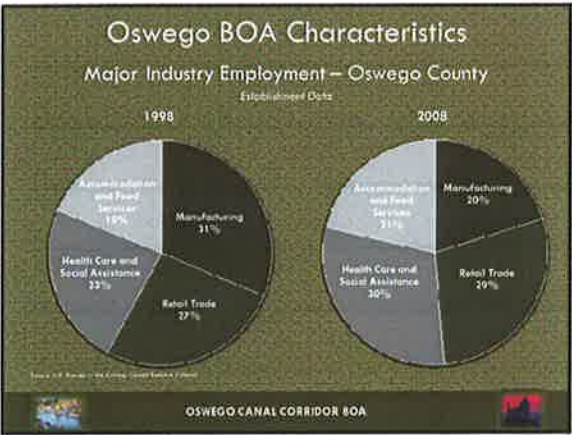
OSWEGO CANAL CORRIDOR BOA

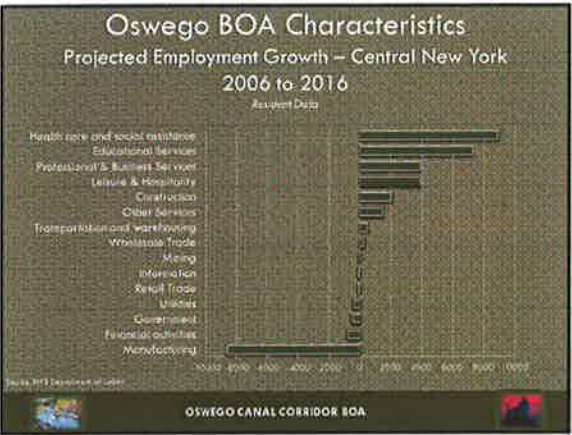
Oswego BOA Project Team & Partners



OSWEGO CANAL CORRIDOR BOA








Market Analysis

Industry Cluster Analysis – Industrial Uses

Industry
Energy/Power Generation
Wholesale Trade
Fabricated Metal
Food Processing
Data Centers



OSWEGO CANAL CORRIDOR BOA

Market Analysis

Industry Cluster Analysis – Commercial Uses




Industry
Accommodation
Restaurants
University Support
Professional Offices
Niche & Regional Retail
Niche & Regional Services

OSWEGO CANAL CORRIDOR BOA

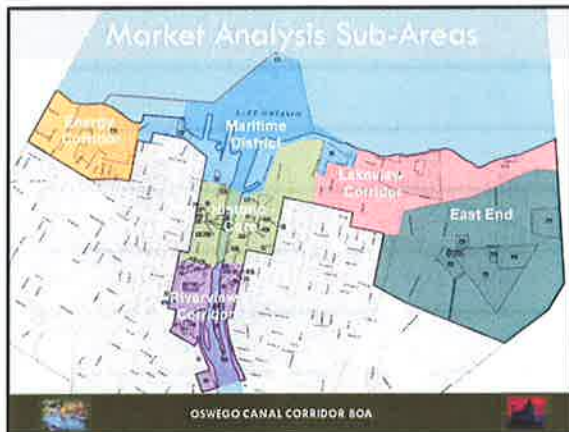
Market Analysis

Industry Cluster Analysis – Other

Industry
Marinas
Port Activities
Charter/Tour Boats
High End Housing




OSWEGO CANAL CORRIDOR BOA



Market Analysis

Land Use & Development Analysis – Historic/Maritime Cores




- Land Use: Mixed Use
 - Accommodation
 - Restaurants
 - Retail
 - Offices
 - High End Housing
 - Water/Port Dependent

OSWEGO CANAL CORRIDOR BOA

Market Analysis

Land Use & Development Analysis - Lakeview

- Land Use
 - Light Industrial
 - Warehouse/Storage
 - Port Expansion
 - Light Manufacturing
 - Office
 - Lakefront Housing



OSWEGO CANAL CORRIDOR BOA

Market Analysis

Land Use & Development Analysis - Riverview




- Land Use: Mixed Use
 - Accommodation
 - Restaurants
 - Retail
 - Offices
 - Housing

OSWEGO CANAL CORRIDOR BOA

Market Analysis

Land Use & Development Analysis – East End

- Land Use
 - Light Industrial (North)
 - Warehouse
 - Office
 - Commercial (South)
 - Retail
 - Accommodation



OSWEGO CANAL CORRIDOR BOA

Market Analysis

Absorption / Space

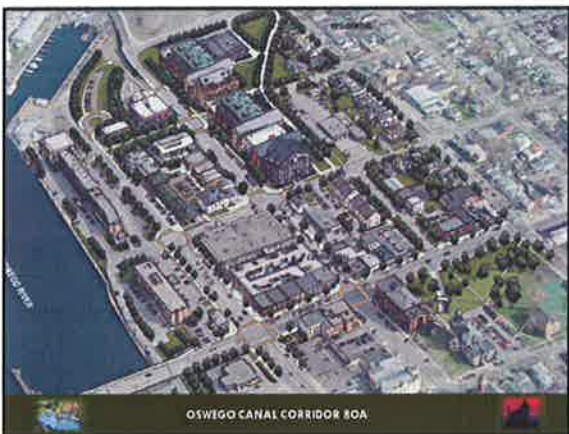


- 2010 – 2011 Absorption
 - Commercial: 80,000 sq. ft.
 - Industrial: 104,000 sq. ft.
- Targeted Space Needs:
 - Professional Class A Office
 - Large Sites
 - Accommodation / Food
 - Small Niche Commercial
 - Water Based

OSWEGO CANAL CORRIDOR BOA













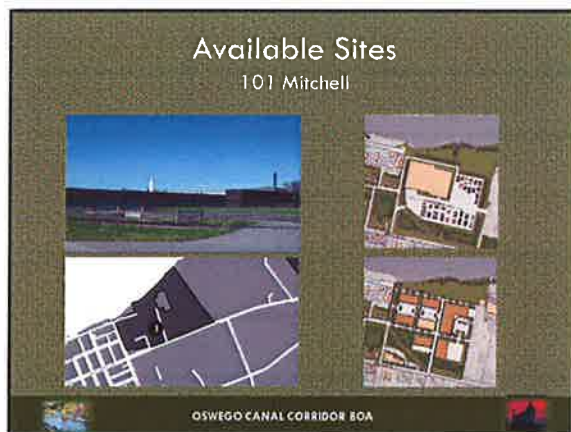












Available Sites

Lake Ontario Industrial Park




OSWEGO CANAL CORRIDOR BOA

Getting Deals Done

County of Oswego IDA

Presented by L. Michael Treadwell



OSWEGO CANAL CORRIDOR BOA

What is the County of Oswego IDA?

- The County of Oswego Industrial Development Agency was created in 1976 by New York State and the Oswego County Legislature.
- The IDA has the ability to support economic activities through the use of several financial assistance programs for eligible projects.
- The IDA is made of a 7 person board appointed by the Oswego County Legislature and represents a cross section of business, trades, and elected officials.

OSWEGO CANAL CORRIDOR BOA

County of Oswego IDA Uniform Tax Exempt Policy (UTEP)

- Through a Straight Lease transaction, the IDA can offer the following benefits:
- Payment In Lieu of Tax (PILOT):
 - 20 years for Manufacturing projects
 - 10 years for Non-manufacturing projects
- Sales Tax Abatements:
 - Construction materials, furniture, equipment, fuel, etc.
- Mortgage Recording Tax Exemption:
 - Exempt project from the 1% mortgage recording fee



OSWEGO CANAL CORRIDOR BOA



County of Oswego IDA Industrial Revenue Bonds

- County of Oswego IDA can issue Industrial Revenue Bonds for projects based on the Project's Credit Worthiness.
- Tax-exempt IRB's can be issued for:
 - Manufacturing projects where project cost does not exceed \$20M; and bond issuance does not exceed \$10M.
 - For all other projects, taxable bonds can be issued.
- Oswego County Civic Facility Corporation can issue tax-exempt bonds for 501(c)3 not-for-profit projects.



OSWEGO CANAL CORRIDOR BOA



County of Oswego IDA Economic Development Funds

- IDA direct financing programs are gap financing loans
- PILOT Economic Development Fund:
 - Used primarily to finance fixed assets
- HUD Economic Development Fund:
 - Used to finance fixed assets but project must meet HUD low-mod income requirements
- USDA IRP Fund:
 - Used to finance equipment and working capital



OSWEGO CANAL CORRIDOR BOA



Getting Deals Done

- Example Project: Stevedore Lofts
Oswego, NY Project Cost: \$6.5M
- Redevelopment of former warehouse into market rate apartments and commercial space
- IDA used UTEP to provide PILOT property tax abatement, sales tax abatement, and mortgage recording tax exemption
- Total Benefits Value: \$2.7M



OSWEGO CANAL CORRIDOR BOA

Getting Deals Done


- Example Project: Novelis Expansion
Scriba, NY Project Cost: \$208M
- Expansion of existing aluminum rolling manufacturing facility.
- IDA used UTEP to provide PILOT property tax abatement, sales tax abatement, and mortgage recording tax exemption
- Total Benefits Value: \$11.5M



OSWEGO CANAL CORRIDOR BOA

Getting Deals Done

- Example Project: Seaway Lofts
Oswego, NY Project Cost: \$6.9M
- Redevelopment of vacant industrial building into affordable housing apartments
- IDA will use UTEP to provide PILOT property tax abatement, sales tax abatement, and mortgage recording exemption. The IDA is also providing direct financing with a HUD EDF loan.
- Total Benefits Value: \$2.2M



OSWEGO CANAL CORRIDOR BOA

Getting Deals Done

- Example Project: Fulton Companies
Pulaski, NY Project Cost: \$13.5M
- 100,000 SF expansion of existing boiler manufacturing facility with production space and R&D space
- IDA used UTEP to provide PILOT property tax abatement, sales tax abatement, and mortgage recording tax exemption
- IDA Issued \$10M in tax-exempt bonds
- Total Benefits Value: \$3.4M



OSWEGO CANAL CORRIDOR BOA

County of Oswego IDA

- To find out more information about how the County of Oswego IDA can assist your project, call Mike at 315-343-1545.
- Or email at mtreadwell@oswegocounty.org



OSWEGO CANAL CORRIDOR BOA

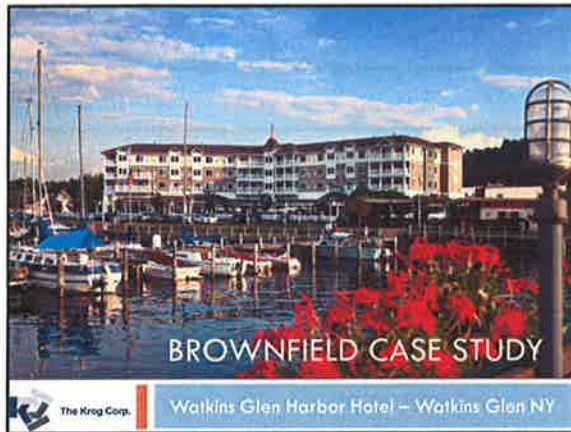
Project Information

OswegoBOA.com



OSWEGO CANAL CORRIDOR BOA









BCP PROCESS

- Pre-Application Meeting
- Application
- Brownfield Cleanup Agreement (BCA)
- Remedial Investigation Work Plan (RIWP)
- Final Remedial Investigation Report
- Alternative Analysis Report (AAR)
- Remedial Work Plan (RWP)




BCP PROCESS (cont'd)

- Public Comment
30 days (RIWP)
45 days (RWP)
- NYSDEC Approval
- On-Site Remediation
- Monitored by NYSDEC & Engineer



BCP PROCESS (cont'd)

- Operation Maintenance & Monitoring (OMM)
- Environmental Easement
- Certificate of Completion
within year of CO
- Annual Certification



OTHER FACTORS



- April 2015 Sunset
- 10 year Life
- BCA Transferable
- Tax Credits Enh.
 - + 25% BOA
 - + 8% EN-Zone
- CAPS
 - Monopoly for owners
 - Monopoly for buyers



PROJECT COST SUMMARY



LAND	\$ 1,600,000
HARD CONSTRUCTION COST	\$14,000,000
FURNITURE /FIXTURES/EQUIPMENT	\$ 2,000,000
SOFT COSTS	<u>\$ 1,500,000</u>
TOTAL PROJECT COST	\$ 19,100,000

BROWNFIELD TAX CREDIT BREAKDOWN



BCP CREDIT	\$1,600,000
ADDITIONAL COST RELATED TO BCP	<u>(\$250,000)</u>
BCP NET OF ADDITIONAL COST	\$1,350,000
FEDERAL TAXES 28.00%	<u>(\$448,000)</u>
BCP NET OF FEDERAL TAX	\$902,000

PROS / CONS
PROS <ul style="list-style-type: none">➤ REFUNDABLE TAX CREDIT➤ LEVERAGE OF REFUNDABLE TAX CREDIT➤ BCP CREDIT AVAILABLE FOR EXPANSION (10 YRS)
CONS <ul style="list-style-type: none">➤ INCREASED LEVEL OF AUDIT RISK/REFUND DELAYS➤ INCREASED COSTS ASSOCIATED WITH SITEWORK/CLEANUP➤ INCREASED LEGAL COSTS DUE TO ENVIRONMENTAL EASEMENTS

Site Profiles

Guide to Use Status Categories

Potential Brownfield: Any site with significant known contamination that may hinder site redevelopment.

Underutilized: Sites that are not fully utilized. Characterized by empty buildings, mostly vacant buildings, or buildings occupied by nominal or temporary uses.

Vacant/Undeveloped: Sites with no buildings that have never been developed or were once developed and are now vacant.

Sources of Information

- 1924 (Updated 1960) Sanborn Fire Insurance Maps
- United States Environmental Protection Agency (USEPA) and New York State Department of Environmental Conservation (NYSDEC) Environmental Records Databases (see Environmental Records Review Abbreviations table below)
- Phase I Environmental Site Assessment (ESA): 23 Mercer Street – Completed by ENSR International, June 2005
- Phase I ESA: 133-139 East First Street – Completed by Clough Harbor and Associates, June 2010
- Phase I ESA: 133-139 East First Street – Completed by ENSR International, August 2008
- Phase I ESA and HazMat Survey: McCrobie Building – Completed by Clough Harbor and Associates, September 2010
- Site Inspection Prioritization Report: 8 East Utica Street – Completed by Weston Solutions, Inc., July 2005
- Phase I ESA: 317-333 West First Street – Completed by ENSR International, June 2005
- Phase I ESA: 25 East Utica Street – Completed by ENSR International, August 2008
- Remedial Investigation/Alternatives Report: 68 West First Street – Completed by Clough Harbor and Associates, June 2008
- Phase I ESA: Leto Island – Completed by ENSR International, June 2005.

Site Ranking

1 – High: Strategic Site, or other key development site.

2 – Medium: Contributing site to BOA redevelopment.

3 – Low: Site with low development potential or not contributing to development of area.

Environmental Review Record Abbreviations

NPL	National Priority List (EPA)	CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System (EPA)
NFRAP	No Further Remedial Action Planned (EPA)	TSD	Treatment, Storage, or Disposal Facility
CORRACTS	Facility subject to Corrective Action	NON-CORRACTS	Facility not subject to Corrective Action
RCRA	Resource Conservation & Recovery Act (EPA)	LQG	Large Quantity Generator
SQG	Small Quantity Generator	ERNS	Emergency Response Notification System (EPA)
IHWDS	Inactive Hazardous Waste Site (NYSDEC)	BCP	Brownfield Cleanup Program (NYSDEC)
VCP	Voluntary Cleanup Program (NYSDEC)	Part 360 Landfill	Landfill Database (NYSDEC)
PBS	Petroleum Bulk Storage (NYSDEC)	CBS	Chemical Bulk Storage
MOSF	Major Oil Storage Facility	SPILLS	Hazardous Substance Spill Database (NYSDEC)

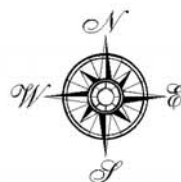
¹ Proximity is measured from center of property unless property is on the waterfront, in which case, distance is given as 0 feet.

Site No.	St. Number	Street	Owner	Land Use	Acres	Assessed Value	Zone	Site Use
POTENTIAL BROWNFIELD PROPERTIES or LANDFILL PROPERTIES								
02B	133	E First St	Shaw, Warren S and Natoli Philip	Det row bldg	0.10	\$ 62,500	B2	building
4	220	E First St	Canalview Development LLC	Vacant comm	2.10	\$ 316,600	B3	no building
5	215-221	E First St	Canalview Development LLC	Vacant comm	0.38	\$ 63,000	B2	no building
6B	1	Leto Is	Leto, John	Det row bldg	3.50	\$ 314,000	R1	building
10	23	Mercer St	Oswego Port Authority	Other - Storage	12.90	\$ 1,300,000	IN	no building
11	101	Mitchell St	E.J. Spirtas Group LLC	Manufacture	54.79	\$ 1,602,400	IN	building
50	498-500	W. First St.	Carson, Jeffrey	Commercial	6.81	\$ 360,000	R3	building
57	68	W First St	City Of Oswego	Highway garage	1.60	\$ 418,000	B2	building
64	22	Ohio St	Miller, Mildred Wood	1 use sm bld	0.32	\$ 110,000	B1	building
65	24	Ohio St	Comerford, J R & Son Inc	1use sm bld	0.28	\$ 90,000	B1	building
66	20	Ohio St	Oswego Plastics Inc.	Manufacture	0.42	\$ 131,000	R3	building
79	25	E Utica St	Conway, Michael	1 use sm bld	0.07	\$ 38,000	R3	building
100	700	E Seneca St	County Of Oswego	Landfill	56.68	\$ 1,100,000	IN	no building
101	710	E Seneca St	Northern Group	Manufacture	3.00	\$ 333,000	IN	building
102	720	E Seneca St	County Of Oswego	Police/Fire	19.95	\$ 770,000	IN	building
103	512	E Seneca St	Centro of Oswego	Motor Vehicle Svc	1.68	\$ 525,000	IN	building
104	500	E Seneca St	Ohnmacht, Clarence L	Manufacture	1.00	\$ 100,000	IN	building
105		George St	Fitzgibbons, John E	Vacant indus	10.17	\$ 77,000	IN	no building
106	701	E Seneca St	New York State DEC	Vacant comm	3.69	\$ 146,500	IN	no building
108	200	W Third	Malone, Joseph	Auto body	0.30	\$ 125,000	B1	building
110	388	W First St	Jefferson Street LLC	Gas station	0.30	\$ 225,000	B1	building
114	375	Mitchell St	Great Lakes Veneer Corp	Manufacture	21.58	\$ 905,000	IN	building
116	261	George Wash. Bl	Oswego Harbor Power LLC	Elec-fossil	114.65	\$ 140,000,000	IN	building
Total All Brownfield Properties					316.17	\$ 149,049,500		
UNDERUTILIZED PROPERTIES								
3A	195	E First St	Mc Nair-Flett, Patricia and Thomas	Auto body	0.15	\$ 68,000	B2	building
3B	197	E First St	Mc Nair-Flett, Patricia and Thomas	Att row bldg	0.08	\$ 55,000	B2	building
3C	193	E First St	Mc Nair-Flett, Patricia and Thomas	Vacant comm	0.11	\$ 7,800	B2	building
6A	2	Leto Canal	Leto, John	Parking lot	1.00	\$ 25,000	R1	parking lot
7	22	E Cayuga St	Camelot Lodge LLC	>1use sm bld	0.09	\$ 55,000	B2	building
8A	26-30	E Cayuga St	Hsiao, George and Madeline	Vacant comm	0.15	\$ 41,700	B2	parking lot
8C	56	E Third St	Hsiao, George and Madeline	Vacant comm	0.18	\$ 45,100	B2	parking lot
9	45	E Cayuga St	Lombardo, Anthony P	Res vac land	0.08	\$ 5,000	R3	parking lot
59	26	W Cayuga St	City of Oswego	Parking lot	0.21	\$ 75,000	B2	parking lot
60A	27-29	W Bridge St	Columbo, Brian	Att row bldg	0.10	\$ 225,000	B2	building
60C	178	W First St	Calascibetta, Anthony V	Parking lot	0.04	\$ 13,900	B2	parking lot
60D	176	W First St	Calascibetta, Anthony V	Parking lot	0.05	\$ 18,000	B2	parking lot
60E	174	W First St	Calascibetta, Anthony V	Parking lot	0.07	\$ 22,000	B2	parking lot
60F	117	W Second St	Eggleston, Heidi	Parking lot	0.07	\$ 27,800	B2	parking lot
60G		W Second St	Eggleston, Richard	Vacant comm	0.04	\$ 11,000	B2	parking lot
62	20-24	W Utica St	CSP Realty LLC	Com vac w/imp	0.46	\$ 76,000	B1	building
107	32	Erie St	Priority Rentals, Inc	Culture bldg	0.38	\$ 50,000	R3	building
111	29	E Cayuga St	Marbell Realty Corp	Supermarket	5.21	\$ 1,239,000	B2	building
112	41	Lake St	City Of Oswego	Govt bldgs	2.70	\$ 1,200,000	R3	building
115	77-79	W First St	Oswego Waterfront Development	Dealer - prod	1.40	\$ 400,000	B2	building
117	18	E. Cayuga St.	Dawn - BV II LLC	Nbgh Shop Ctr	1.86	\$ 2,549,000	B3	building
Total All Underutilized Properties					14.42	\$ 6,209,300		
VACANT/UNDEVELOPED PROPERTIES								
54	275	W First St	Shanley, P Michael and Mary V	Vacant comm	0.65	\$ 90,000	B2	no building
58	33	W Cayuga St	Dator, Carlos O and Carmen B	Vacant comm	0.13	\$ 52,700	B2	no building
70	151-155	W First St	Strategic Domains, LLC	Vacant comm	0.14	\$ 95,000	B2	no building
76	81	E Fourth St	St. Louis Church	Vacant comm	0.19	\$ 55,700	R3	building
8B	32	E Cayuga St	Hsiao, George and Madeline	Vacant comm	0.03	\$ 14,000	B2	vacant lot
Total All Vacant/Undeveloped Properties					1.14	\$ 307,400		
Total All Brownfield, Underutilized and Vacant Properties					331.73	\$ 155,566,200		

**OSWEGO CANAL
CORRIDOR**

**BROWNFIELD
OPPORTUNITY AREA**

UNDERUTILIZED, VACANT,
AND BROWNFIELD SITES



Site Characterization

- Underutilized
- Undeveloped/Vacant
- Potential Brownfield/Landfill
- Strategic Site

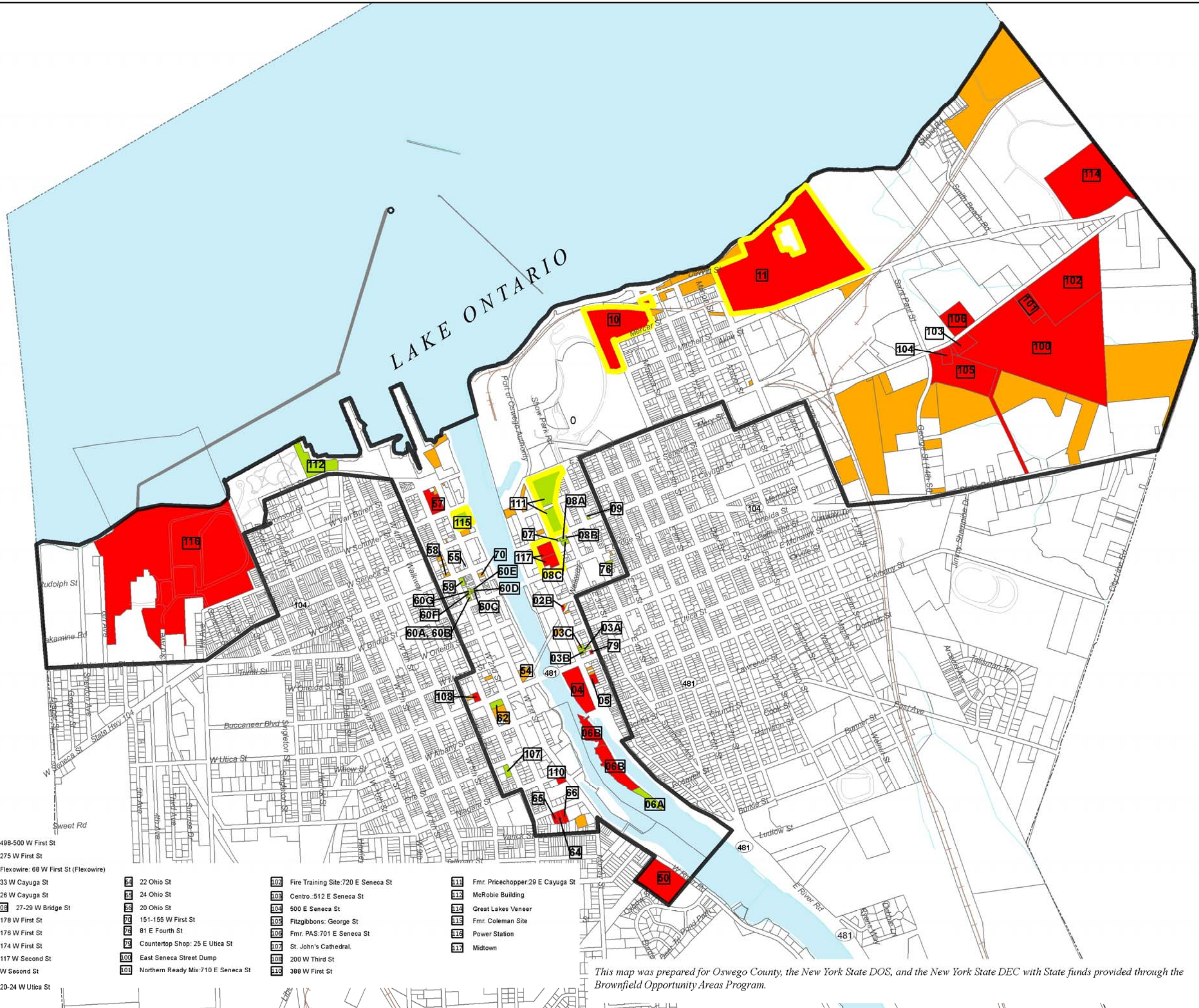
Note: Sites shown as Undeveloped/Vacant that do not have a Site ID number are sites designated as vacant in the Real Property Database, but were not designated as BOA sites.

Sources:

1. Interviews with City and County Personnel
2. Database reviews (see report text for full listing)
3. Phase I Reports
4. Sanborn Maps for the City of Oswego
5. Historical Aerial Photography

0 950
1 inch = 1,500 feet

**Labella Project No:
210344**



- 028 Lambino's: 133 E First St
- 03A 195 E First St
- 03B 197 E First St
- 03C 193 E First St
- 04 220 E First St (Breneman Site)
- 05 Fmr. Breneman: 215-221 E First St
- 06A 2 Leto Canal
- 06B 1 Leto Is
- 07 22 E Cayuga St
- 08A 26-30 E Cayuga St
- 08B 32 E Cayuga St
- 08C 56 E Third St
- 09 45 E Cayuga St
- 10 101 Mitchell St (Hammermill)

- 54 498-500 W First St
- 55 275 W First St
- 56 Flexowire: 68 W First St (Flexowire)
- 57 33 W Cayuga St
- 58 26 W Cayuga St
- 60A, 60B 27-29 W Bridge St
- 60C 178 W First St
- 60D 176 W First St
- 60E 174 W First St
- 60F 117 W Second St
- 60G W Second St
- 62 20-24 W Utica St

- 64 22 Ohio St
- 65 24 Ohio St
- 66 20 Ohio St
- 70 151-155 W First St
- 76 81 E Fourth St
- 78 Countertop Shop: 25 E Utica St
- 100 East Seneca Street Dump
- 101 Northern Ready Mix: 710 E Seneca St

- 102 Fire Training Site: 720 E Seneca St
- 103 Centro: 512 E Seneca St
- 104 500 E Seneca St
- 105 Fitzgibbons: George St
- 106 Fmr. PAS: 701 E Seneca St
- 107 St. John's Cathedral
- 108 200 W Third St
- 110 388 W First St

- 111 Fmr. Pricechopper: 29 E Cayuga St
- 112 McRobie Building
- 113 Great Lakes Veneer
- 114 Fmr. Coleman Site
- 115 Power Station
- 116 Midtown

This map was prepared for Oswego County, the New York State DOS, and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program.

Site Assessment/Profile:

Owner: Centro of Oswego Inc.
Site Address: 512 E Seneca St
Owner Address: PO Box 820, Oswego, NY
SBL#: 128.28-01-01.2

Publicly Owned: No
Taxes (Current, Arrears, InRem): Exempt
Assessed Value: \$ 525,000
Size/Area: 1.64 acres
Zoning: IN INDUSTRIAL **Land Use:** Motor vehicle service
Buildings (Quantity and Quality/Condition): 1,291 SF
Use Status (Full Use, Underutilized/Run-down, Vacant, Other):
Potential Brownfield
Proximity¹ to Oswego River: 7165.1 ft
Proximity¹ to Lake Ontario: 2960.1 ft
Historic Preservation Potential: No
Utility Access: Existing Public Water and Existing Public Sewer
Transportation Access: Local Road
Condition: Good
Potential Use: Currently used for Centro of Oswego vehicle service.
Special Zones: None
Site Ranking: 2



Narrative Summary:

Background: Site is currently in use as a bus station but is considered an 'at risk' site if vacated due to its proximity to PAS and the Seneca Street Landfill. Site is formerly part of Pollution Abatement Services and was the subject of significant investigatory and remedial activities. Contaminants in soil and groundwater included VOCs, PCBs, phenols and other waste chemicals and solvents.

Sanborn Map Review: No coverage

Phase I Review: No

Groundwater: On-site groundwater was found to be contaminated and remediation included groundwater extraction and treatment, a slurry wall to reduce off-site migration, routine monitoring and a permanent easement.

Remedial Actions: Remediation included combination of removal, capping, and institutional controls.

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
NYD000511659	NYD000511659, NYD980663686	FALSE	FALSE	FALSE	110041990325	FALSE	333496, 139441
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
738001	FALSE	FALSE	FALSE	7-407461	FALSE	FALSE	9305712, 9207786, 9516714

Site Assessment/Profile:

Owner: Ohnmacht, Clarence L
Site Address: 500 E Seneca St
Owner Address: 296 W Eighth St, Oswego, NY
SBL#: 128.27-02-03.01

Publicly Owned: No
Taxes (Current, Arrears, InRem): Current
Assessed Value: \$ 100,000
Size/Area: 0.99 acres
Zoning: IN INDUSTRIAL **Land Use:** Manufacture
Buildings (Quantity and Quality/Condition): 3,999 SF
Use Status (Full Use, Underutilized/Run-down, Vacant, Other):
Potential Brownfield
Proximity¹ to Oswego River: 6863.8 ft
Proximity¹ to Lake Ontario: 3056.6 ft
Historic Preservation Potential: No
Utility Access: Existing Public Water and Existing Public Sewer
Transportation Access: Local Road
Condition: Fair
Potential Use: Potential as part of landfill site redevelopment scenario for flex/office park.
Special Zones: Empire Zone
Site Ranking: 2



Narrative Summary:

Background: Site is currently in use but is considered 'at risk' site if vacated. Site is formerly part of Pollution Abatement Services and was the subject of significant investigatory and remedial activities. Contaminants in soil and groundwater included VOCs, PCBs, phenols and other waste chemicals and solvents.

Sanborn Map Review: No coverage

Phase I Review: No

Groundwater: On-site groundwater was found to be contaminated and remediation included groundwater extraction and treatment, a slurry wall to reduce off-site migration, routine monitoring and a permanent easement.

Remedial Actions: Remediation included combination of removal, capping, and institutional controls.

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
NYD000511659	NYD000511659, NYD980663686	FALSE	FALSE	FALSE	110041990325	FALSE	333496, 139441
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
738001	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	9104005, 9207786, 9516714

Remedial Actions: No information available

[illegible]

A photograph of a yellow two-story house with a white porch and a dormer window. The house is surrounded by bare trees, and a pile of mulch is visible in the foreground. A silver car is parked on the left side of the house.



Remedial Actions: No information available

[illegible]

Remedial Actions: No information available

[illegible]

[illegible]

Remedial Actions: No information available

[illegible]

[illegible]

Owner: City Of Oswego
Site Address: 41 Lake St
Owner Address: 13 W Oneida St, Oswego, NY
SBL#: 128.37-01-02

Background: Currently used as a community center, the property was originally occupied by a yacht club and later by a naval militia. A 2010 Phase I ESA did not identify significant environmental concerns associated with the site. One AST that did not appear to be leaking was observed, as were a number of paint and other small containers in a crawl space with a dirt floor. At the same time, a Hazardous Materials Inventory was completed which identified asbestos and lead-based paint within the building.

Sanborn Map Review: A review of Sanborn maps showed that the property was originally the site of a yacht club and later a naval militia.

Phase I Review: Yes Likelihood of Contamination: 1 out of 5.

Environmental: 0

Groundwater: No information available.

[illegible]

Owner: New York State DEC
Site Address: 701 E Seneca St
Owner Address: 50 Wolf Rd, Albany, NY
SBL#: 128.27-02-02

Publicly Owned: Yes
Taxes (Current, Arrears, InRem): Current
Assessed Value: \$ 146,500
Size/Area: 3.69 acres
Zoning: IN INDUSTRIAL **Land Use:** Media studio
Buildings (Quantity and Quality/Condition): No
Use Status (Full Use, Underutilized/Run-down, Vacant, Other):
Potential Brownfield
Proximity¹ to Oswego River: 7182.1 ft
Proximity¹ to Lake Ontario: 2556.7 ft
Historic Preservation Potential: No
Utility Access: Existing Public Water and Existing Public Sewer
Transportation Access: Local Road
Condition: Fair
Potential Use: The large site constrained by wetlands and environmental history but is still underutilized and could be used for flex office/industrial uses.
Special Zones: None
Site Ranking: 3

Background: Site currently houses the Oswego County Humane Society animal shelter. Site is formerly the Pollution Abatement Services site and was the subject of significant investigatory and remedial activities. Contaminants in soil and groundwater included VOCs, PCBs, phenols and other waste chemicals and solvents. In 2012, the Site's NYSDEC Inactive Hazardous Waste Disposal Site Classification was changed to Class 4 after the NYSDEC determined that the Site no longer presents a significant threat to public health and/or the environment.

Phase I Review: No

Groundwater: On-site groundwater was found to be contaminated and remediation included groundwater extraction and treatment, a slurry wall to reduce off-site migration, routine monitoring and a permanent easement.

Remedial Actions: Remediation included combination of removal, capping, and institutional controls.

[illegible]

Publicly Owned: No

Taxes (Current, Arrears, InRem): Current

Assessed Value: \$ 63,000

Size/Area: 0.38 acres

Zoning: B2 CENTRAL BUSINESS **Land Use:** Vacant comm

Buildings (Quantity and Quality/Condition): No

Use Status (Full Use, Underutilized/Run-down, Vacant, Other):
Potential Brownfield

Proximity¹ to Oswego River: 431.3 ft

Proximity¹ to Lake Ontario: 4286.3 ft

Historic Preservation Potential: No

Utility Access: Existing Public Water and Existing Public Sewer

Transportation Access: State Route 481

Condition: Vacant Land

Potential Use: The vacant site is located on Route 481, a key north-south access route into the City, and across the street from the Breneman site. The site is ideal for retail, housing or a mixed use development project.

Special Zones: Empire Zone, Archeologically Significant Area

Site Ranking: 1



Background: Currently vacant lot. Formerly operated as a store associated with Breneman's property across the street.

Phase I Review: No

Groundwater: No information available.

Remedial Actions: No information available

[illegible]



Remedial Actions: No information available

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	136027
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
FALSE	FALSE	FALSE	FALSE	7-490830, 7-491276	7-000156, 7-000189, 7-000210, 7-000258	FALSE	13, See Below
Spills: 8704736, 8801297, 8808165, 8904789, 9206712, 9415921, 9416904, 9602850, 9705331, 9714591, 9800557, 0003929, 0100322							

Site Assessment/Profile:

Owner: Oswego Port Authority

Site Address: 23 Mercer St

Owner Address: 1 E Second St, Oswego, NY

SBL#: 128.24-01-01

Publicly Owned: Yes

Taxes (Current, Arrears, InRem): Current/Exempt

Assessed Value: \$ 1,300,000

Size/Area: 13.42 acres

Zoning: IN INDUSTRIAL **Land Use:** Warehouse

Buildings (Quantity and Quality/Condition): No

Use Status (Full Use, Underutilized/Run-down, Vacant, Other):

Potential Brownfield

Proximity¹ to Oswego River: 2402.2 ft

Proximity¹ to Lake Ontario: 572.2 ft

Historic Preservation Potential: Western area is part of Fort Ontario National Register of Historic Places (90NR02144)

Utility Access: Existing Public Water and Existing Public Sewer

Transportation Access: Local Road and Rail

Condition: Vacant Land

Potential Use: This is a strategic site that could be used for a container port or lakefront high end residential development.

Special Zones: Empire Zone, Partial National Register of Historic Places, Archeologically Significant Area

Site Ranking: 1



Narrative Summary:

Background: The site is currently used for port storage (including windmill-related parts) but was used as a boiler manufacturing facility from 1893 to the 1950s. The Phase I ESA reported that a number of USTs were removed from the site with insufficient documentation regarding the condition of the soil or groundwater. Additional investigation was recommended to evaluate subsurface conditions.

Sanborn Map Review: Manufacturing/machine shop;

Phase I Review: Yes

Groundwater: No information available.

Remedial Actions: No information available

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
FALSE	FALSE	FALSE	FALSE	7-600293	FALSE	FALSE	8901770

[illegible]

Site Assessment/Profile:

Owner: Jefferson Street LLC
Site Address: 388 W First St
Owner Address: 388 W First St, Oswego, NY
SBL#: 128.79-03-06

Publicly Owned: No
Taxes (Current, Arrears, InRem): Current
Assessed Value: \$ 225,000
Size/Area: 0.30 acres
Zoning: B1 NEIGHBORHOOD BUSI **Land Use:** Gas station
Buildings (Quantity and Quality/Condition): Two buildings – 382 and 1,556 SF
Use Status (Full Use, Underutilized/Run-down, Vacant, Other): Potential Brownfield
Proximity¹ to Oswego River: 295.6 ft
Proximity¹ to Lake Ontario: 5372.8 ft
Historic Preservation Potential: No
Utility Access: Existing Public Water and Existing Public Sewer
Transportation Access: State Route 48
Condition: Fair
Potential Use: The currently underutilized site located on State Route 48 could be used for retail or office uses.
Special Zones: Empire Zone, Archeologically Significant Area
Site Ranking: 3



Narrative Summary:

Background: Former gas station which has been vacant for 2-3 years.

Sanborn Map Review: Filling stn; no tank

Phase I Review: No

Groundwater: No information available.

Remedial Actions: No information available

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
FALSE	FALSE	FALSE	FALSE	7-299308	FALSE	FALSE	8807942, 0509115, 0109065



Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
FALSE	FALSE	FALSE	FALSE	FALSE	110032652779	FALSE	FALSE
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
FALSE	FALSE	V00481	FALSE	FALSE	FALSE	FALSE	9310130, 0409442

[illegible]

Remedial Actions: No information available

[illegible]

Remedial Actions: No information available

[illegible]

[illegible]

Publicly Owned: No

Taxes (Current, Arrears, InRem): Current

Assessed Value: \$ 1,239,000

Size/Area: 5.21 acres

Zoning: B2 CENTRAL BUSINESS **Land Use:** Supermarket

Buildings (Quantity and Quality/Condition): 45,998 SF

Use Status (Full Use, Underutilized/Run-down, Vacant, Other):
Underutilized

Proximity¹ to Oswego River: 606.0 ft

Proximity¹ to Lake Ontario: 2060.9 ft

Historic Preservation Potential: No

Utility Access: Existing Public Water and Existing Public Sewer

Transportation Access: Local Road

Condition: Fair; vacant land

Potential Use: This a strategic site in an ideal location that could be used for high density mixed use development.

Special Zones: Empire Zone, Archeologically Significant Area

Site Ranking: 1

Remedial Actions: No information available

[illegible]

Remedial Actions: No information available

[illegible]

Remedial Actions: No information available

[illegible]

Remedial Actions: No information available

[illegible]

Remedial Actions: No information available

[illegible]

[illegible]

A photograph of a single-story house with a brown brick front and a red gabled roof. The house is surrounded by snow, and there are large evergreen trees in the background.



Remedial Actions: No information available

[illegible]

Site Assessment/Profile:

Owner: Carson, Jeffrey M
Site Address: 498-500 W First St
Owner Address: 58 Carson Dr, Oswego, NY
SBL#: 146.24-05-02

Publicly Owned: No
Taxes (Current, Arrears, InRem): Current
Assessed Value: \$ 360,000
Size/Area: 6.81 acres
Zoning: PD PLANNED DEVELOPME **Land Use:** Auto dealer
Buildings (Quantity and Quality/Condition): Two Buildings - 8,249 and 1,727 SF
Use Status (Full Use, Underutilized/Run-down, Vacant, Other): Potential Brownfield
Proximity¹ to Oswego River: 374.5 ft
Proximity¹ to Lake Ontario: 7500.1 ft
Historic Preservation Potential: No
Utility Access: Existing Public Water and Existing Public Sewer
Transportation Access: State Route 48
Condition: Poor
Potential Use: The site is ideally located for highway or neighborhood commercial uses.
Special Zones: Archeologically Significant Area
Site Ranking: 3



Narrative Summary:

Background: The site is the location of a former manufactured gas storage facility. The January 1999 PSA/IRM Study report indicated no significant contamination at the site but recommended a focused IRM to remove visibly stained soil containing elevated levels of Polycyclic Aromatic Hydrocarbons (PAHs) in an area approximately 30 ft by 30 ft within the northwest section of the site.

The building is potentially unstable, and includes a paint shop.
Future use of the site could include trail connectors.

Sanborn Map Review: Former Nigara Mohawk property

Phase I Review: No

Groundwater: Groundwater at the site does not appear to be impacted.

Remedial Actions: Soil excavation and removal was performed in November 1999 with NYSDEC oversight. No further remediation is required, and the site was reclassified to a Class C by the NYSDEC.

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
FALSE	FALSE	NYD980664262	FALSE	FALSE	FALSE	FALSE	FALSE
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
738035	FALSE	FALSE	FALSE	7-429864	FALSE	FALSE	FALSE

[illegible]

[illegible]

[illegible]

Remedial Actions: No information available

[illegible]

Remedial Actions: No information available

[illegible]



Background: Vacant property.

Sanborn Map Review: Store and house

Phase I Review: No

Groundwater: No information available.

Remedial Actions: No information available

[illegible]



Remedial Actions: No information available

[illegible]



Remedial Actions: No information available

[illegible]



Remedial Actions: No information available

[illegible]

A photograph of a small, white, single-story building with blue and orange trim, identified by a street sign as 'SECOND ST.' The building has a flat roof and a small awning over the entrance. A red car is parked in front of it.



Remedial Actions: No information available

[illegible]

A photograph of a large, dark, industrial building with a tall chimney stack, identified as the former site of the Bhopal Gas Tragedy. The building is situated in an open area with some trees in the background. The sky is overcast.

Publicly Owned: No

Taxes (Current, Arrears, InRem): Current

Assessed Value: \$ 333,000

Size/Area: 2.98 acres

Zoning: IN INDUSTRIAL **Land Use:** Manufacture

Buildings (Quantity and Quality/Condition): 5,465 SF

Use Status (Full Use, Underutilized/Run-down, Vacant, Other):
Potential Brownfield

Proximity¹ to Oswego River: 8331.5 ft

Proximity¹ to Lake Ontario: 2996.9 ft

Historic Preservation Potential: No

Utility Access: Existing Public Water and No Existing Sewer Service

Transportation Access: Local Road

Condition: Fair

Potential Use: The site could potentially be part of the East End redevelopment concept of a flex office/industrial park or recreation area.

Special Zones: Empire Zone, Portion of site within Archeologically Significant Area

Site Ranking: 1



Background: Site is likely underutilized and is considered 'at risk' site if vacated. Site is formerly associated with Pollution Abatement Services and was the subject of investigatory and remedial activities. Contaminants in soil and groundwater included VOCs, PCBs, and metals.

Phase I Review: No

Groundwater: On-site groundwater was found to be contaminated and remediation included groundwater extraction and treatment, a slurry wall to reduce off-site migration, and routine monitoring.

Remedial Actions: Remediation included combination of removal, capping, and institutional controls.

[illegible]

Site Assessment/Profile:

Owner: County of Oswego
Site Address: 720 E Seneca St
Owner Address: 46 E Bridge St, Oswego, NY
SBL#: 110.84-02-01.12

Publicly Owned: Yes
Taxes (Current, Arrears, InRem): Exempt
Assessed Value: \$ 770,000
Size/Area: 19.94 acres
Zoning: IN INDUSTRIAL **Land Use:** Police/fire
Buildings (Quantity and Quality/Condition): Ten buildings – 5,368;
2,986; 1,498; 787; 988; 1,079; 633; 1,208; 268; 601 SF
Use Status (Full Use, Underutilized/Run-down, Vacant, Other):
Potential Brownfield
Proximity¹ to Oswego River: 9033.2 ft
Proximity¹ to Lake Ontario: 3231.7 ft
Historic Preservation Potential: No
Utility Access: Existing Public Water and No Existing Sewer Service
Transportation Access: Local Road
Condition: Fair
Potential Use: The site could potentially be part of the East End
redevelopment concept of a flex office/industrial park or recreation
area.
Special Zones: Archeologically Significant Area
Site Ranking: 2



Narrative Summary:

Background: The Niagara Mohawk Fire Training School consists of the fire training school and is bordered by White Creek. The neighboring properties were other industrial facilities. Previously the site was used to train Niagara Mohawk personnel to fight electrical fires. PCB contaminated oils were used in the training.

Sanborn Map Review: No coverage

Phase I Review: No

Groundwater: No information available.

Remedial Actions: All remedial work has reportedly been completed, and all hazardous waste has been removed and no further action is planned.

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
NYD000511659	NYD000511659, NYD980663686	NYD986870996	FALSE	FALSE	110041990325	FALSE	333496, 139441
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
738001, 738030	FALSE	FALSE	FALSE	7-429953	FALSE	FALSE	9207786, 9516714

Remedial Actions: No information available

[illegible]

A photograph showing a gravel road leading towards a building with the word 'LETO' on its side. The sky is overcast and grey. To the left of the road is a large, dark, textured structure, possibly a dam or a large wall. A utility pole with wires is visible on the right side of the road.



Remedial Actions: No information available

[illegible]

Site Assessment/Profile:

Owner: County Of Oswego
Site Address: 700 E Seneca St
Owner Address: 46 E Bridge St, Oswego, NY
SBL#: 128.28-01-02

Publicly Owned: Yes
Taxes (Current, Arrears, InRem): Exempt
Assessed Value: \$ 1,100,000
Size/Area: 56.68 acres
Zoning: IN INDUSTRIAL **Land Use:** Landfill
Buildings (Quantity and Quality/Condition): Two buildings – 4,065 and 6,019 SF
Use Status (Full Use, Underutilized/Run-down, Vacant, Other):
Potential Brownfield
Proximity¹ to Oswego River: 8361.4 ft
Proximity¹ to Lake Ontario: 3692.5 ft
Historic Preservation Potential: No
Utility Access: Existing Public Water and No Existing Sewer Service
Transportation Access: State Route 104
Condition: Vacant landfill
Potential Use: The site could potentially be part of the East End redevelopment concept of a flex office/industrial park or recreation area.
Special Zones: Portion of site within Empire Zone, Portion of site within Archeologically Significant Area
Site Ranking: 1



Narrative Summary:

Background: This is an active C&D Landfill and solid waste transfer station, and has received wastes since the 1940s. Verbal allegations of drum disposal from Pollution Abatement Services site resulted in investigation of this site. Results indicated organic and inorganic contaminants from solid wastes and relatively low levels of PCBs possibly from adjacent sites.

Sanborn Map Review: No coverage

Phase I Review: No

Groundwater: No information available

Remedial Actions: No information available

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
NYD000511659	NYD000511659, NYD980663686	FALSE	FALSE	FALSE	110041990325	FALSE	333496, 139441
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
738001	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	0202447, 9207786, 9516714

[illegible]

Site Assessment/Profile:

Owner: Canalview Development LLC

Site Address: 220 E First St

Owner Address: 70 E First St, Oswego, NY

SBL#: 128.63-04-04

Publicly Owned: No

Taxes (Current, Arrears, InRem): Current

Assessed Value: \$ 316,600

Size/Area: 3.75 acres

Zoning: B3 REDEVELOPMENT **Land Use:** Vacant comm

Buildings (Quantity and Quality/Condition): NA

Use Status (Full Use, Underutilized/Run-down, Vacant, Other):

Potential Brownfield

Proximity¹ to Oswego River: 0.0 ft

Proximity¹ to Lake Ontario: 4271.4 ft

Historic Preservation Potential: No

Utility Access: Existing Public Water and Existing Public Sewer

Transportation Access: State Route 481

Condition: Vacant Land

Potential Use: This site is currently being redeveloped for a hotel.

Special Zones: Empire Zone, Archeologically Significant Area

Site Ranking: 1



Narrative Summary:

Background: This property comprises a portion of what was the Breneman Site; which was used for the manufacture of cotton fabric and window shades from 1834 to 1981. Solvents and other chemical were stored on-site in drums, ASTs, and USTs for use during manufacturing operations. Leaking PCB transformers were also located on-site. The site has been the subject of environmental investigatory and remedial activities. Recent sampling indicates elevated concentrations of PAHs, pesticides, and metals in soil. The property is a former Superfund Site but was delisted in 2005.



Sanborn Map Review: Former Breneman property

Phase I Review: Yes

Likelihood of Contamination: 3.5 out of 5.

Groundwater: Records suggest that no groundwater sampling has been conducted.

Remedial Actions: Remedial activities included drum, UST, and AST removal; building demolition; and removal of PCB-containing transformers.

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
0	0	NYD09558748	0	0	0	0	0
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
0	0	0	0	0	0	0	8701951

Site Assessment/Profile:

Owner: Great Lakes Veneer Corp
Site Address: 375 Mitchell St
Owner Address: 375 Mitchell St., Oswego, NY
SBL#: 111.69-01-01

Publicly Owned: No
Taxes (Current, Arrears, InRem): Current
Assessed Value: \$ 905,000
Size/Area: 21.58 acres
Zoning: IN INDUSTRIAL **Land Use:** Manufacture
Buildings (Quantity and Quality/Condition): Seven buildings – 6517;
41,691; 1,055; 413; 4,362; 640; 1,509 SF
Use Status: Potential Brownfield
Proximity¹ to Oswego River: 9892.9 ft
Proximity¹ to Lake Ontario: 2493.2 ft
Historic Preservation Potential: No
Utility Access: Existing Public Water and Existing Public Sewer
Transportation Access: Local Road
Condition: Fair
Potential Use: The former Great Lakes Veneer site is located next to
the Lake Ontario Industrial Park and has up to 21 acres with utility, rail
and significant incentives for reuse of the 55,000 sq. ft. building.
Special Zones: Empire Zone, Archeologically Significant Area
Site Ranking: 2



Narrative Summary:

Background: Vacant industrial complex.

Sanborn Map Review: No coverage

Phase I Review: No

Groundwater: No information available.

Remedial Actions: No information available



Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
0	0	0	0	0	0	0	0
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
738033	0	0	0	7-600458	0	0	8801958 0104410

Site Assessment/Profile:

Owner: Oswego Waterfront Dev. LLC
Site Address: 77-79 W First St
Owner Address: 70 E First St, Oswego, NY
SBL#: 128.46-05-01

Publicly Owned: No
Taxes (Current, Arrears, InRem): Current
Assessed Value: \$ 400,000
Size/Area: 1.39 acres
Zoning: B2 CENTRAL BUSINESS **Land Use:** Dealer-prod.
Buildings (Quantity and Quality/Condition): 6,100 SF
Use Status (Full Use, Underutilized/Run-down, Vacant, Other):

Underutilized

Proximity¹ to Oswego River: 175.5 ft

Proximity¹ to Lake Ontario: 1029.5 ft

Historic Preservation Potential: No

Utility Access: Existing Public Water and Existing Public Sewer

Transportation Access: Local Road

Condition: Fair

Potential Use: This is an ideal waterfront site that could be utilized for mixed use development.

Special Zones: Empire Zone, En-Zone, HUB Zone, Archeologically Significant Area

Site Ranking: 1



Narrative Summary:

Background: No information available

Sanborn Map Review: Undeveloped

Phase I Review: No

Groundwater: No information available.

Remedial Actions: No information available

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
0	0	0	0	0	0	0	0
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
0	0	0	0	0	0	0	9911202

Remedial Actions: No information available

Environmental Records Review:							
NPL	CERCLIS	NFRAP	TSD CORRACTS	TSD NON-CORRACTS	RCRA LQG	RCRA SQG	ERNS
0	0	0	0	0	0	0	11 (see below)
IHWDS	BCP	VCP	PART 360 LANDFILL	PBS	CBS	MOSF	SPILLS
0	0	0	0	0	7-000060	7-1620	23 (see below)

ERNS: 89758, 150586, 189254, 199214, 326914, 355868, 394357, 466846, 739645, 849246 and 956932

Spills: 9106847, 9109803, 9111772, 9207847, 9310882, 9310939, 9408598, 9501737, 9512072, 9514823, 9603234, 9605993, 9704219, 9801845, 9807131, 9807977, 9811315, 201407, 301362, 408294, 606605, 909943, and 1100628

Owner	Site Address	Owner Address	SBL #
DAWN-BV II LLC	18 East Cayuga Street	525 Plum Street Syracuse, NY 13204	128.47-02-04
City of Oswego	83-87 East First Street	13 West Oneida Street Oswego, NY 13126	128.47-02-05

Site Ranking: 1



Remedial Actions: No information available

[illegible]