

Planning for a Greener Future: The BOA Concept and Process

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Stakeholder Seminar #1 Purpose

- Begin building an understanding of the State’s BOA program and the elements specific to Fulton’s BOA
- Raise awareness among key segments of the community about it (the stakeholders)
- Obtain thoughts and feedback from the stakeholders in guiding the Fulton BOA process
- Stakeholder Seminar 1 of 3

What is a brownfield?

- “any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant”
NYS ECL Article 27, Title 14
- There is no such thing as a “designated brownfield”

Brownfields and Community Planning

- South Troy Working Waterfront Plan (1997)



What is a Brownfield Opportunity Area?

- A designated geographic area within which the community employs redevelopment strategies specifically tailored to address the presence of brownfields, improving environmental quality while fostering neighborhood/area revitalization
- Brownfield redevelopment is the impetus for the planning process but not the exclusive goal

Defining the Problem

- Towns and cities across New York State grew, and were often established, as a result of industrialization
- Industrialization pre-dated modern understanding of environmental and public health impacts
- Resulting uncertainty about properties developed in this era

Initial New York State Brownfield Initiatives

- 1996 Clean Water/Clean Air Bond Act
- Voluntary Cleanup Program
- Consent Orders
- State Superfund

2003 Brownfield Legislation

- Created the Brownfield Cleanup Program
- Refinanced the State Superfund
- Enhanced liability protections
- Provided more state funds for municipally-led cleanups
- Created the Brownfield Opportunity Area program

Advantages of BOA Designation

- Allows for redevelopment planning in a targeted area of the community
- Remediation strategies for individual sites
- Improves environmental quality in the community
- Increases competitiveness for other state-funded programs

Entities Eligible for BOA Funding

- Municipalities
- Community Based Organizations

What can BOA do for you?

- A flexible vehicle for community planning
- Decrease uncertainty
- Environmental Justice
- Revitalization (the 2008 amendment)

Importance of Partnership

- No one knows the community like the stakeholders
- No one can tell a community how to plan for its future
- BOA will not achieve success without the full participation and support of the community and the stakeholders

BOA Step 1: Pre-nomination

- Assembly and summary of basic information to better understand existing conditions and opportunities in the proposed Brownfield Opportunity Area
- Acts as a summary of existing conditions and the base of an inventory of the brownfields within the BOA boundaries

BOA Step 2: Nomination Study

- Preparation of a thorough area-wide inventory and analysis, identifying opportunities for remediation and revitalization

BOA Step 3: Implementation

- Additional funding for more thorough investigations of individual properties
- Identification of the tools to be used, the process to be followed and the steps to be taken to implement the individual elements of the BOA plan (e.g. management structure)
- Satisfies the requirements of SEQRA

Elements of a BOA Plan

- Brownfield Inventory of Properties
- Community Participation
- Market Demand Analysis
- Area/Infrastructure Assessment
- Phase 1 Environmental Site Assessments
- Determination of the Boundaries
- Economic Impact Analysis
- GIS
- Selection of Strategic Sites

Unique Characteristics of Fulton

- Notable and unique industrial history
- Oswego Canal
- Both sides of the waterfront

Robust Stakeholder and Public Participation

- Stakeholder Interviews
- Surveys
- Public Meetings
- Stakeholder Seminars

Four Components of BOA Guidance

- Community Brownfield Advisory Group (CBAG)
- Steering Committee
- Stakeholders
- Public

Public Workshop October 23

- Intended as a visioning process to identify the community's redevelopment objectives
- Targeting residents and business owners
- 7:00 p.m. same location

Stakeholder Seminar #2

- Examines the various development issues associated with brownfields
- Takes a closer look at the tools available (e.g. BCP)
- 5:30 Tuesday December 2, same location

Questions and Answers
