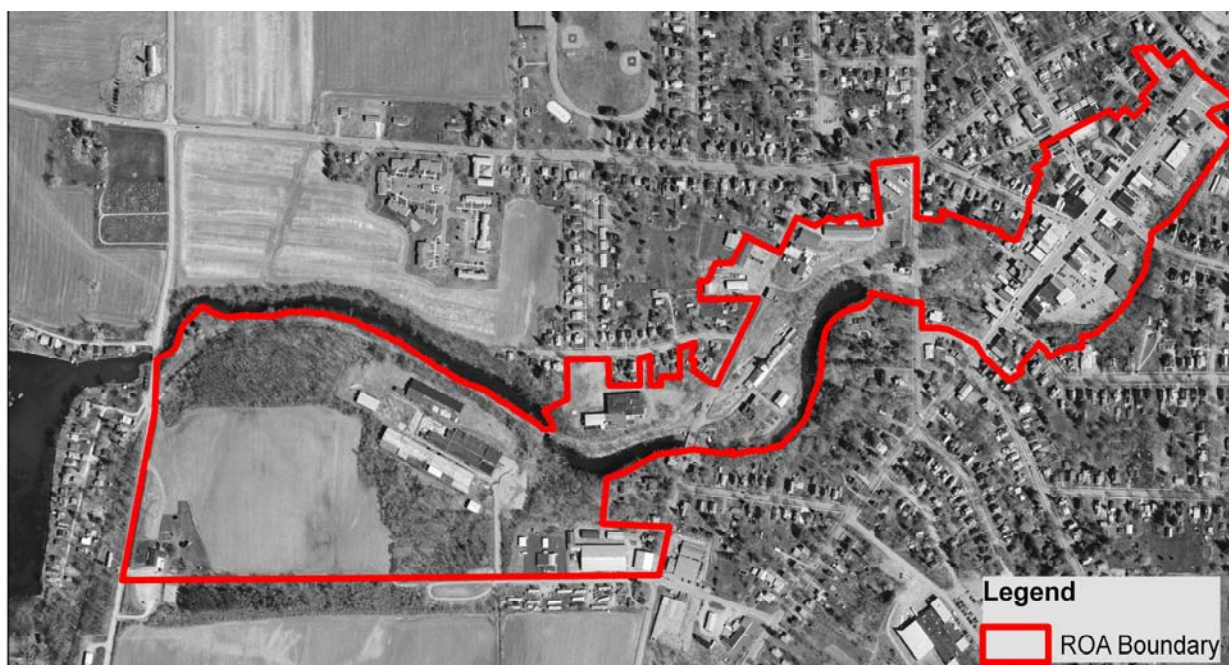

Pre-Nomination Study Perry Revitalization Opportunity Area

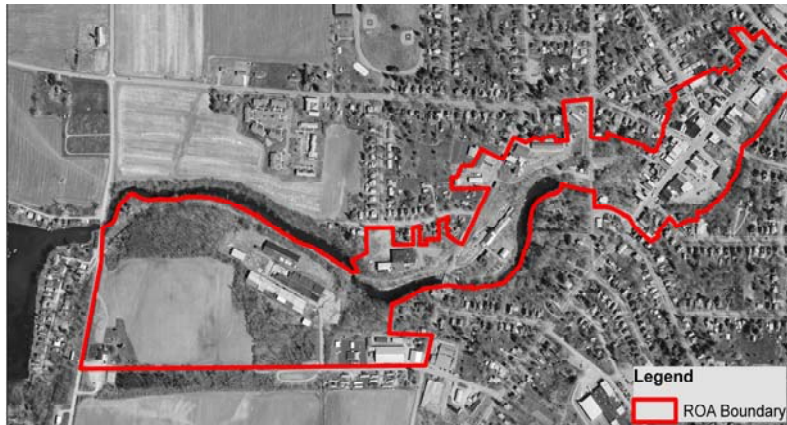
Project: Village of Perry, Washington Boulevard
Municipality: Perry, NY



Genesee/Finger Lakes Regional Planning Council
June 2012

Pre-Nomination Study Perry Revitalization Opportunity Area

Project: Village of Perry, Washington Boulevard
Municipality: Perry, NY



June 2012

Prepared by the
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4.1 Description of the Proposed Project, Boundary and Public Participation

4.1A Community Overview and Description

The Village of Perry is located on a plateau, which overlooks both the Genesee Valley and the Oatka Valley. To the east lies Letchworth State Park and to the south lies Silver Lake. The Village is located in the eastern part of Wyoming County within the Town of Perry and the Town of Castile. Wyoming County is located in the southwestern part of the nine-county Genesee-Finger Lakes Region. The Village of Perry is located approximately 55 miles southeast of the City of Buffalo and approximately 45 miles southwest of the City of Rochester.

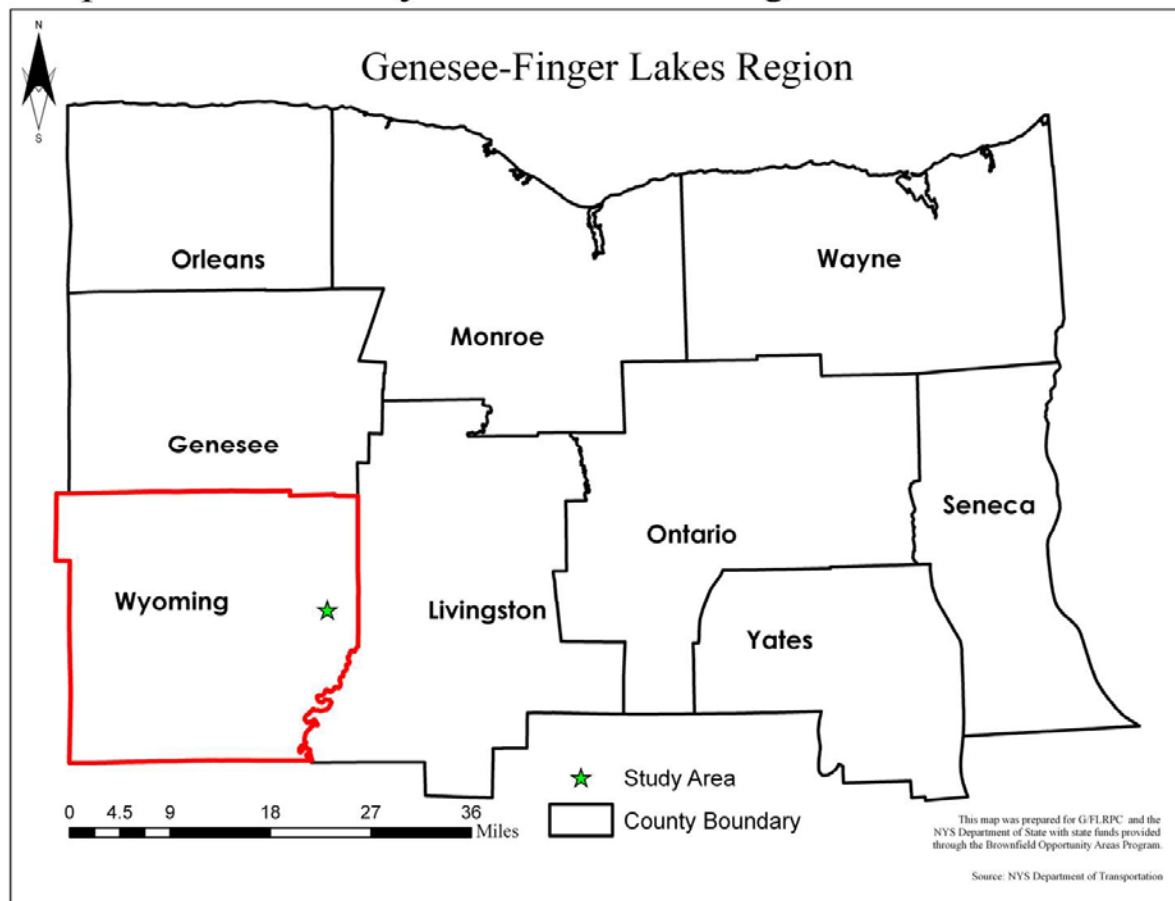
The Village of Perry was incorporated in 1830. Early industries within the Village produced cloth, leather, and spokes. The Village was also home to a metal factory and oil mill. The Village of Perry's location on the banks of the Silver Lake Outlet led to its growing into a thriving mill community. The Silver Lake Railroad was established in 1872 connecting the Village of Perry with Gainesville and beyond and opening up opportunities for business and industry. The Perry Salt Company operated within the Village between 1886 and 1909 producing salt. The Perry Knitting Company which was established in 1882 employed over 1,000 people and led to an increase in Italian and Polish immigrants locating to the Village for employment beginning around the year 1900. Other 20th-century industries included Robeson Cutlery Company (1898-1974), Tempest Knitting Company (1907; later Wyckoff Knitting, 1916-1934), and Duracraft/Champion (1935-1998).¹ Current companies calling Perry home include: American Classic Outfitters; J.N. White Design; and Pioneer Credit, which employs over 400 workers and is the Village's largest employer.²

Map 1A *Community Context G-FL Region* displays the nine-county Genesee-Finger Lakes Region and indicates with a star the location of the Revitalization Opportunity Area. Map 1B *Community Context Wyoming County* displays Wyoming County and shows the study area location. Map 1C *Community Context Village of Perry* displays the Village of Perry. Each of these maps helps to place the study area in context with the larger Region.

¹ New York State Encyclopedia

² <http://www.villageofperry.com/mayor.htm>

Map 1A: Community Context G-FL Region



Source: Created by G/FLRPC; Data from NYS Department of Transportation

Today, Village of Perry residents work primarily in the fields of Educational Services, Health Care and Social Assistance with 22.3% of the total Village employment; Retail Trade with 17.4% of the total Village employment; and Manufacturing with 13.6% of the total Village employment.³ For Wyoming County, the top employing industries mirror the Village's with Educational Services, Health Care and Social Assistance accounting for 22.5% of the total County resident's employment; Manufacturing accounting for 14.7% of the total County resident's employment; and Retail Trade accounting for 10.6% of the total County resident's employment.⁴

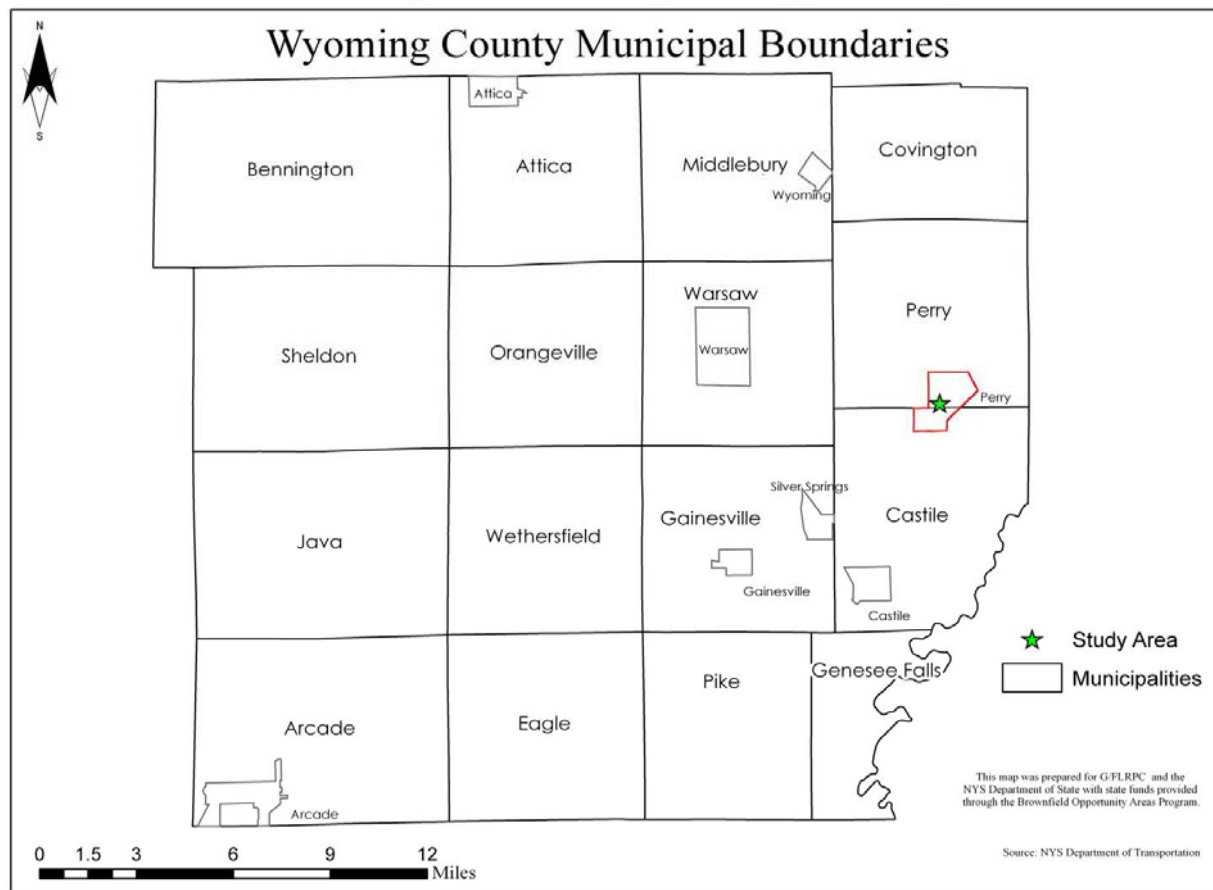
Based on the American Community Survey the estimated unemployment rate for the years 2005-2009 for the Village of Perry was 9.9% which was greater than the rates in Wyoming County (5.7%) and the Genesee-Finger Lakes Region (7.9%) for the same time period.⁵ While unemployment has increased nationwide in recent years during the recession, the fact that Village unemployment is greater than both the County and the Region places it in perspective.

³ 2005-2009 US Census American Community Survey

⁴ 2005-2009 US Census American Community Survey

⁵ 2005-2009 US Census American Community Survey

Map 1B: Community Context Wyoming County



Source: Created by G/FLRPC; Data from NYS Department of Transportation

The Village of Perry population is 3,673 according to the 2010 U.S. Census. The Village is predominately White with 97% of the population; the remaining 3% breaks down into the following groups: Black/African-American; Some Other Race; or Two or More Races.⁶ Approximately 23.9% of the Village is under the age of 18 and about 14.5% is 65 years old or older.⁷ Based on the 2005-2009 American Community Survey Estimates an estimated 86.8% of the Village has at least a high school diploma and 15.6% have a bachelors degree or greater.

A majority (63%) of the structures located within the Village were built in the year 1939 or earlier. Approximately 17% of the structures within the Village were built between 1940 and 1959; 12.5% were built between 1960 and 1979; and about 4% were built between 1980 and 1989. Only 2.8% of buildings within the Village were built since 1990.⁸ The limited development within the Village in recent years is also reflected in the building permit data. Since 1998 only 15 residential building permits and 23 commercial building permits have been issued

⁶ 2010 US Census Summary File 1

⁷ 2010 US Census Summary File 1

⁸ 2005-2009 US Census American Community Survey

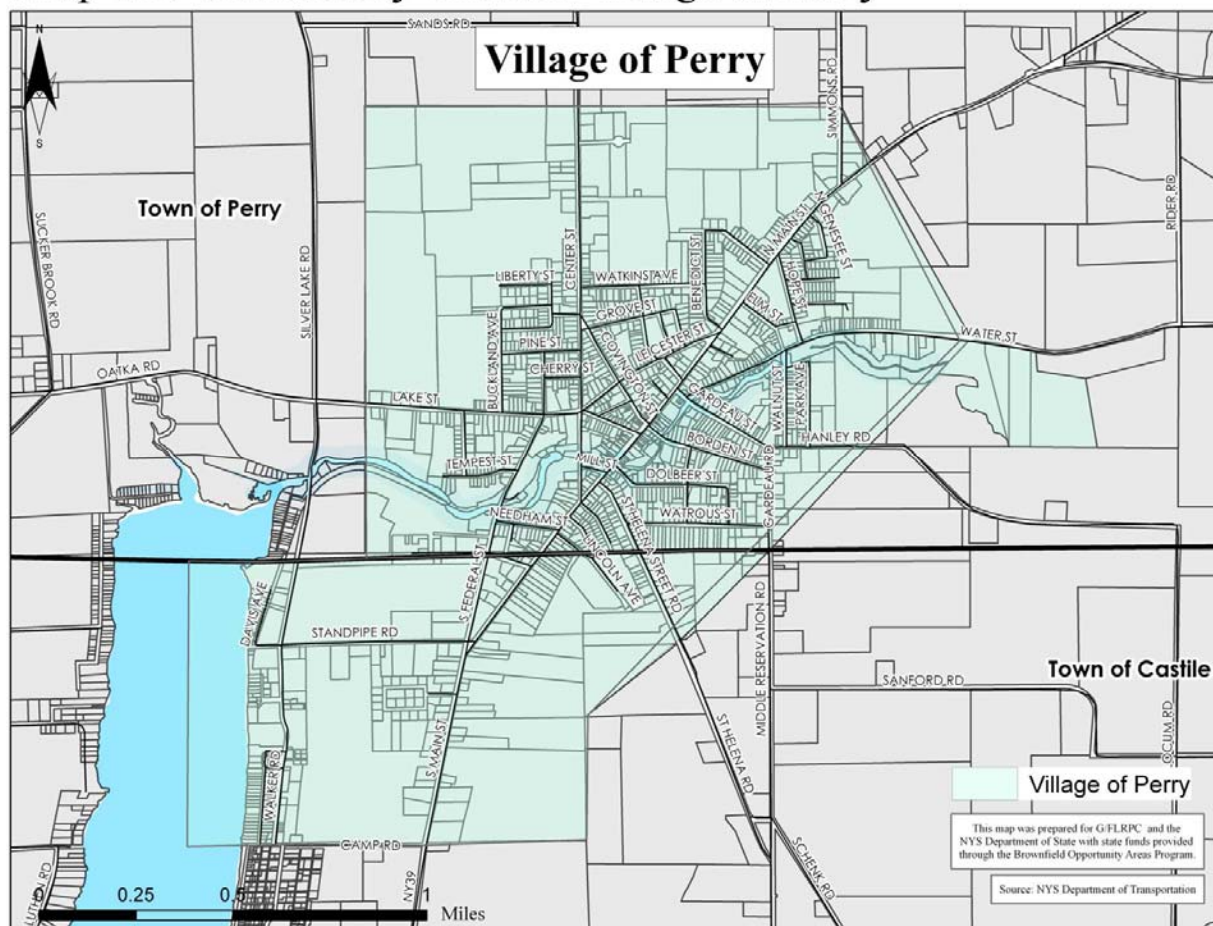
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within the Village.⁹ Since 2004, a total of 20 building demolition permits have been issued within the Village of Perry as well.¹⁰ Based upon these numbers land use has remained relatively stable throughout the Village. A significant number of historical buildings remain within the Village and there has been limited impact on land use in recent years due to the small amount of development.

Median income for the Village is estimated at \$51,152 as expressed in 2009 dollars. This outpaces median income for Wyoming County, which is estimated at \$48,943 in 2009 dollars. Per capita income for the Village is \$20,424 in 2009 dollars, which is greater than the Wyoming County per capita income of \$20,397 in 2009 dollars, but less than the per capita income of the Genesee-Finger Lakes Region, which was \$25,485 as expressed in 2009 dollars.¹¹

Map 1C: Community Context Village of Perry



Source: Created by G/FLRPC; Data from NYS Department of Transportation

⁹ Regional Land Use Monitoring Report- Wyoming County Building Permits 1998-2010

¹⁰ Regional Land Use Monitoring Report- Wyoming County Demolition Permits 2004-2010

¹¹ 2005-2009 US Census American Community Survey

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Approximately 13.2% of the Village is living in poverty. For those under the age of 18, within the Village, 18.9% are living in poverty. The poverty rate in Wyoming County and the Finger Lakes Region are both slightly lower. Approximately 10.5% of the County is living in poverty, and for those under the age of 18 approximately 14.7% are living in poverty. An estimated 12.2% of the Region is living in poverty with 16.6% of those under 18 within the region living in poverty.¹²

There are 1,765 housing units within the Village of Perry; 85.8% are these are occupied, and 14.2% are vacant. Of the occupied housing units 62.5% are owner-occupied and 37.5% are renter-occupied housing units.¹³

The Village of Perry is an active community with a multitude of events going on year round helping to bring residents and visitors into the Village downtown. These events include a farmers' market; holiday lights; chalk art; tour de Perry; and softball tournaments. The location of the Village along the Silver Lake Outlet with close access to Silver Lake and Letchworth State Park shows the importance of natural resources and the environment to the

community. Not only are they a great source of recreation for Village residents, but they contribute significantly to the local economy through the creation of jobs and attraction of visitor spending to the area.

Perry Farmers' Market



Source: G/FLRPC

The study area in focus, under the New York State Department of State Brownfield Opportunity Area project, is an approximate 100 acre area within the Village of Perry which begins at the former A&A Metal Fabricating, Inc. site, follows the Silver Lake Outlet and continues through the central business district along Main Street.

There are a variety of studies and reports that have been completed that cover either the whole or a portion of the study area. At the forefront of these is the Village comprehensive plan, which was completed in 1969 entitled "A Comprehensive Master Plan for the Town and Village of Perry, Wyoming County, NY"¹⁴ which contains four specific plans: (1) land use plan,

¹² 2005-2009 US Census American Community Survey

¹³ 2010 US Census Summary File 1

¹⁴ "A Comprehensive Master Plan for the Town and Village of Perry, Wyoming County, New York." Herbert H. Smith Associates: 1969.

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recommends spatial relationship of land uses; (2) circulation plan, suggests new highways and streets as well as improvements to existing streets; the (3) community facility plan, recommends public facilities and utilities to serve the projected population; and the (4) financial plan, analyses sources of revenue and financing for the municipality. The zoning regulations for the Town and Village are also outlined within the Comprehensive Master Plan.

General objectives outlined within the comprehensive plan include:

1. Maintain Perry as a desirable place in which to live, work, shop and play
2. Encourage new development to locate within, and contiguous to, existing centers of development
3. Encourage the creation of identifiable and unifying focal points within the community
4. Maintain the predominately rural atmosphere by preserving the natural woodlands and waterways
5. Concentrate business activities within the Village of Perry
6. To provide high density residential areas adjacent to the CBD within the Village
7. Capitalize upon Silver Lake

The circulation plan objectives include:

1. Provide an efficient transportation system which connects the Town and Village with other communities
2. To eliminate hazardous and congestion-causing intersections within the Village area
3. Provide adequate internal circulation between neighborhoods, especially the CBD

The community facilities plan objectives include:

1. Utilize standards that would encourage new developments to private land for the creation of neighborhood recreation facilities
2. Insure that the proposed sewerage facilities are provided

The Financial plan objectives include:

1. Obtain all the community facilities and services without imposing undue financial hardship

The Village of Perry updated the Comprehensive Plan in 1986¹⁵; some of the updated goals included:

- Promote shopping the Central Business District
- Improve signage to clearly identify parks and lakes in relationship to Perry

Perry Village Hall



Source: G/FLRPC

¹⁵ "Comprehensive Plan Update- 1986 Village of Perry, Wyoming County, New York." Distler Associates: 1986.

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- Improve traffic circulation
- Improve land use compatibility through careful zoning
- Encourage developers by means of efficient review procedures
- Conduct a comprehensive study of the aging sewer and water systems
- Improve access to Silver Lake
- Improve signage to Letchworth Park

The Comprehensive Master Plan helps to serve as a foundation upon which the ROA study will sit. Additional studies that have been completed also help to put the ROA study in proper context. These plans are outlined below:

Village of Perry's Main Street District Circulation, Accessibility, & Parking Study (CAP) a Declaration of Transportation Interdependence¹⁶

The Village of Perry's CAP study was completed in 2008 with the goal of enhancing the livability and economic vitality of the Village by identifying physical, operational and regulatory changes that enhance circulation, accessibility and parking for all users. Four goals were identified within the study, which focused on the Village's Main Street District along NYS Route 39 between St. Helena Street and Main Terrace.

1. Enhance the sense of place of Main Street
2. Enhance economic vitality of the Village
3. Promote and enhance alternative modes of travel
4. Maintain efficient & safe travel for all users

Recommendations to achieve these goals were outlined within the study and included:

1. Modify existing signal to be more pedestrian responsive
2. Install pedestrian countdown signals
3. Highlight crosswalks
4. Include bike lanes
5. Decorate streetlights
6. Install wayfinding and public parking signs
7. Enhance facades along Main Street
8. Install corner bumpouts
9. Advance Village Square and amphitheater concept

The Main Street District CAP study also recommends a Multi-use Trail to be built along the outlet from Memorial Park to Borden Avenue. Additionally, the study recommends infill development along the Main Street corridor with buildings built close to the sidewalk.

¹⁶ "Village of Perry's Main Street District Circulation, Accessibility, & Parking Study: A Declaration of Transportation Interdependence." Genesee Transportation Council; SRF & Associates; Ingalls Planning and Design; and Steinmetz Planning Group: March 2008.

Silver Lake Trail Master Plan¹⁷

The Silver Lake Trail Council completed a Trail Master Plan with the goal of extending the existing ¾ mile trail that runs from Walker Road to South Federal Street using public roads and paths. The resulting path might ultimately lead from Letchworth State Park to Silver Lake State Park. Four areas of focus were identified:

1. Memorial Park on Main Street
2. South Federal Street trail head
3. Walker Road and Walker Road Bridge
4. Public Beach on Silver Lake

The proposed recommendations would improve pedestrian access to the Public Beach and promote the Village of Perry as a destination and gateway.

Two county plans have been completed that provide insight and focus to the Village of Perry and the study area in general. The first of these reports is a retail leakage study entitled “Setting the Direction & Strategy of Economic Development in Wyoming County, NY: A Study of Shopping, Retailing and Entrepreneurship.”¹⁸ The Study objectives were to profile the current demographics within Wyoming County; survey residents to find out what needs/wants are current being met, with an emphasis on essential goods and services; use a model to look at aggregate market potential, by type of business; utilize gravity model to assess realistic geographic boundaries for the four primary markets in Wyoming County: Arcade, Attica, Perry, and Warsaw. The key conclusions of the study as they relate to the Village of Perry were that the Village of Perry captured approximately 7.89% of the aggregate annual spending of Wyoming County residents. Among its own residents the Village of Perry captured 18% of aggregate annual spending below each of the other four primary markets. The model further predicts the remaining Village of Perry spending as follows: Buffalo suburbs (17%); Geneseo Area (16%); Warsaw (10%); Batavia Area (9%); Rochester Suburbs (9%); Attica (6%); Dansville Area (5%); Rochester City (4%); Buffalo City (3%); and Arcade (2%). The study also identified several sectors in which a large percentage of spending occurred outside of Wyoming County including: cars/trucks; education/tuition/reading; financial services; and furnishings/appliances. These sectors present potential opportunities for new businesses within Wyoming County and the Village of Perry.

Another county plan that was recently completed is the Wyoming County Industrial Development Agency 5-Year Strategic plan (2010-2015).¹⁹ The plan defined a vision statement for the WCIDA and outlined strategic objectives and an action plan for implementation. While the plan itself focuses primarily on the role of the IDA within the County it is still relevant to the ROA in the identification of one of the IDA strategies of focusing on entrepreneurship, which has also been identified as a goal within the Village of Perry. The WCIDA can also assist in the implementation of the goals and objectives with the ROA project that are outlined in Task 4.1D.

¹⁷ “The Silver Lake Trail Master Plan”: Silver Lake Trail Council.

¹⁸ “Setting the Direction & Strategy of Economic Development in Wyoming County, NY: A Study of Shopping, Retailing and Entrepreneurship.” Paul A. Scipione, Ph.D. July 2010.

¹⁹ “Wyoming County Industrial Development Agency 5-Year Strategic Plan: Including Tactical Plans.” WCIDA Board of Directors, Executive Director and Program Manager; and Executive Director of the Wyoming County Chamber of Commerce.” 2010.

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On the regional scale the Genesee/Finger Lakes Regional Planning Council is in the process of completing the “Genesee-Finger Lakes Economic Development District Comprehensive Economic Development Strategy Update 2010-2011.”²⁰ The CEDS serves as a guide for economic development within the Genesee-Finger Lakes Region. Each of the nine-member counties and the City of Rochester is profiled and priority projects are identified for each. Within the Wyoming County section retaining existing firms is identified as a goal along with focusing resources on small businesses and entrepreneurs to help revitalize downtown commercial district corridors. Brownfield redevelopment is also identified as a priority with the former A&A Metal Fabricating, Inc. site in the Village of Perry, specifically identified as a priority project for Wyoming County.

The CEDS also includes ten regional economic development goals, which include:

1. Assist in the retention and expansion of existing industries in the district
2. Assist in the attraction of industries and firms to the district
3. Strengthen agriculture and agri-business
4. Promote entrepreneurship and innovation and encourage small business development
5. Assist in improving the skills of the district’s workforce
6. Assist in improving the infrastructure of the district
7. Enhance tourism and marketing efforts within the district
8. Support the development of targeted regional clusters: including advanced manufacturing and alternative energy within the district
9. Strengthen regional coordination and collaboration
10. Educate leadership and the community regarding economic development and sustainable development practices

There have also been several studies and reports completed specifically regarding the former A&A Metal Fabricating, Inc. site, which is an identified brownfield and serves as the anchor for the Village of Perry Revitalization Opportunity Area project. These studies and reports are outlined in Task 4.1B: Project Overview and Description, along with additional details on the site.

All of these studies and reports are helping to shape the many current projects within the Village of Perry that are underway or recently completed. These projects include upgrades to pedestrian crosswalks; aesthetic improvements along Main Street under the New York State Main Street Program; the renovation of historic buildings for apartments; and the construction of senior-housing.

²⁰ “Genesee-Finger Lakes Economic Development District Comprehensive Economic Development Strategy Update 2010-2011.” G/FLRPC. 2011.

4.1B Project Overview and Description

The Village of Perry Revitalization Opportunity Area boundary covers 100.4 acres and consists of 131 parcels. There are thirty-eight different property classifications located within the ROA boundary. The most common property classifications based upon the number of parcels are *Downtown Row-Type (multi-use, with common wall)* with 24 parcels; *Vacant Land located in Commercial Areas* with 23 parcels; and *Downtown Row-Type (multi-use, detached)* with 16 parcels. The largest property classifications based upon the amount of acreage within the ROA boundary are *Manufacturing and Processing* with 20.2 acres and *Social Organizations* with 16.5 acres. There are also approximately 12.9 acres within the ROA committed to roads and rights-of-way.²¹

There are 32 parcels classified as vacant within the ROA boundary. Of these 23 are classified as *Vacant Land Located in Commercial Areas*, the remaining nine vacant parcels fall within the following categories: *Residential Vacant Land (3 parcels)*; *Commercial Vacant Land with Minor Improvements (3 parcels)*; *Residential Land including a Small Improvement (1 parcel)*; *Other Rural Vacant Lands (1 parcel)*; and *Vacant Land Located in Industrial Areas (1 parcel)*.

In addition to the 32 parcels that are classified as vacant, 16 parcels have been identified by the Steering Committee and the public as underutilized revitalization opportunities indicating that they are prime targets for business attraction; investment; improvements; and in some cases environmental clean up. Each of the 16 parcels is privately owned with a large majority of them (12) located along Main Street. A total of 13 parcels (including all 12 along Main Street) are classified as commercial properties. The remaining parcels are classified as a social organization (1 parcel) and manufacturing and process (2 parcels).

Main Street Block South of Lake Street



Source: G/FLRPC

At the forefront of the environmental cleanup is the former A&A Metal Fabricating, Inc. site, which serves as the functional anchor of the Revitalization Opportunity Area boundary. The site was recently withdrawn from the New York State Department of Environmental Conservation Brownfield Cleanup program. The goal of the Brownfield Cleanup program is to enhance private sector cleanup of brownfields and reduce development pressure on open space.²² Through the Brownfield Cleanup Program the nature and extent of site contamination will be identified and a remediation plan will be developed. Projects that receive a certificate of completion under the Brownfield Cleanup Program are eligible for property tax credits. Recent legislation also increases the tangible property credits by 2% for sites within a designated BOA provided that

²¹ Wyoming County Real Property Services.

²² Brownfield Cleanup Program. <http://www.dec.ny.gov/chemical/8450.html>

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site redevelopment is consistent with the identified goals of the BOA.²³ Despite these incentives, the escalating costs of completion of the remedial investigation work plan for the former A&A Metal Fabricating, Inc. site became unmanageable and the decision was made to withdraw from the program

The A&A site consists of approximately 17.65 acres of area zoned industrial and contains 6 vacant buildings with approximately 113,000 square feet of footprint.²⁴ Building #1 is a truck garage with approximately 2,228 square feet of space with 1-12' door and 2-15' doors, built in 1934; building #2 is an office building with 2,252 square feet of space and an industrial shop with approximately 35,250 square feet of space, built in 1934; building #3 is an industrial plate shop with approximately 42,600 square feet of space built in 1934; building #4 is a warehouse with approximately 24,225 square feet of space built in 1934; building #5 is a garage and storage with approximately 5,200 square feet of space built in 1900; and building #6 is a paint house with approximately 800 square feet of space built in 1934. The site is bounded to the north by the Silver Lake Outlet and an abandoned railroad grade, to the south and west by agricultural and underdeveloped woodlots, and to the east by commercial and Village residential properties.²⁵

The site was previously used for manufacturing including fabrication, machining, and painting of large steel tanks. The suspected contaminants include petroleum, chlorinated solvents, metals, PCB's, other Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) which are impacting the soil and/or groundwater.²⁶

The site was originally built in the early 20th century by Kaustine Furnace & Tank Corporation, a manufacturer of large steel tanks. A&A Metal Fabricating, Inc. was the last known owner and operator at the site. A&A ceased operations at the site in 2001. The property was marked for sale and leased for six-months to a company named Bion, a manufacturer of manure-based organic soil. A&A ceased payment of property taxes in 2002. In 2006, Wyoming County moved the property off of the active tax rolls, thereby deeming taxes non-collectable and removing the County's tax obligations with regard to the site to the local taxing jurisdiction. Wyoming County Business

A&A Metal Fabricating, Inc. Site



Source: G/FLRPC

²³ 2008 Brownfields Legislation Summary. <http://www.dec.ny.gov/chemical/45734.html>

²⁴ "A&A Metal Fabricating Inc. Site 90 Washington Boulevard, Perry, NY Brownfield Cleanup Program Application Narrative."

²⁵ Ibid.

²⁶ Ibid.

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Center, Washington LLC took by assignment a mortgage made by A&A Metal Fabricating, Inc. to Petrex, Inc and accessed the site to exercise its rights of inspection as permitted by the mortgage.²⁷

A Phase-I Environmental Site Assessment report was prepared in July 2009 and revealed the following:

- Unknown waste disposal in the parking lot area
- Above ground storage tank facility
- Two transformer pads on the property
- Wood floor blocks with significant evidence of oil-staining
- Significant oil staining on the concrete floor and floor drains
- Sand blast residue containing remnants of paint

A limited Phase-II Environmental Site Assessment was conducted in July 2009 and further characterized the areas of concern including the following: there are numerous 55-gallon drums buried within the fill in the parking lot area; the flooring of buildings #2 and #3 have significant quantities of oil-stained wood floor blocks; and there are significant quantities of sand blast sand containing paint residue dumped behind building #6.

The New York State Department of Environmental Conservation approved the Remedial Investigation Work Plan for the site in October, 2010. The aim of the investigation work is to provide further environmental data to determine the nature and extent of contamination and if certain areas of the site require cleanup or other remedial precautions.

The Remedial Investigation Work Plan outlined five areas of concern for testing:

1. Unknown fill on the parking lot area
2. Above ground storage tank facility
3. Wood Floor Blocks
4. Sand Blast Residue
5. Transformers²⁸

There are also several other properties of environmental concern within or adjacent to the ROA study area that can be monitored in the future for possible cleanup. New York State Electric and Gas Corporation owns a property located at 3042 South Federal Street in the Village of Perry that is regulated under the Resource Conservation and Recovery Act Information for Hazardous Waste Handlers. The facility is currently classified as inactive and in compliance as of July, 2011.²⁹

Of potential environmental concern for the future as properties change uses are gas stations/service centers. Within the Revitalization Opportunity Area there is a gas station/mini-mart located at 2 South Center Street and owned by Getty NY Leasing, Inc. There are also two gas stations/service stations that are located adjacent to the Perry Revitalization Opportunity

²⁷ "A&A Metal Fabricating Inc. Site 90 Washington Boulevard, Perry, NY Brownfield Cleanup Program Application Narrative."

²⁸ "Remedial Investigation Work Plan: Former A & A Metals Site NYSDEC Site #961011. October 2010.

²⁹ Environmental Protection Agency Envirofacts. <http://www.epa.gov/enviro/index.html>

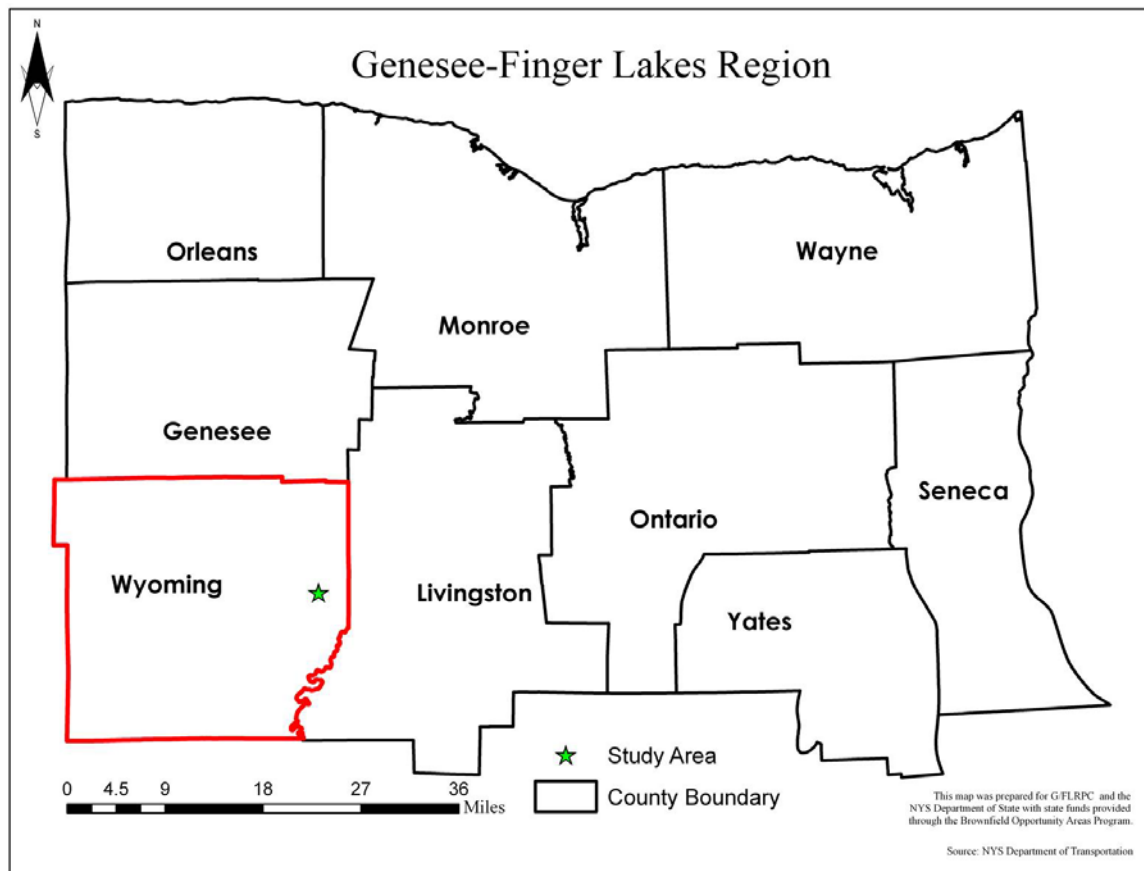
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Area, one is located at 9 Mill Street and owned by Basils Repair Inc. and the other is located at 26 Covington Street and owned by Covington Garage.³⁰

Map 2A *Study Area Context G-FL Region* depicts the Genesee-Finger Lakes Region with the location of the study area indicated with a star. Map 2B *Study Area Context Wyoming County* depicts Wyoming County with the location of the study area shown. Map 2C *Study Area Context Village of Perry* shows the outline of the study area in red in context with the Village boundary and the surrounding community.

Map 2A: Study Area Context G-FL Region



Source: Created by G/FLRPC; Data from NYS Department of Transportation

Environmental quality conversations have also taken place with regards to dredging and cleaning the Silver Lake Outlet. The dredging and cleaning of the Outlet would allow for recreational boating to occur along the Silver Lake Outlet and help connect Silver Lake with the Main Street commercial district. A report was completed entitled *Silver Lake Outlet Sediment Removal Project*. The New York State Department of Environmental Conservation tested the Silver Lake

³⁰ New York State Department of Environmental Conservation Bulk Storage Database.
<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=4>

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Outlet for contamination. Six (6) samples were tested with three samples fitting within the Class A threshold values (those containing no contamination or a minimal amount) and three samples fitting within the Class B threshold values (those with greater contamination than Class A, but below the thresholds of Class C). Sediment upstream of the railroad crossing will be considered Class B material and all sediment downstream of the railroad crossing will be considered Class A material. The specific contamination range for each Class varies by compound.³¹ Discussions have also taken place about the possibility of utilizing the dredged materials to cap the A&A Metal Fabricating, Inc. site, which remains as an option for the future. Cost estimate to complete the dredging of the outlet was \$339,000 as of October, 2009.

There are also several other small sites that have been identified as opportunities for revitalization or areas of environmental concern. One such parcel is currently under development for a 19-unit low income senior housing project within the Village of Perry. The parcel is approximately 4.5 acres and is located on Tempest Street in an area that is zoned for commercial general business.

Work has also recently been completed along Main Street with countdown timers installed for pedestrians in the Main Street/Lake Street intersection. There is also ongoing

Village Main Street looking south



Source: G/FLRPC

redevelopment of several historic properties on Lake Street into apartments helping to provide additional housing opportunities within the ROA.³² Aesthetic improvements are also underway along Main Street, through a New York Main Street grant, for properties including: 2-6 South Main Street; 7 South Main Street; 9-11 South Main Street; 21-25 South Main Street; 33-37 South Main Street; 39 South Main Street; 43 South Main Street; 46-48 South Main Street; and 12-16 Lake Street. The New York Main Street grant is designed to help revitalize downtowns through improvements such as façade renovations, streetscape enhancements, and upgrades to interior residential buildings. Grant funds cannot be used for new construction.³³

³¹ "New York State Department of Environmental Conservation Silver Outlet Core Samples." Environmental Laboratory Services. 2008.

³² New York Main Street Program Application 2009.

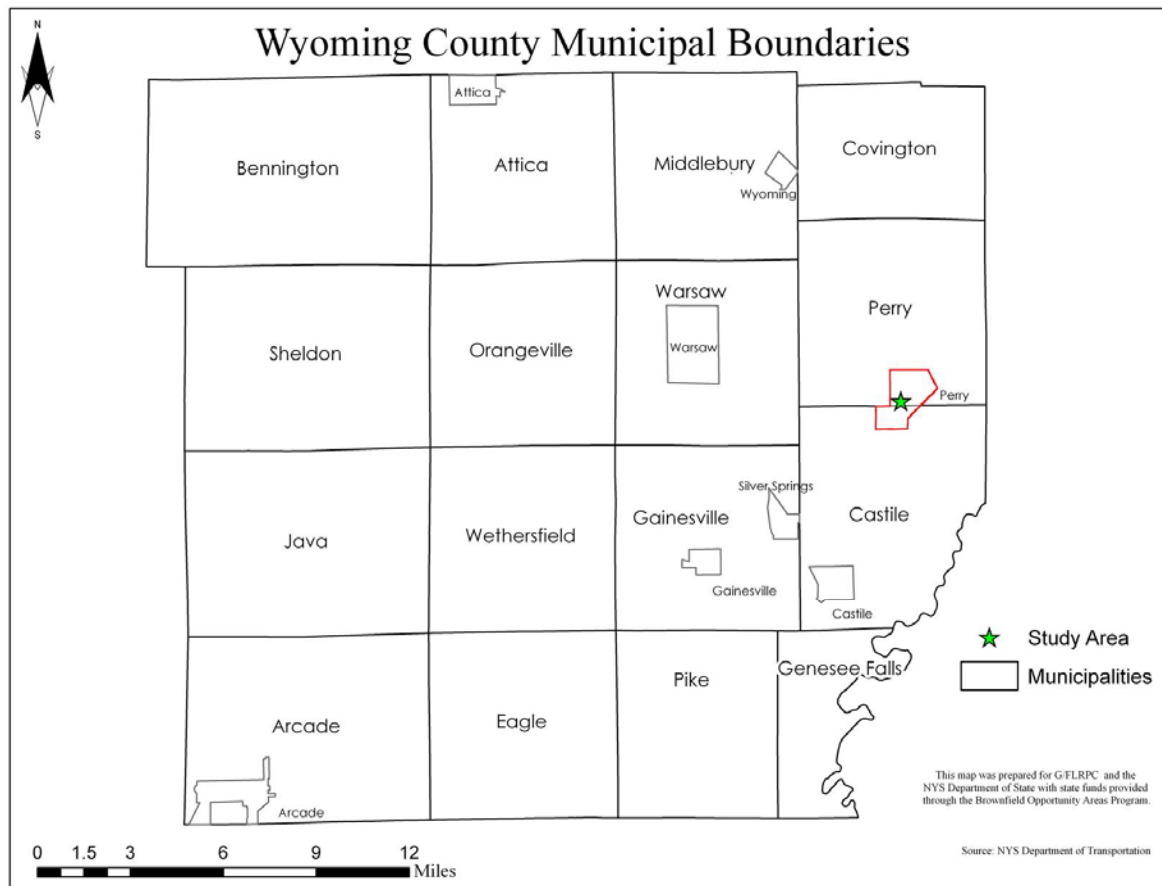
³³ New York Main Street. <http://www.dhcr.state.ny.us/Programs/NYMainStreet/>

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The Perry Main Street Association (PMSA) vision for Main Street is consistent with the identified goals of the ROA. Included amongst the identified PMSA vision are the following: *a pedestrian-friendly Main Street; no blighting/blighted properties downtown; a vital functioning downtown infrastructure; a thriving network of entrepreneurs; a diverse community of downtown upper floor tenants; critical mass of destination retail and services; and a well-maintained Silver Lake Trail linking Main Street to Silver Lake.*³⁴ Implementation of the identified ROA goals will help advance the vision of the PMSA and build upon the work that has already been completed under the New York Main Street grant.

Map 2B: Study Area Context Wyoming County



Source: Created by G/FLRPC; Data from NYS Department of Transportation

There are also several areas of Main Street where a focus can be placed for future investment. These areas are the northwest corner of Covington Street and Main Street and a group of parcels on the eastern side of Main Street north of Dolbeer Street. On the northwest corner of Covington Street and Main Street are eight parcels totaling approximately 0.6 acres in the commercial central business zoning district. On the eastern side of Main Street north of Dolbeer Street are four parcels totaling approximately a quarter acre (0.26) also falling within the commercial

³⁴ PMSA Framework: Vision 2020 <http://www.iloveperryyny.com/>

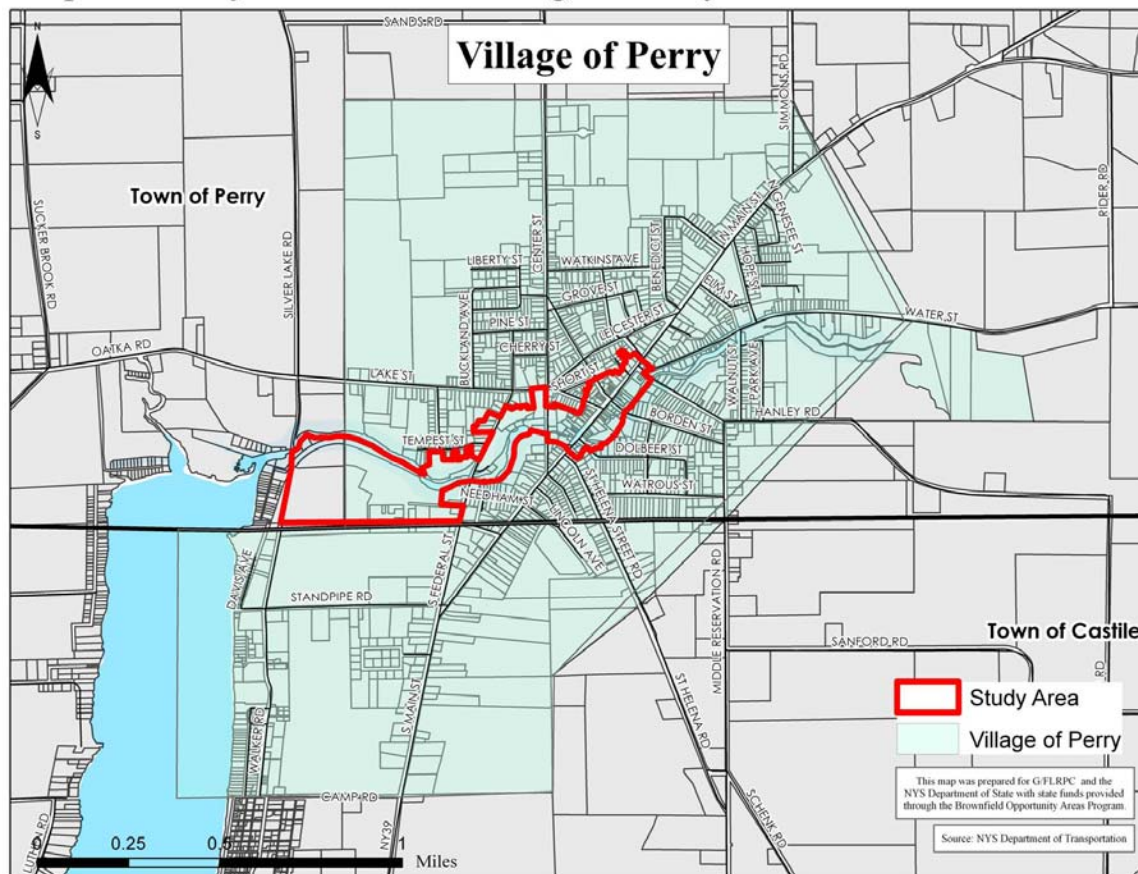
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central business zoning district. Another parcel located along Main Street that has been identified as an opportunity for development is 58 N. Main Street. The parcel is 0.17 acres and is currently classified as commercial vacant. Development efforts currently envision an end use of commercial/retail. The parcel is currently zoned commercial central business.³⁵

Also posing potential development opportunities are a pair of sites located along Federal Street. The parcels are both currently vacant land that is located in commercial areas, with one parcel owned by the Village of Perry and the other parcel owned by New York State Electric and Gas Corporation. In total the two parcels represent about 0.6 acres of development opportunity near the Silver Lake Outlet.³⁶

Map 2C: Study Area Context Village of Perry



Source: Created by G/FLRPC; Data from NYS Department of Transportation

All of these areas pose opportunities for investment, new development, and business attraction within the Village of Perry Revitalization Opportunity Area. Several businesses have even inquired about the possibility of locating to the former A&A Metal Fabricating, Inc. site, which represents a major employment opportunity within the Village Revitalization Opportunity Area. The development and activities that have been recently completed and that are currently underway represent encouraging signs for the Village and its ability to generate revenue.

³⁵ Perry Revitalization Opportunity Area Project Steering Committee.

³⁶ Ibid.

Properties being returned to the tax rolls are now helping contribute to the Village through property taxes and the recently added retail businesses along Main Street are helping contribute through the addition of sales tax revenue.

The development and activities ongoing are also contributing new energy to the Village and helping to support the many events and festivals including: chalk art; holiday lights; farmers markets, the Tour de Perry, softball tournaments and others. Events and festivals such as these are helping to bring people into the Village and take pride within the community.

Building upon this energy can help implement many of the Revitalization Opportunity Area goals and objectives that are identified within Task 4.1D including improving access to natural resources through the establishment of a pedestrian trail, which will help open up recreational opportunities.

4.1C Brownfield Opportunity Area Boundary Description and Justification

The Perry Revitalization Opportunity Area (ROA) consists of a mix of land uses including stable residential neighborhoods, the Perry Main Street commercial center, and a number of vacant and underutilized properties dispersed throughout the study area. The western portion of the ROA is the former A&A Metal Fabricating, Inc. site, which serves as the functional anchor of the ROA. This area of the ROA is bordered by Washington Boulevard to the south, Walker Road to the west, the Silver Lake Outlet to the north, and South Federal Street to the east. The central part of the ROA follows the Silver Lake Outlet. This section is bordered by the Silver Lake Outlet to the south and west, Tempest Street to the north and proceeds north along South Federal Street to Lake Street and includes the commercial properties on both sides of South Federal Street up to the eastern border of South Center Street. The eastern piece of the ROA study area is the Main Street District which includes Main Street between Mill Street and Church Street and is bordered by the Silver Lake Outlet on the south/east and S. Center Street and Short Street on the north/west. Maps 3A *BOA Boundary Parcels* shows the parcels within context of the study area and the community. Map 3B *BOA Boundary Ortho* shows the ortho-image view of the study area within the Village of Perry.

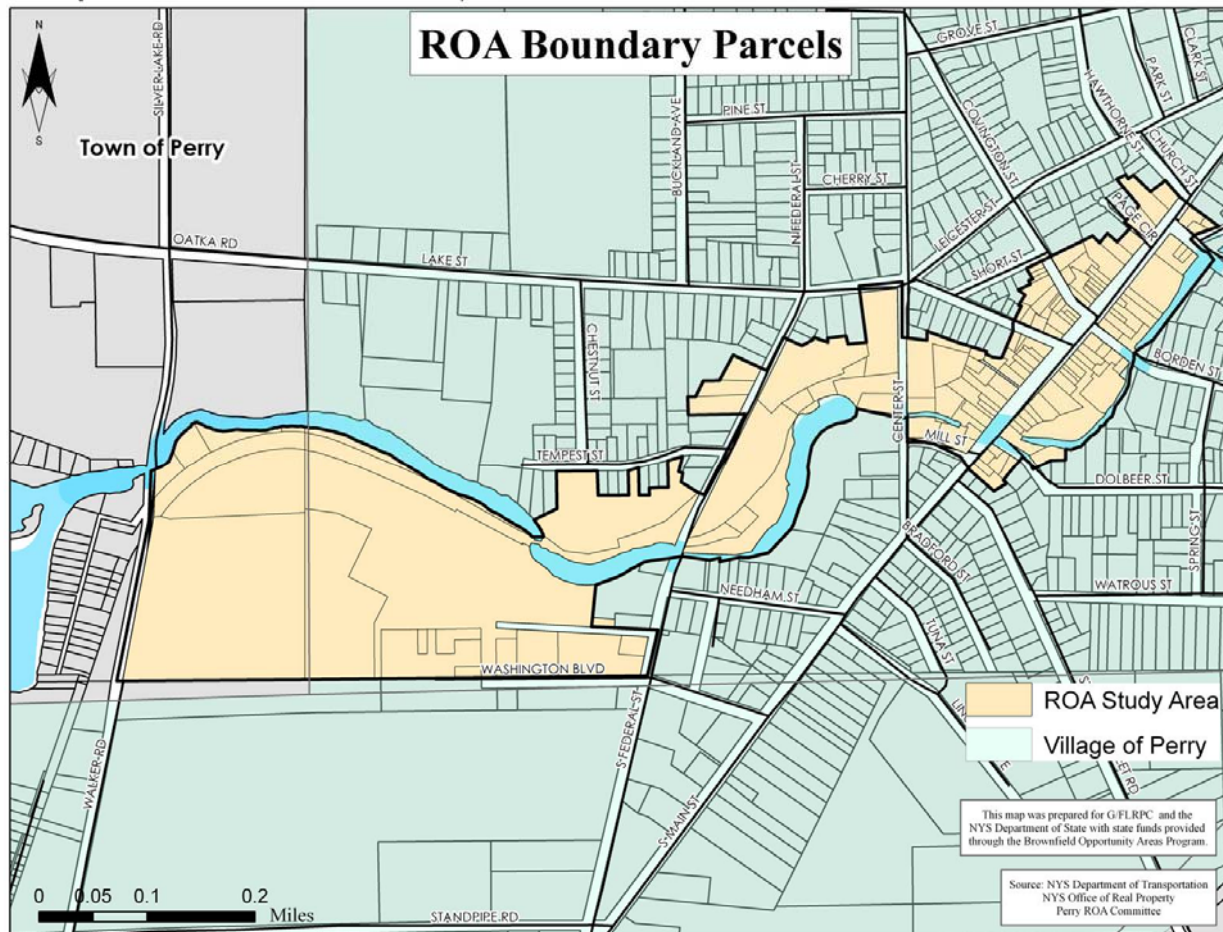
The former A&A site is approximately 17.65 acres in area and is characterized with at least seven potential brownfield sites in and around 90 Washington Boulevard in the Village of Perry. The site has an 85 year history of industrial use and has been vacant since March of 2001. Additional information regarding the A&A site is outlined in Task 4.1B. The other primary focus area of the ROA is the Central Business District (CBD) of the Village of Perry. The CBD was included within the ROA boundary area due to its strategic value to Village of Perry and Wyoming County residents and its importance to the implementation of the Goals and Objectives outlined in Task 4.1D. The CBD is composed of the structures and businesses along central Main Street, between Mill and Church Streets. Many of the storefronts located within this area are currently underutilized with many parcels vacant.

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The ROA is tied together by a mix of stable residential and mixed-use neighborhoods. The Silver Lake Outlet, a natural riparian corridor that empties the nearby Silver Lake, acts as a supportive backbone of the Perry ROA and establishing a critical link between the two main focus areas. Adjacent lands abutting portions of the Outlet corridor presently act as a recreational rail-to-trail corridor as it meanders through the Village of Perry.

Map 3A: BOA Boundary Parcels



Source: Created by G/FLRPC; Data from NYS Department of Transportation and NYS GIS Clearinghouse

In total the Revitalization Opportunity Area covers just over 100 acres (100.4) and consists of 131 parcels. A majority of these parcels (68) are Commercial with an additional 32 parcels classified as Vacant. A total of 14 Residential properties are also present within the boundary. The boundary is rounded out by parcels in the following property classes: Recreation & Entertainment with four (4) parcels; Community Services with eight (8) parcels; Industrial with two (2) parcels; Public Services with two (2) parcels; and Wild, Forested, Conservation Lands, and Public Parks with one (1) parcel.³⁷

The study area contains identified brownfield sites as well as vacant and commercial properties, which are critical to addressing several of the ROA goals outlined in section 4.1D. The inclusion

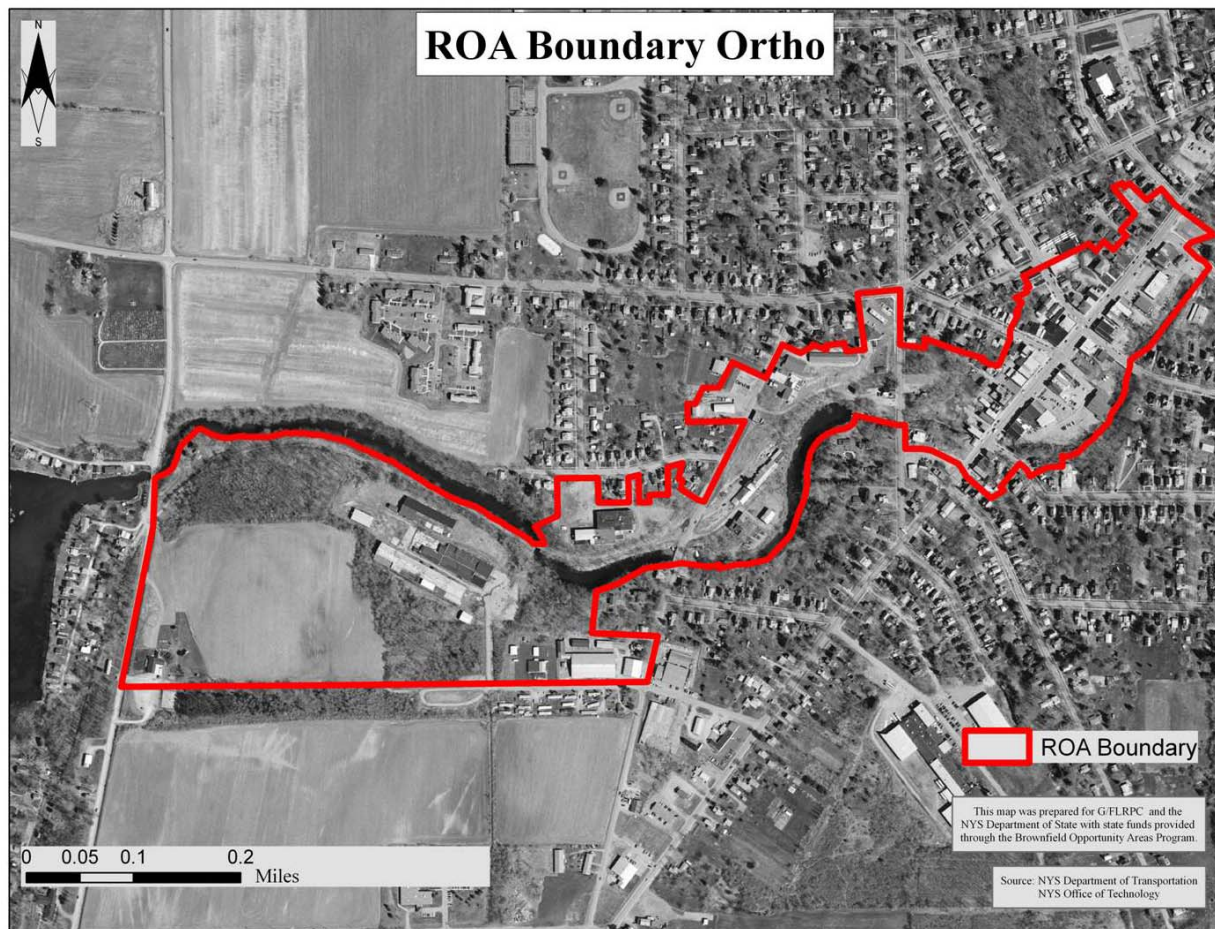
³⁷ Wyoming County Real Property Services.

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of the former A&A Metal Fabricating, Inc. site and the Village Central Business District within the study area is critical to the successful implementation of these goals and objectives. The ROA boundary also falls within the recommended range of 50-500 acres with a total of 100.4 acres. This size allows for a manageable area, while at the same time including the critical areas of the former A&A site, Silver Lake Outlet and Village Central Business District.

Map 3B: BOA Boundary Ortho



Source: Created by G/FLRPC; Data from NYS Department of Transportation and NYS GIS Clearinghouse

4.1D Community Vision and Goals and Objectives

The Perry Revitalization Opportunity Area Project Steering Committee, along with feedback from the community, developed a vision statement for the project identifying the desires of the community for where the Village wants the study area to be in both the short and long-term. The preliminary vision statement for the Perry Revitalization Opportunity Area is:

“The Village of Perry residents envision a community of mixed uses including: light manufacturing businesses, office/commercial space, retail/service companies and residential dwelling. Residents aspire for an aesthetically pleasing Main Street with fully occupied storefronts; growing businesses; entrepreneur investment; modern public infrastructure; access to recreational opportunities; and beautiful natural resources including lakes, streams, creeks, rivers, and the Silver Lake outlet; which all together preserves the historic character of the community and help improve the quality of life for all residents.”

The vision statement was structured to identify the ambitions of the community for the Village of Perry Revitalization Opportunity Area. The vision statement identifies key resources, such as the Main Street corridor and natural resources, and focuses on ways these strengths can be improved.

Based upon the Vision Statement and feedback from the project Steering Committee and the general public, six (6) goals were developed, with corresponding objectives, to guide the Village of Perry Revitalization Opportunity Area Project. The goals were also used to shape the recommendations outlined within Task 4.2F. The six (6) goals are as follows:

1. *Expand job opportunities within the Revitalization Opportunity Area and surrounding community*
 - a. *Focus development efforts on infill properties and underutilized parcels*
 - b. *Promote modern sustainable development and green infrastructure practices*
 - c. *Target incentive programs to desired businesses*
 - d. *Market attractions and businesses within the Revitalization Opportunity Area to Letchworth State Park visitors*
 - e. *Utilize completed market demand analysis to determine and prioritize opportunities for attraction*
2. *Enhance the physical appearance of properties within the Revitalization Opportunity Area and along the Silver Lake Outlet waterfront*
 - a. *Encourage the preservation of historical aspects of properties*
 - b. *Encourage mixed uses including: light manufacturing, commercial, retail, and residential within the Revitalization Opportunity Area*
 - c. *Study building code regulations for needed updates*
 - d. *Improve residential opportunities within the Revitalization Opportunity Area by retrofitting existing buildings and market to students and young professionals*

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3. *Facilitate the cleanup and remediation of environmentally contaminated areas of our community*
 - a. *Study known contaminated sites*
 - b. *Promote community development efforts that will encourage the cleanup of brownfield properties*
 - c. *Develop targeted re-use plan for each site to determine clean up standards*
 - d. *Improve local grant writing capacity to target available funding sources*
4. *Enhance natural resources and environmentally sensitive areas, including the Silver Lake Outlet*
 - a. *Improve access to natural resources through expanding trails*
 - b. *Establish annual events to showcase natural resources*
 - c. *Explore dredging the Silver Lake Outlet to open it up for recreational boat traffic*
5. *Upgrade streetscape and utility infrastructure*
 - a. *Complete a water and sewer improvement study*
 - b. *Improve benches, lighting, signage, wayfinding, and crosswalks to encourage increased pedestrian use of commercial business district*
 - c. *Improve pedestrian safety through traffic-calming methods and complete streets principles*
 - d. *Study the possibility of community wide Wi-Fi access*
 - e. *Upgrade water treatment facility to improve capacity*
6. *Embrace community input into revitalization efforts*
 - a. *Coordinate ongoing efforts of community groups including work being done under the New York Main Street Program*
 - b. *Study possibility of establishing a special economic development district within the Village*
 - c. *Incorporate completed studies and reports into revitalization efforts*

The six (6) goals identify the priority focus areas and serve as a guide for implementation efforts. The corresponding objectives outlined under each goal indicate specific actionable tasks that can be undertaken helping to implement the identified goals.

The identified Community Vision and Goals and Objectives are also consistent with many of the existing strategies and comprehensive plans that are already in place within the community, many of which were also outlined in Task 4.1A.

The Village Comprehensive Plan, completed in 1969 and updated in 1986, provides the foundation for the community and identifies several general objectives that directly align with the Revitalization Opportunity Area project. The Comprehensive Plan indicates several objectives that are consistent with Goal 4 of the Study Area: “Enhancing Natural Resources and Environmentally Sensitive Area, including the Silver Lake Outlet.” These objectives are: to preserve the natural woodlands and waterways; capitalize upon and improve access to Silver Lake; and to improve signage to clearly identify park and lakes in relationship to Perry including Letchworth State Park.

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The Comprehensive Plan also identifies several other objectives that are consistent with Goal 1 of the Study area: “expand job opportunities within the revitalization opportunity area and surrounding community.” These objectives include: concentrate business activities within the Village of Perry; promote shopping within the central business district; and encourage developers to invest in the community by providing efficient reviewing procedures. Two other objectives from the Village Comprehensive Plan: insuring that proposed sewerage facilities are provided and to conduct a comprehensive study of the aging sewer and water systems, are consistent with the identified Goal 5 of “upgrading streetscape and utility infrastructure.”

The recently completed Wyoming County Industrial Development Agency’s 5-year Strategic Plan (2010-2015) identifies entrepreneurship investment as a priority of the agency, which is consistent with the Village of Perry Revitalization Opportunity Area vision statement and can help towards addressing Goal 1 of expanding job opportunities within the study area.

The economic development strategies and goals outlined within the Genesee-Finger Lakes Economic District Comprehensive Economic Development Strategy (CEDS) Update (2010-2011) are also consistent with the economic development priorities of Wyoming County, the Village of Perry, and the Study area. The identified CEDS strategies include small business development, entrepreneurship, and brownfield redevelopment. Additionally, the former A&A Metal Fabricating, Inc. site is identified within the CEDS as a priority project for redevelopment, which is consistent with Goal 3: “facilitate the cleanup and remediation of environmentally contaminated areas of our community.”

The recently completed report entitled “Village of Perry’s Main Street District Circulation, Accessibility, & Parking (CAP) Study: A Declaration of Transportation Interdependence” outlines several goals that align directly with those of the study area. Identified objectives from the CAP study included: modifying existing signals to be more pedestrian responsive; installing pedestrian countdown signals; highlighting crosswalks; including bike lanes; decorating streetlights; installing wayfinding and public parking signs; enhancing facades along Main Street; and installing corner bumpouts. Additionally, the CAP study recommends a multi-use trail to be built

along the Silver Lake Outlet from Memorial Park to Borden Avenue. All of these identified objectives will help address the critical ROA study area goals of enhancing the physical appearance of properties within the Revitalization Opportunity Area and along the waterfront as well as the goals of upgrading streetscape and utility infrastructure and enhancing natural resources and environmentally sensitive areas. The CAP study also identifies infill development is as a key goal along Main Street, which is also an important objective identified within the ROA Goals.

Memorial Park



Source: G/FLRPC

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The Silver Lake Trail Master Plan also outlines several goals that are consistent with several Revitalization Opportunity Area goals and objectives. The Silver Lake Trail Master Plan calls for extending an existing trail to connect with Silver Lake and ultimately to Letchworth State Park. The Silver Lake Trail Master Plan also focuses on four key areas for implementation: Memorial Park on Main Street; the South Federal Street trail head; Walker Road and the Walker Road Bridge; and the Public Beach on Silver Lake. The extension of the trail and the improvements made to key areas of the Village will help advance the enhancement of natural resources and environmentally sensitive areas through improving access to these areas. These recommendations would also improve pedestrian access to the commercial business district.

Work is also underway through several grants, including the Perry Main Street Improvement Grant, that are advancing several of the identified goals and objectives within the ROA. The Main Street Improvement Grant is helping to improve the physical appearance of properties along Main Street within the ROA.

The Revitalization Opportunity Area Goal of embracing community input into revitalization efforts (Goal 6) was identified primarily because of the many studies that have been completed and the many projects currently underway. It is important to embrace these efforts and feed off of the work that is already being done to capture the energy within the community and avoid duplication of efforts.

4.1E Community Participation Techniques and/or Process

Under Component 3: Community Participation, a plan was completed entitled: *Perry Brownfield Opportunity Area Project Community Participation and Visioning Plan*. The community participation plan outlined the format for public participation throughout the Perry Revitalization Opportunity Area project including the formation of the project Steering Committee; solicitation of public input; presentation of existing conditions; development of the vision statement; goals and objectives; and review of the draft Pre-Nomination Study.

The project Steering Committee was selected to be representative of the community and includes individuals representing the following groups: Wyoming County Planning Department; Wyoming County Soil and Water Conservation District; Perry Main Street Association; Village of Perry; Town of Perry; Silver Lake Association; Wyoming County Business Center; and the Town of Castile. Elected officials, community groups, property owners, and the general public are all involved with the Steering Committee.

The Steering Committee worked closely with the consultant to delineate an initial project boundary area; agree upon an initial draft Project Outline; establish a draft vision statement; organize the public meetings; and establish a draft Pre-Nomination Study. A project website was developed to provide project materials to the public and other regional stakeholders including: draft documents, presentations, meeting agendas, meeting summaries, and other relevant project information. Materials are posted in a timely fashion and the website is updated regularly. The project website is: <http://gflrpc.org/perryboa.htm>.

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A series of three public meetings were held to introduce the Perry Revitalization Opportunity Area project to the public and gather input and feedback to help shape the development of the draft Pre-Nomination Study. Notices of these meetings were distributed to stakeholders in several forms. A press release was submitted to local newspapers including the Perry Herald, Batavia, Daily, Arcade Herald, and Courier News. A press release was also submitted to the local radio station WCJW. Notices were also posted on the websites of several community groups. E-mail notices were also distributed to community stakeholders and owners of property located within the Revitalization Opportunity Area boundary received notices in the mail regarding each meeting.

The first public meeting on April 26th, 2011 provided an overview of the Village of Perry Revitalization Opportunity Area project. A formal presentation was made introducing a variety of project components including: Project Outline; Community Participation and Visioning Plan; Project Boundary; Vision Statement; and Goals and Objectives. The public was then provided the opportunity to ask questions regarding the project and provide any comments or feedback on the project components that were discussed.

The second public meeting on July 19th, 2011 included a presentation on the existing demographic/economic conditions for the Village; a discussion of project components; a discussion of the strengths, weaknesses, opportunities, and threats; and a mapping exercise.

The demographic/economic conditions presentation discussed population; race; age; education; housing; median income; employment; and unemployment. A brief overview of the project components including discussion of the project boundary area; vision statement; and goals and objectives was held to provide an opportunity for feedback from the public on these items.

The public was also provided an opportunity for input through the analysis of the strengths, weaknesses, opportunities, and threats. The analysis focused on key project topic areas including: economy; environment; housing; recreation; transportation and infrastructure; and brownfields/vacant sites. Lastly the public had the ability to provide specific input into the project through the identification of strategic focus areas for revitalization within the study area. Parcel maps of the study area were provided at the meeting and individuals had the opportunity to place labels on locations for revitalization. These labels corresponded to a comment sheet where individuals could provide additional details regarding their identification of sites.

A third public meeting was held on December 6th, 2011. This final public meeting reviewed the draft Pre-Nomination Study to the public touching upon key project areas such as: preliminary analysis of the Revitalization Opportunity Area; vision statement; goals and objectives; and project recommendations. The public meeting allowed community stakeholders and the public the chance to provide comments and feedback on the draft Pre-Nomination Study, which was posted online ahead of the meeting. The public was also given an additional week of time after the public meeting, until December 14th, 2011, in which they could provide additional comments on the document.

4.2 Preliminary Analysis of the Brownfield Opportunity Area

4.2A Existing Land Use and Zoning

The Perry Revitalization Opportunity Area is located within the Village of Perry and follows the Silver Lake Outlet from the former A&A Metal Fabricating, Inc. site and continues along the Main Street commercial district. The Village of Perry Revitalization Opportunity Area boundary covers 100.4 acres and consists of 131 parcels. Within the ROA boundary approximately 22 acres is classified as Vacant; 20.2 acres is classified as Industrial; 18.7 acres is classified as Commercial; 16.8 acres is classified as Recreation and Entertainment; 5.2 acres is classified as Community Services; 2.6 acres is classified as Residential; 1.7 acres is classified as Public Services; 0.3 acres is classified as Public Parks; and the remaining 12.9 acres is committed to roads and rights-of-way.³⁸

Most of the parcels within the study area are privately owned, but 16 parcels have been identified as publicly owned. Of these 16 parcels three (3) are owned by the Town of Perry, ten (10) are owned by the Village of Perry, and three (3) are owned by the Wyoming County Industrial Development Agency. The total amount of acreage held in public ownership is approximately 9.6. The total land area of privately owned parcels totals approximately 77.9 acres. Within the Revitalization Opportunity Area is also approximately 12.9 acres committed to roads and rights-of-way.³⁹

A majority of the parcels within the Revitalization Opportunity Area are Commercial/Retail with 68 parcels, 40 of these 68 are classified as mixed-use. An additional 32 parcels within the ROA are classified as Vacant and a total of 14 Residential properties are present within the boundary. The remaining boundary parcels fall in the following property classes: Recreation & Entertainment with four (4) parcels; Community Services with eight (8) parcels; Industrial with two (2) parcels; Public Services with two (2) parcels; and Wild, Forested, Conservation Lands, and Public Parks with one (1) parcel.⁴⁰

There are thirty-eight different property classifications located within the ROA boundary. The most common property classifications based upon the number of parcels are *Downtown Row-Type (multi-use, with common wall)* with 24 parcels; *Vacant Land located in Commercial Areas* with 23 parcels; and *Downtown Row-Type (multi-use, detached)* with 16 parcels. The largest property classifications based upon the amount of acreage within the ROA boundary are *Manufacturing and Processing* with 20.2 acres and *Social Organizations* with 16.5 acres. There are also approximately 12.9 acres within the ROA committed to roads and rights-of-way. Table 1 shows the existing land uses within the Revitalization Opportunity Land Area.

There are a total of 50 parcels that have been identified as brownfield, underutilized, abandoned, or vacant properties. Only two (2) of these parcels are in public ownership. These 50 parcels

³⁸ Wyoming County Real Property Services.

³⁹ Ibid.

⁴⁰ Ibid.

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include 32 parcels that are designated as vacant/underutilized; three (3) have been identified as brownfields; and the remaining 15 sites classified as underutilized.⁴¹ Each of the 50 parcels is a potential opportunity for future development, rehabilitation, and investment to help address the goals of the study area. In fact several of these parcels are involved in Main Street rehabilitation efforts being conducted under the New York Main Street grant.

Property Class Code	Property Class Name	Total Parcels	Total Acres
210	One-Family Year Round Residence	9	1.5
220	Two-Family Year Round Residence	3	0.3
230	Three-Family Year Round Residence	1	0.3
260	Seasonal Residences	1	0.5
311	Residential Vacant Land	3	1.1
312	Residential Land Including a Small Improvement	1	5.8
323	Other Rural Vacant Lands	1	3.2
330	Vacant Land Located in Commercial Areas	23	6.2
331	Commercial Vacant Land with Minor Improvements	3	1.7
340	Vacant Land Located in Industrial Areas	1	4.0
411	Apartments	3	0.6
415	Motel	1	0.6
421	Restaurants	1	0.2
422	Diners and Luncheonettes	3	0.1
425	Bar	1	0.1
431	Auto Dealers-Sales and Services	1	0.2
433	Auto Body, Tire Shop, Other Related Auto Sales	1	0.6
438	Parking Lot	3	0.6
444	Lumbeyards, Sawmill	1	1.7
446	Cold Storage Facilities	1	0.7
449	Other Storage, Warehouse and Distribution Facilities	2	5.4
452	Area or Neighborhood Shopping Center	1	1.0
461	Standard Bank/Single Occupant	1	0.1
462	Drive-in Branch Bank	1	0.1
481	Downtown Row-Type (multi-use, with common wall)	24	2.2
482	Downtown Row-Type (multi-use, detached)	16	2.0
484	One-story small structure	6	1.2
486	Mini-mart	1	1.5
534	Social Organizations	3	16.5
541	Bowling Centers	1	0.3
651	Highway Garage	3	1.4
652	Office Building	1	0.4
653	Parking Lot (Government)	3	1.9
692	Roads, Streets, Highways and Parkways, Express or Otherwise (if listed) Including Adjoining Land	1	1.6
710	Manufacturing and Processing	2	20.2
831	Telephone	1	0.1
882	Electric Transmission Improvement	1	1.7
963	City/Town/Village Public Parks and Recreation Areas	1	0.3
N/A	Land Committed to Roads and Rights-of-way	N/A	12.9
Total	Revitalization Opportunity Area	131	100.4

⁴¹ Wyoming County Real Property Services.

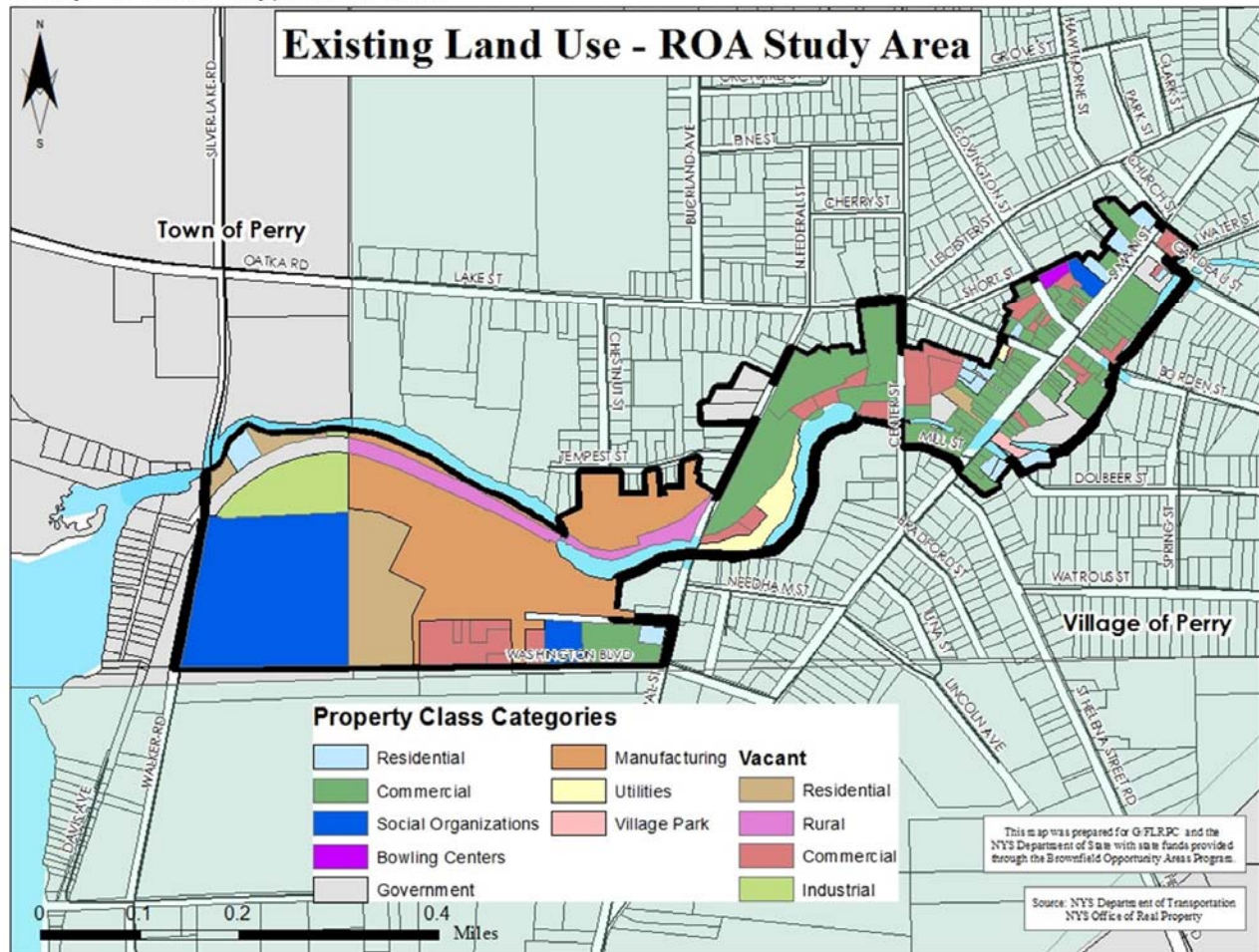
⁴² Ibid.

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Map 4 *Existing Land Use* displays the current land uses within the Revitalization Opportunity Area. Map 5 *Existing Zoning* displays the current zoning districts within the Revitalization Opportunity Area.

Map 4: Existing Land Use



Source: Created by G/FLRPC; Data from NYS Department of Transportation; Wyoming County Real Property Tax Services

Zoning and land-use laws are in effect within the Revitalization Opportunity Area. Within the study area two different zoning districts are present: Commercial Central Business (C-1) and Commercial General Business (C-2). The Commercial Central Business district was established to “provide areas in which to shop, dine and conduct business, generally within enclosed buildings, providing a focal point for the economic, social, and cultural life of the community.”⁴³ The Commercial General Business district was established “to provide areas for commercial use which will include various commercial uses conducted out of doors, in addition to those of a C-1 nature.”⁴⁴ Commercial uses within this district include wholesale or retail sales of goods and/or services, warehousing, distribution, and light manufacturing. Land use regulations are also in

⁴³ Village of Perry, NY Zoning Code Section 490-22, C-1 Central Business District.

⁴⁴ Village of Perry, NY Zoning Code Section 490-23, C-2 Commercial District.

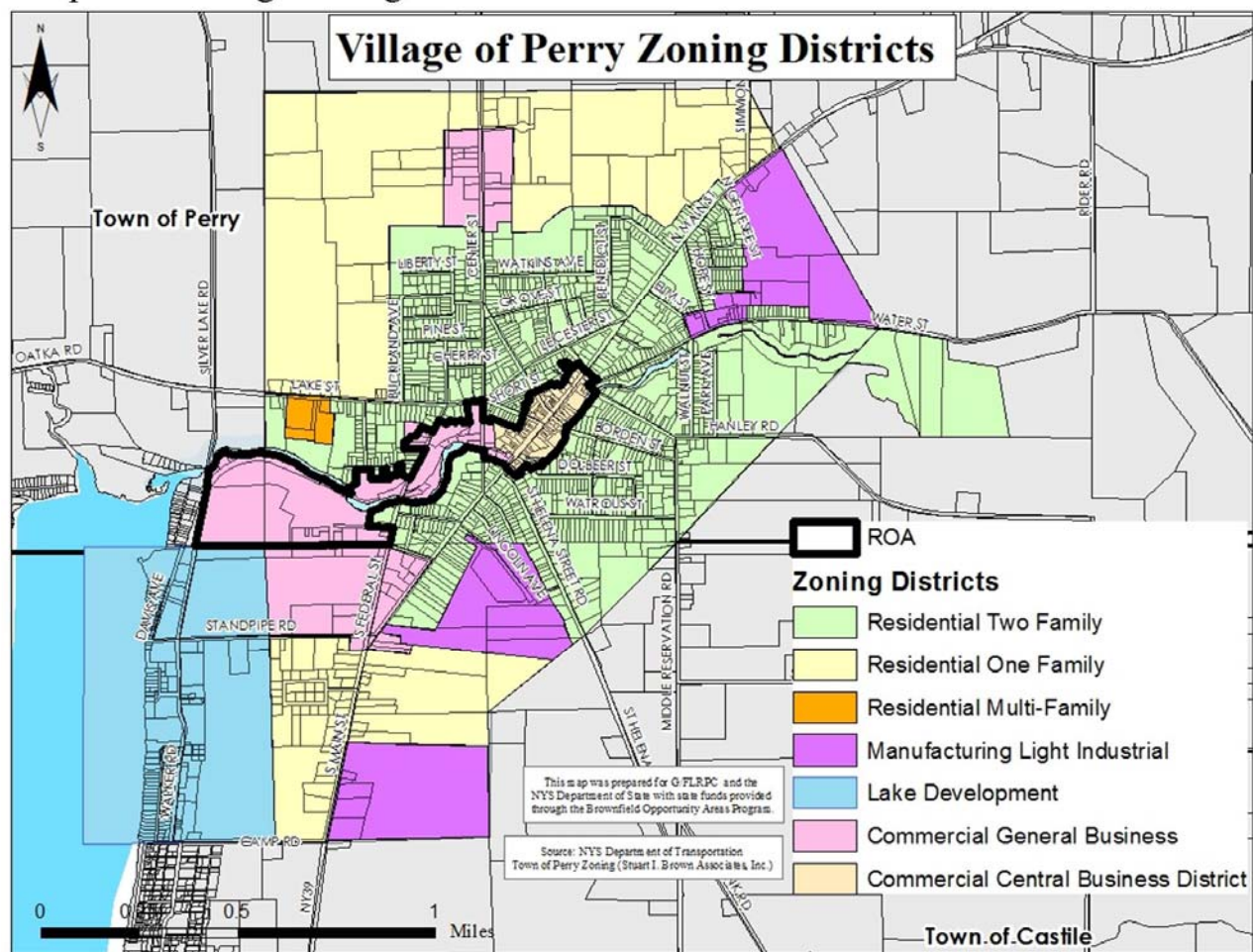
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effect within the study area regarding building construction, building safety, flood damage prevention, property maintenance, and the subdivision of land.⁴⁵

A portion of the Village of Perry Main Street has recently received historic designation from the State Review Board. The National Register will now act on the State's recommendation. The historic designation of a portion of Main Street opens up potential grants and tax credits for these properties. There are currently no economic development designations in effect within the Revitalization Opportunity Area.

Map 5: Existing Zoning



Source: Created by G/FLRPC; Data from NYS Department of Transportation, Village of Perry, and Town of Perry

⁴⁵ Village of Perry, NY Zoning Code Chapters: 430, 435, 443, 465, & 475.

4.2B Brownfield, Abandoned, and Vacant Sites

Within the Village of Perry Revitalization Opportunity Area there are a multitude of sites that are classified as brownfields and/or abandoned/vacant sites. The site profiles below cover the five brownfield properties that are within the study area.

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information: 100.10-2-1

Map 6 Underutilized Sites Reference: 1

Name: A&A Metal Fabricating Inc. site

Address: 90 Washington Boulevard Perry, NY 14530

Owner: Wyoming County Business Center, Washington LLC

Municipality: Village of Perry

Publicly Owned: No, the Wyoming County Business Center, Washington LLC is a private, not for profit 501(c)3 Local Development Corporation.

Foreclosure List: No, in 2006, Wyoming County moved the property off of the active tax rolls, thereby deeming taxes non-collectable and removing the County's tax obligations with regard to the Site to the local taxing jurisdiction.

Size: 17.65 acres

Existing Buildings: The site consists of 6 vacant buildings with approximately 113,000 square feet of footprint. The buildings are currently in a state of deterioration and disrepair.

Building #1 is a truck garage with approximately 2,228 square feet of space with 1-12' door and 2-15' doors, built in 1934; building #2 is an office building with 2,252 square feet of space and an industrial shop with approximately 35,250 square feet of space, built in 1934; building #3 is an industrial plate shop with approximately 42,600 square feet of space built in 1934; building #4 is a warehouse with approximately 24,225 square feet of space built in 1934; building #5 is a garage and storage with approximately 5,200 square feet of space built in 1900; and building #6 is a paint housing with approximately 800 square feet of space built in 1934.⁴⁶

Zoning: The site is within the commercial general business district and is eligible for commercial and industrial use.

Zone and/or District Status: (Check all that apply)

⁴⁶ "A&A Metal Fabricating Inc. Site 90 Washington Boulevard, Perry, NY Brownfield Cleanup Program Application Narrative."

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NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____			

Use Status: The site is currently vacant and is intended for commercial and industrial use. There is potential for reuse of certain aspects of the existing buildings on the site.

Property Description: The property contains six (6) buildings that are in various stages of disrepair. Windows have been damaged; portions of the rooms of several buildings have caved in; vegetation has grown wild; wooden floors have rotted out; and debris has piled up in several buildings.

Use and Environmental History: The site was previously used for manufacturing including fabrication, machining, and painting of large steel tanks. The suspected contaminants include petroleum, chlorinated solvents, metals, PCB's, other Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) which are impacting the soil and/or groundwater.

The site was originally built in the early 20th century by Kaustine Furnace & Tank Corporation, a manufacturer of large steel tanks. A&A Metal, Inc. was the last known owner and operator at the site. A&A ceased operations at the Site in 2001. The property was marked for sale and leased for six-months to a company named Bion, a manufacturer of manure-based organic soil. A&A ceased payment of property taxes in 2002. In 2006, Wyoming County moved the property off of the active tax rolls, thereby deeming taxes non-collectable and removing the County's tax obligations with regard to the Site to the local taxing jurisdiction. Wyoming County Business Center, Washington LLC took by assignment a mortgage made by A&A Metal Fabricating, Inc. to Petrex, Inc and accessed the site to exercise its rights of inspection as permitted by the mortgage.⁴⁷

A Phase-I Environmental Site Assessment report was prepared in July 2009 and revealed the following:

- Unknown waste disposal in the parking lot area
- Above ground storage tank facility
- Two transformer pads on the property
- Wood floor blocks with significant evidence of oil-staining
- Significant oil staining on the concrete floor and floor drains
- Sand blast residue containing remnants of paint

A limited Phase-II Environmental Site Assessment was conducted in July 2009 and further characterized the areas of concern including the following: there are numerous 55-gallon drums buried within the fill in the parking lot area; the flooring of buildings #2 and #3 have significant quantities of oil-stained wood floor blocks; and there are significant quantities of sand blast sand containing paint residue dumped behind building #6.

⁴⁷ "A&A Metal Fabricating Inc. Site 90 Washington Boulevard, Perry, NY Brownfield Cleanup Program Application Narrative."

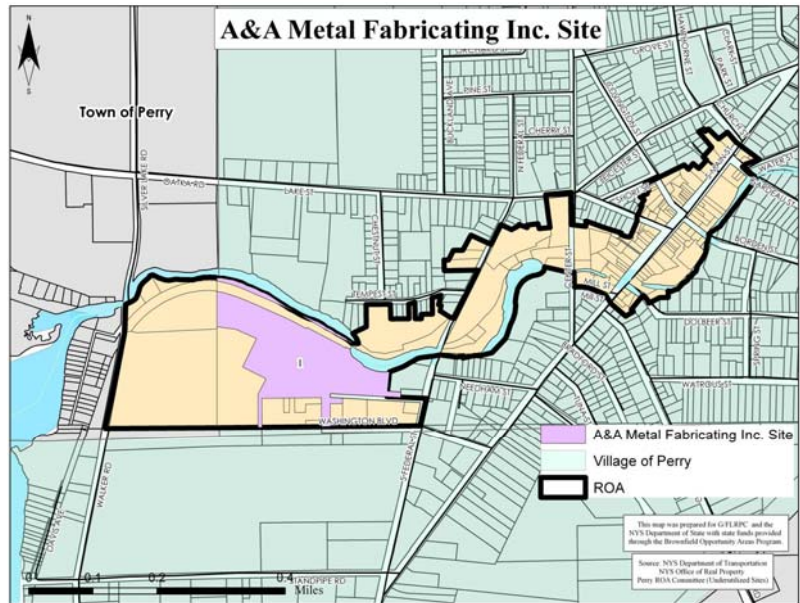
Perry Brownfield Opportunity Area

Pre-Nomination Study: Task 4.2

The New York State Department of Environmental Conservation approved the Remedial Investigation Work Plan for the site in October, 2010. The aim of the investigation work is to provide further environmental data to determine the nature and extent of contamination and if certain areas of the site require cleanup or other remedial precautions.

The Remedial Investigation Work Plan outlined five areas of concern for testing:

1. Unknown fill on the parking lot area
2. Above ground storage tank facility
3. Wood Floor Blocks
4. Sand Blast Residue
5. Transformers⁴⁸



Source: Created by G/FLRPC; Data from NYS Department of Transportation, Wyoming County Real Property Tax Services, and Perry BOA Steering Committee

A&A Metal Fabricating, Inc. Site



Source: G/FLRPC

⁴⁸ "Remedial Investigation Work Plan: Former A & A Metals Site NYSDEC Site #961011. October 2010.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Task 4.2

Tax Map Information: 100.7-3-22

Map 6 Underutilized Sites Reference: 2

Name: NYSEG Site

Address: 3042 South Federal Street

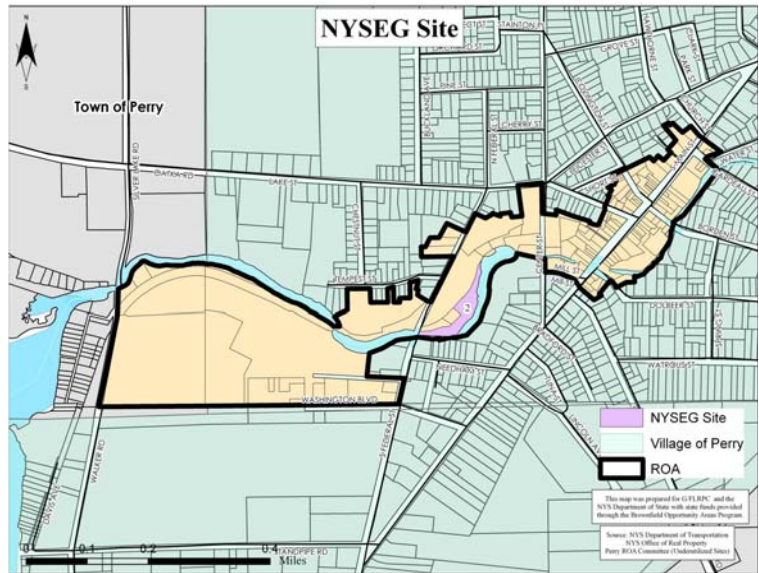
Owner: New York State Electric & Gas Corp.

Municipality: Village of Perry

Publicly Owned: No

Foreclosure List: No

Size: 1.65 Acres



Source: Created by G/FLRPC; Data from NYS Department of Transportation, Wyoming County Real Property Tax Services, and Perry BOA Steering Committee

Existing Buildings: Based upon aerial photographs there is one building present on the site

Zoning: Commercial General Business

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____			

Use Status: The site is currently classified as an Electric Transmission Improvement. With its location along the Silver Lake Outlet the site can be potentially used as a recreational trail within the Village helping to connect the community with natural resources such as Silver Lake, the Silver Lake Outlet, and Letchworth State Park.

Property Description: The property is located along the Silver Lake Outlet and contains one building and a series of transmission lines. There is driveway access to the site from South Federal Street.

Use and Environmental History: The site is regulated under the Resource Conservation and Recovery Act Information for Hazardous Waste Handlers. The facility is currently classified as inactive and in compliance as of July, 2011.⁴⁹

NYSEG Site



Source: G/FLRPC

⁴⁹ Environmental Protection Agency Envirofacts. <http://www.epa.gov/enviro/index.html>

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Pre-Nomination Study: Task 4.2

Tax Map Information: 100.7-3-9.1

Map 6 Underutilized Sites Reference: 3

Name: Getty, NY Leasing Inc. Site

Address: 2 South Center Street

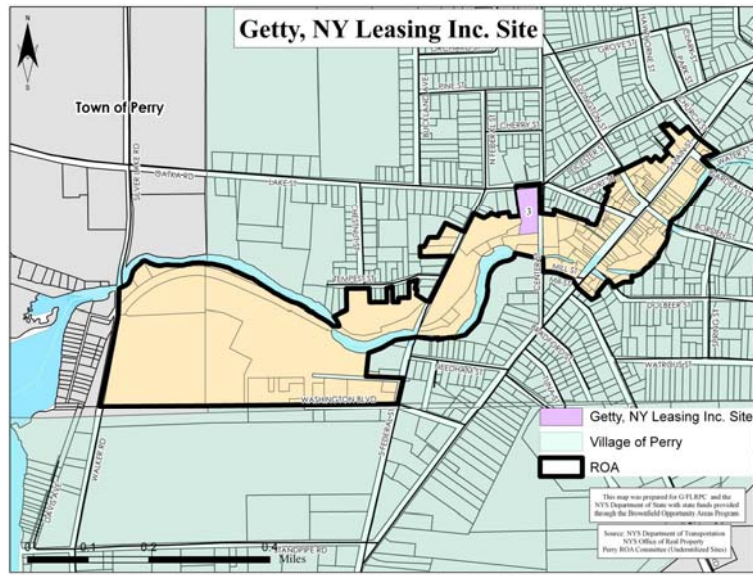
Owner: Getty, NY Leasing Inc.

Municipality: Village of Perry

Publicly Owned: No

Foreclosure List: No

Size: (acres) 1.55 acres



Existing Buildings: The site contains one (1) building, which is currently in use as a mini-mart.

Zoning: The site is in the commercial general business zoning district

Zone and/or District Status: (Check all that apply)

NYS Empire Zone: ☐
NYS Environmental Zone: ☐
Urban Renewal Area: ☐
Federal Enterprise Business Zone: ☐
Other _____

Business Improvement District: ☐
Special Assessment District: ☐
Historic District: ☐
Archeologically Significant Area: ☐

Use Status: The site is currently in use and operating as a gas station and mini-mart.

Property Description: The property is located on the corner of South Center Street and Lake Street and is currently operating as a gas station/mini-mart. One building is located on the site along with an awning over the operating gas pumps. The site is paved for parking and vehicular access and also has a operating car wash at the site.

Getty, NY Leasing Inc. Site



Use and Environmental History: The site is operating as a gas station/mini-mart with a car wash. The site is always home to bulk storage tanks as determined by the Department of Environmental Conservation.⁵⁰

⁵⁰ New York State Department of Environmental Conservation Bulk Storage Database.
<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=4>

Perry Brownfield Opportunity Area

Pre-Nomination Study: Task 4.2

Tax Map Information: 100.7-3-23.1

Map 6 Underutilized Sites

Reference: 4

Name: Matson Realty Site

Address: 3042 S. Federal Street

Owner: Matson Realty, Inc.

Municipality: Village of Perry

Publicly Owned: No

Foreclosure List: No

Size: 3.1



Existing Buildings: There is one commercial building located on the site that was built in 1943.

Zoning: Commercial General Business

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone:	<input type="checkbox"/>	Special Assessment District:	<input type="checkbox"/>
Urban Renewal Area:	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal Enterprise Business Zone:	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other _____			

Use Status: The current use of the site is as a commercial storage, warehouse and distribution facility.

Property Description: There is one commercial building located on the site which was built in 1943. The property contains warehousing and distribution space including a garage. There is access to the site via South Federal Street.

Use and Environmental History: The site was the former location of the Agway Fertilizer and Feed store. Contamination issues are likely to be consistent with the storage of these chemicals.

Matson Realty Site



Perry Brownfield Opportunity Area

Pre-Nomination Study: Task 4.2

Tax Map Information: 100.7-7-36

Map 6 Underutilized Sites

Reference: 5

Name: Mill Street at Main Street Site

Address: 81 South Main Street

Owner: David Barber

Municipality: Village of Perry

Publicly Owned: No

Foreclosure List: No

Size: 0.4 Acres

Existing Buildings: None

Zoning: Commercial General Business

Zone and/or District Status: (Check all that apply)

NYS Empire Zone:

☐

NYS Environmental Zone:

☐

Urban Renewal Area:

☐

Federal Enterprise Business Zone:

☐

Other _____

Business Improvement District:

☐

Special Assessment District:

☐

Historic District:

☐

Archeologically Significant Area:

☐

Use Status: The property is currently being used as a commercial parking lot for motor vehicles.

Property Description: The property is being used as a commercial parking lot and does not contain any buildings.

Use and Environmental History: The site is the location of a former gas station/convenience store. The building was demolished and it is currently being used as a parking lot. Due to the likely presence of contamination the property can not be built upon. It is not known if the gas storage tanks still remain underground.



Source: Created by G/FLRPC; Data from NYS Department of Transportation, Wyoming County Real Property Tax Services, and Perry BOA Steering Committee

Mill Street at Main Street Site



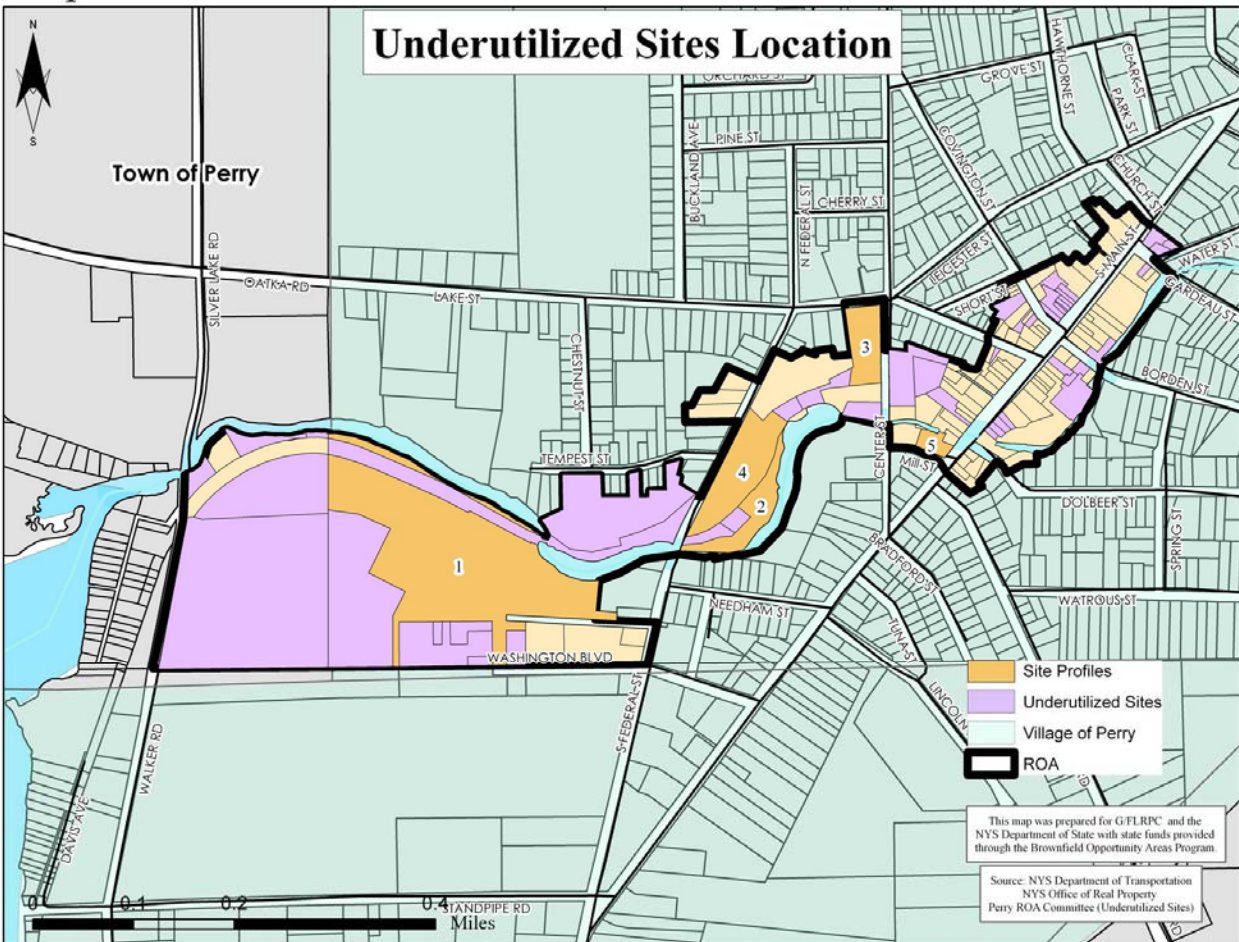
Source: G/FLRPC

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Pre-Nomination Study: Task 4.2

Map 6 *Underutilized Sites* displays each of the parcels that have been identified as brownfield, abandoned, vacant or priorities for development within the Revitalization Opportunity Area. The numbered parcels on the map reference the location on the map of the five site profiles completed above.

Map 6: Underutilized Sites



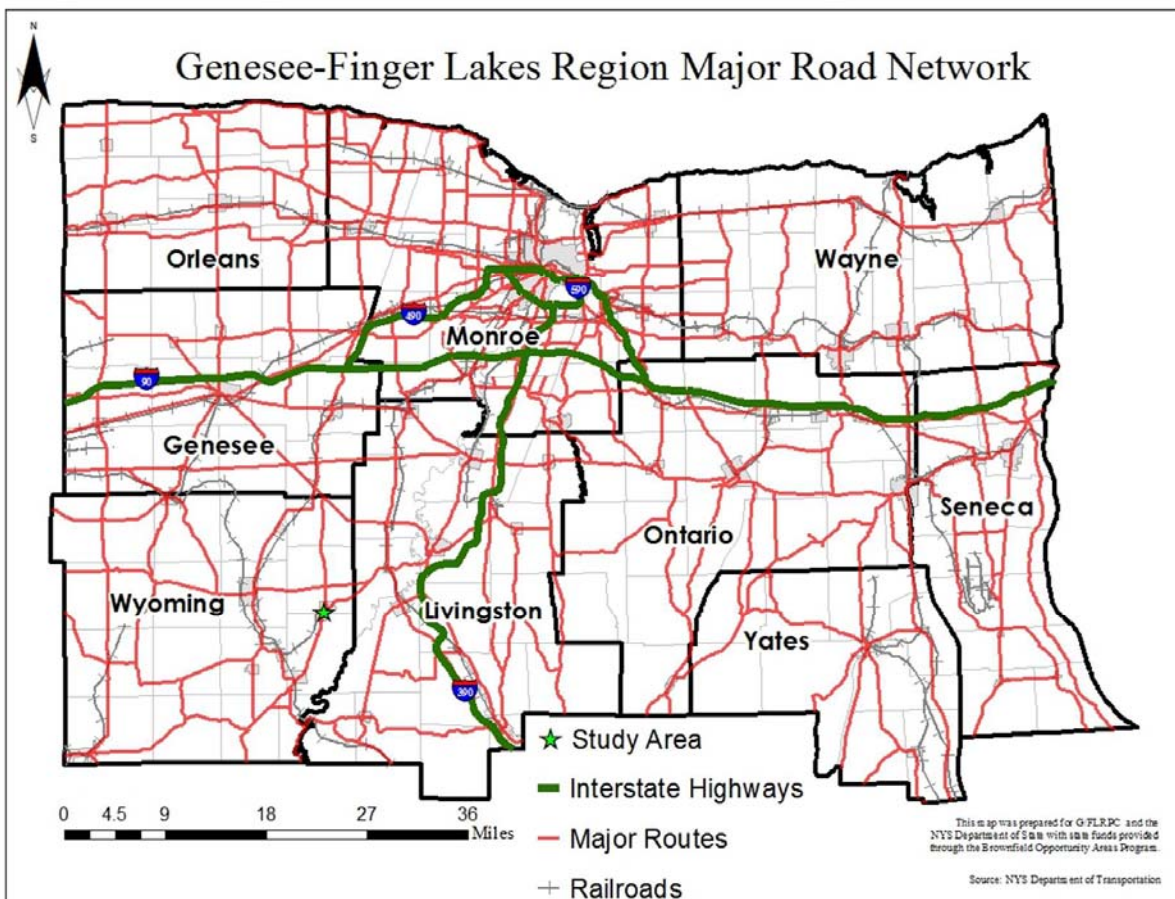
Source: Created by G/FLRPC; Data from NYS Department of Transportation, Wyoming County Real Property Tax Services, and Perry BOA Steering Committee

4.2C Transportation and Infrastructure

Within the Revitalization Opportunity Area the prime mode of transportation is vehicular. Two New York State Routes cross through the ROA: NY246 (Center Street) and NY39 (Main Street). The New York State Department of Transportation latest traffic counts show the Annual Average Daily Traffic (AADT). For NY246 from Route 39 to Route 20A the AADT was 4,916 vehicles and for NY39 from East Lake Road to Route 246 the AADT was 5,779 vehicles.⁵¹

Map 7A *Transportation Infrastructure G-FL Region* displays the major roads and rail lines within the Genesee-Finger Lakes Region. Map 7B *Transportation Infrastructure Wyoming County* displays the major roads and rail lines within the County with the study area indicated with a star to provide context. Map 7C *Transportation Infrastructure Village of Perry* shows the local road network in context with the study area.

Map 7A: Transportation Infrastructure G-FL Region



Source: Created by G/FLRPC; Data from NYS Department of Transportation

⁵¹ New York State Department of Transportation Traffic County Hourly Report. Station Numbers 460440 & 460297.

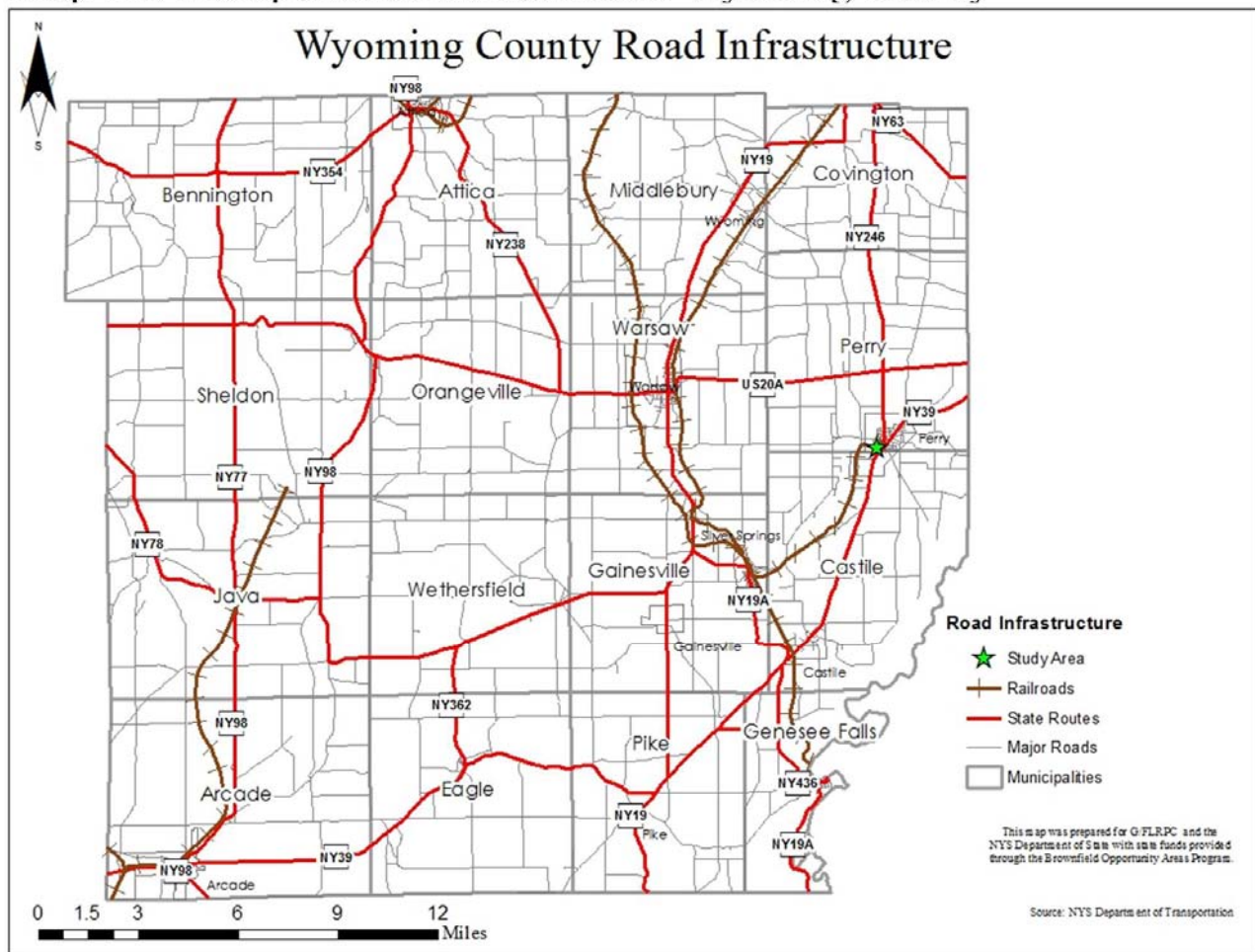
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A small trail system and bike lanes along several main roads provide transportation options for cyclists and pedestrians. While it is outside the study area, improvements can be made to the shoulders of West Lake Road and East Lake Road to help improve cycling access into the ROA.

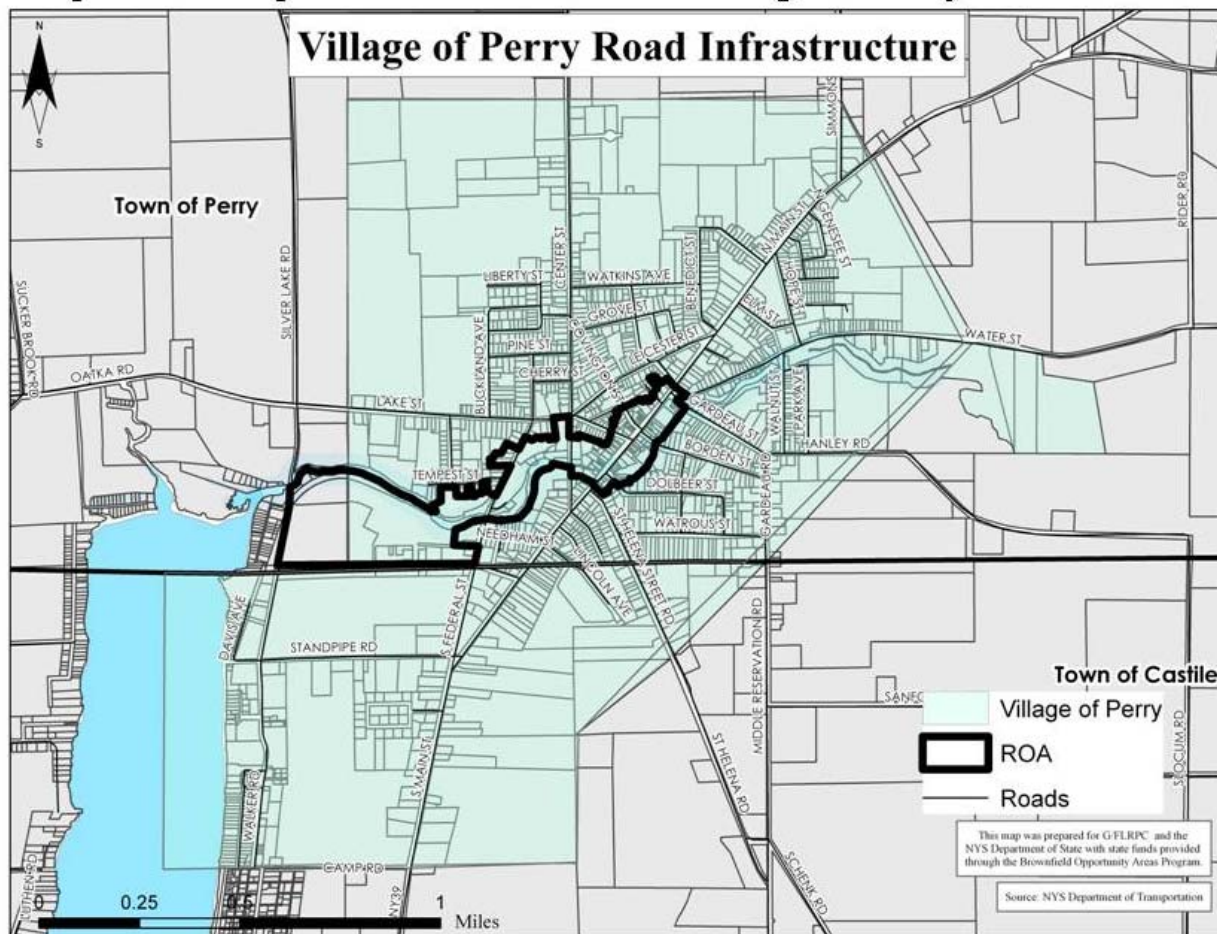
The small trail is currently in place from Walker Road to South Federal Street and can be expanded through the Main Street corridor to provide access to the Silver Lake Outlet. Goal 4 *Enhance Natural Resources and Environmentally Sensitive Areas* identifies improved access to natural resources through the expansion of trails as an objective. Other studies including the Silver Lake Master Trail Plan and the Village of Perry's CAP Study also identify trail expansion and improvements as priorities. Discussions have also taken place regarding dredging the Silver Lake Outlet to not only cleanup the environmentally sensitive area, but to also provide an opportunity for waterway navigation.

Map 7B: Transportation Infrastructure Wyoming County



Source: Created by G/FLRPC; Data from NYS Department of Transportation

Map 7C: Transportation Infrastructure Village of Perry



Source: Created by G/FLRPC; Data from NYS Department of Transportation

The Village of Perry public water supply comes from surface water (Silver Lake) and is ultimately discharged into the Silver Lake Outlet. The entire Village, including the Revitalization Opportunity Area is within the boundaries for water service. Within the Revitalization Opportunity Area water lines are present throughout. Along Main Street, within the study area, are a series of water mains ranging from 6-8" in diameter. There are 6" water mains along Covington and Center Streets within the study area as well and an 8" water main that extends out to the former A&A Metal Fabricating, Inc. site.⁵²

Sewer is also present throughout the study area. A series of 6-12" sewer lines are present along the study area portion of Main Street; along the study area portion of Center Street are two sewer lines ranging in size from 6-10". An 8" sewer line is present along the portion of Covington Street within the study area and a 10" sewer line runs towards the former A&A Metal Fabricating, Inc. site. The Village waste water treatment plant is located on Water Street and the water treatment plan is located on Standpipe Road.⁵³

⁵² Village of Perry, NY.

⁵³ Ibid.

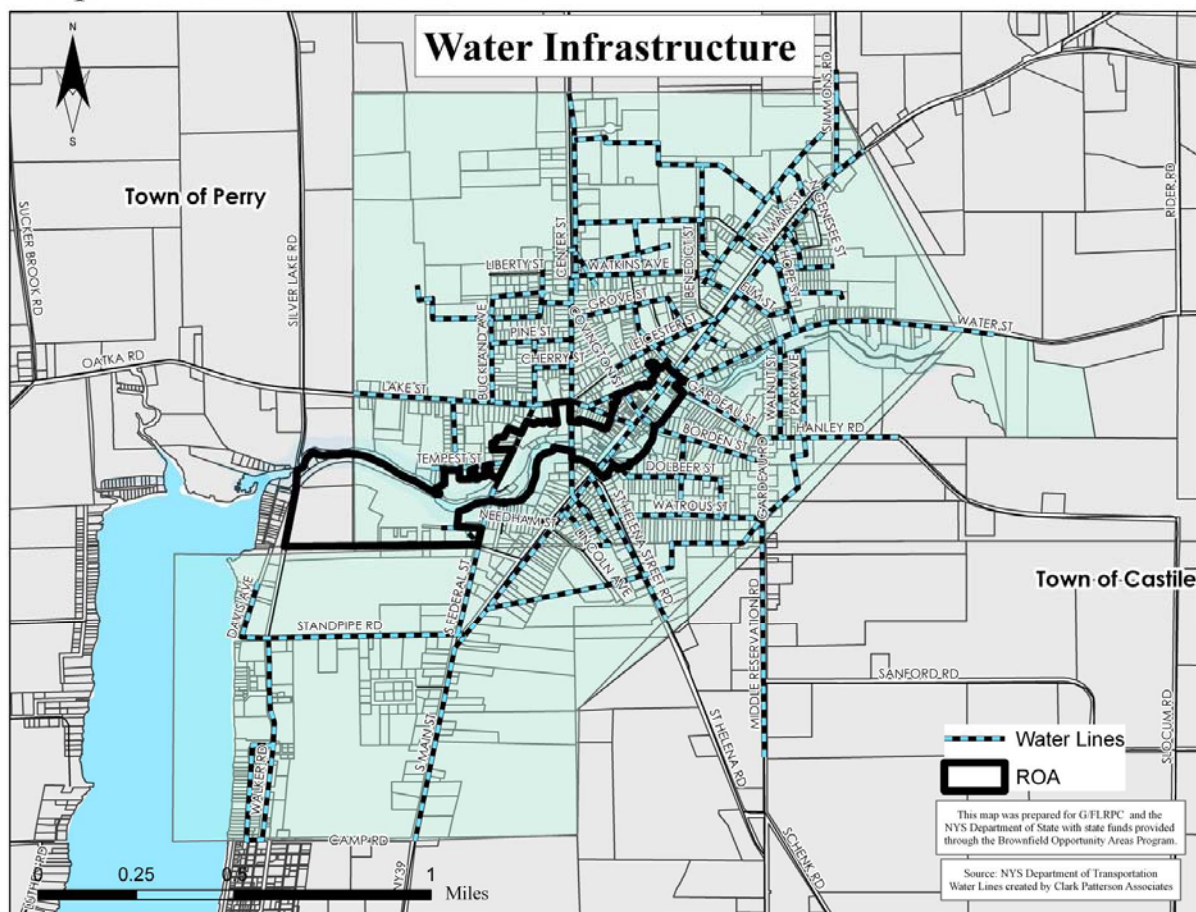
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The water plant produces approx 500,000-600,000 gallons/day. While the water plant is rated to produce up to 900,000 gallons/day, due to its age that level of capacity is no longer feasible. The Village has an elevated storage tank with capacity for 750,000 gallons; a 350,000 gallon underground clear well; and a 150,000 gallon elevated water tank in the Town of Perry that is part of the Village system. While the system has no issues handling the current demand, capacity presents a challenge when trying to attract companies with high demand for water.⁵⁴

Additionally, since the system is old, it may be time for a thorough review of its condition. Map 8A *Water Infrastructure* displays the water lines within the Village of Perry in context with the Revitalization Opportunity Area boundary. Map 8B *Sewer Infrastructure* displays the sewer lines within the Village of Perry in context with the study area.

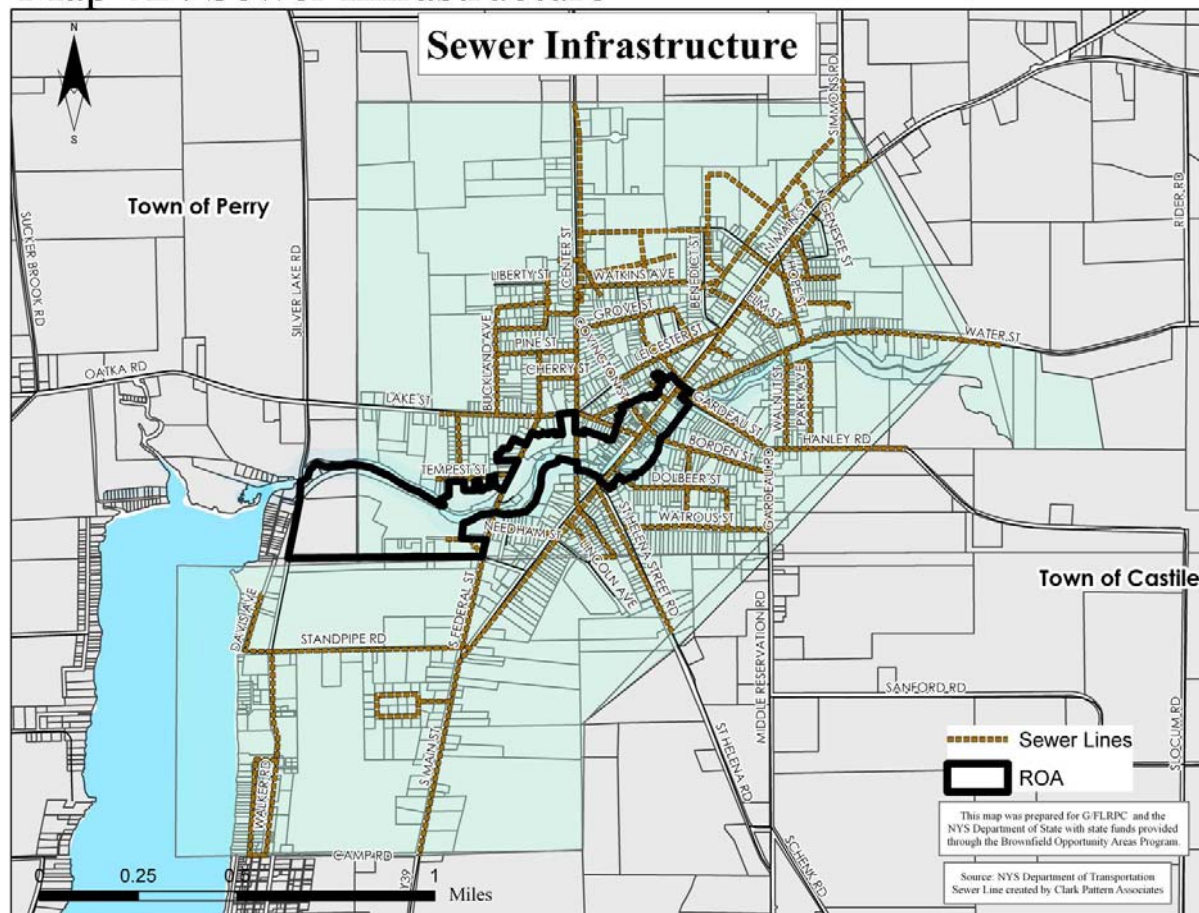
Map 8A: Water Infrastructure



Source: Created by G/FLRPC; Data from NYS Department of Transportation and Village of Perry

⁵⁴ Village of Perry, NY.

Map 8B: Sewer Infrastructure



Source: Created by G/FLRPC; Data from NYS Department of Transportation and Village of Perry

4.2D Land Ownership

The Village of Perry Revitalization Opportunity Area contains a total of 100.4 acres and consists of 131 parcels. Most of the parcels within the study area are privately owned, but 16 parcels have been identified as publicly owned. Of these 16 parcels three (3) are owned by the Town of Perry, ten (10) are owned by the Village of Perry, and three (3) are owned by the Wyoming County Industrial Development Agency. The total amount of acreage held in public ownership is approximately 9.6.⁵⁵

The parcels fall into the following real property classifications: *Highway Garage* 3 parcels; *Parking Lots* 3 parcels; *Downtown Row Type with Common Wall* 3 parcels; *Vacant Land Located in Commercial Areas* 2 parcels; *Downtown Row Type Detached* 1 parcel; *Other Rural Vacant Lands* 1 parcel; *Office Building* 1 parcel; *Roads, Streets, Highways and Parkways*,

⁵⁵ Wyoming County Real Property Services.

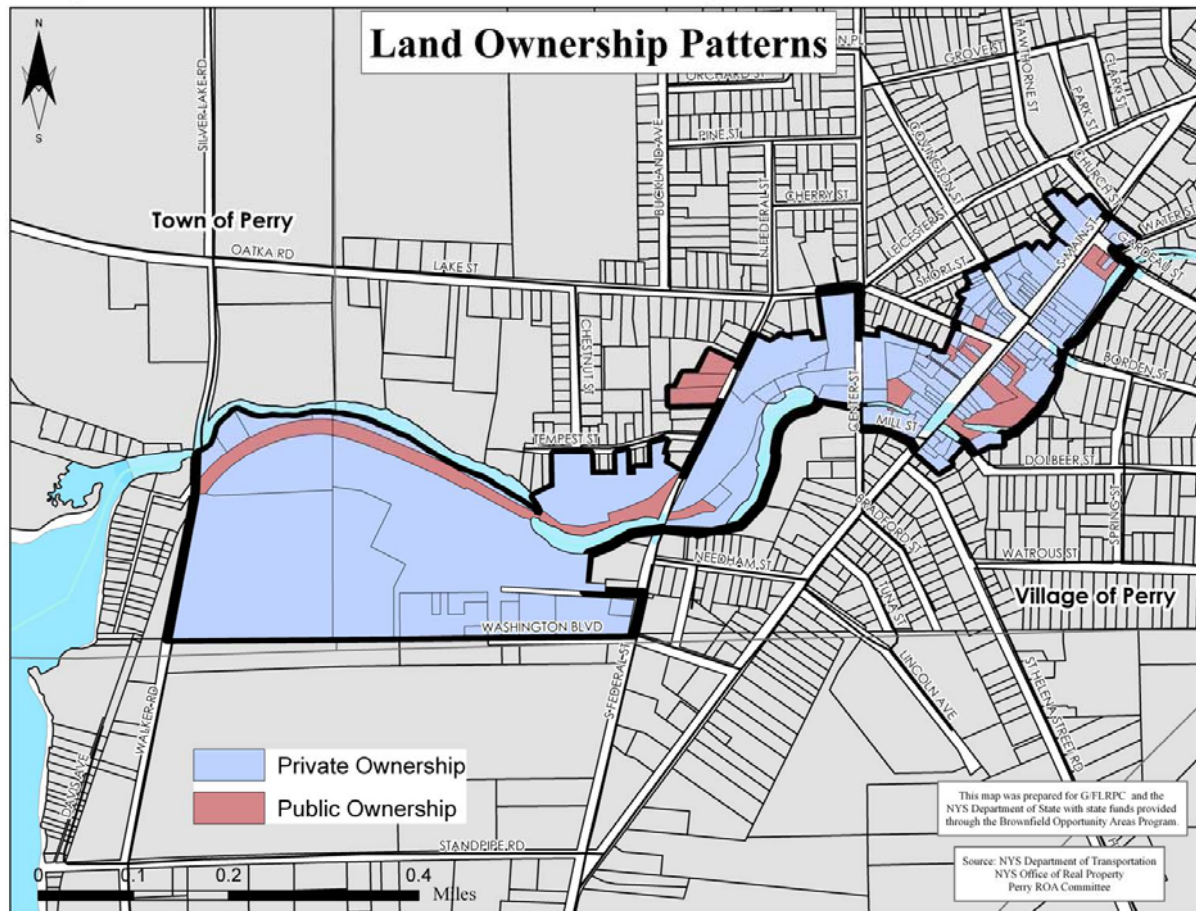
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*Express or Otherwise Including Adjoining Land 1 parcel; and Village Public Parks and Recreation Areas 1 parcel.*⁵⁶

The total land area of privately owned parcels totals approximately 77.9 acres. Within the Revitalization Opportunity Area is also approximately 12.9 acres committed to roads and rights-of-way.⁵⁷ Map 9 shows the public and private land ownership patterns within the Revitalization Opportunity Area.

Map 9: Public/Private Land Ownership



Source: Created by G/FLRPC; Data from NYS Department of Transportation and Wyoming County Real Property Tax Services

The brownfield properties located within the Revitalization Opportunity Area and discussed in Task 4.1 and profiled in Task 4.2B are all held in private ownership. At the forefront of the brownfield properties discussed is the former A&A Metal Fabricating, Inc. site, which is currently in the hands of the Wyoming County Business Center, Washington LLC, which took by assignment a mortgage made by A&A Metal Fabricating, Inc. to Petrex, Inc. The remaining brownfield properties are owned by New York State Electric and Gas Corporation, which owns a

⁵⁶ Wyoming County Real Property Services.

⁵⁷ Ibid.

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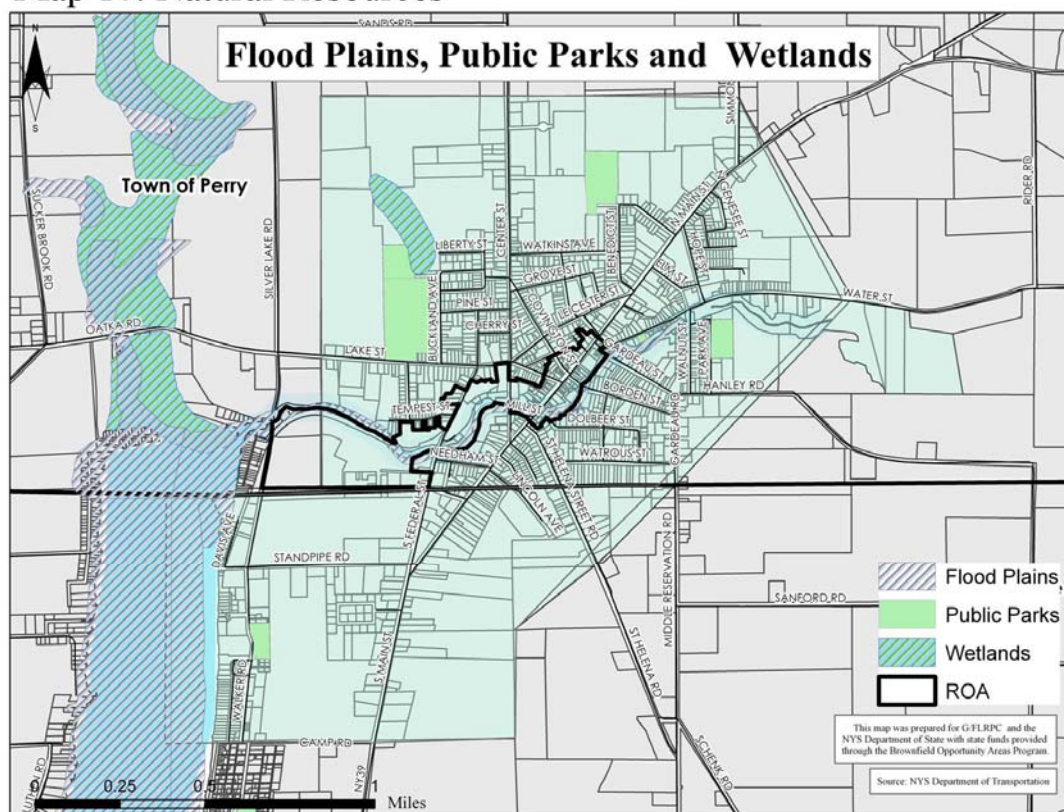
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property located at 3042 South Federal Street, and Getty, NY Leasing Inc. which owns a property located at 2 South Center Street.

4.2E Natural Resources

Located along Silver Lake and the Silver Lake Outlet and just miles from Letchworth State Park natural resources are a critical component to the Village of Perry and the Revitalization Opportunity Area. The Village of Perry public water supply comes from surface water (Silver Lake) and is ultimately discharged into the Silver Lake Outlet. The entire Village, including the Revitalization Opportunity Area is within the boundaries for water service. The water plant produces approx 500,000-600,000 gallons/day. While the water plant is rated to produce up to 900,000 gallons/day, due to its age that level of capacity is no longer feasible. The Village has an elevated storage tank with capacity for 750,000 gallons; a 350,000 gallon underground clear well; and a 150,000 gallon elevated water tank in the Town of Perry that is part of the Village system.⁵⁸ The Village wastewater plant is rated at 979,000 gallon average daily flow. Currently the wastewater treatment plant is handling approximately 500,000-600,000 gallons average daily flow per day.⁵⁹ Map 10 displays the flood plains and wetlands for the Village of Perry and the surrounding area.

Map 10: Natural Resources



Source: Created by G/FLRPC; Data from NYS Department of Transportation, Wyoming County, and Cornell University

⁵⁸ Village of Perry, NY.

⁵⁹ Village of Perry, NY.

There are limited environmental impacts upon future development within the study area as no agricultural land, toxic release inventory sites, water discharge sites, air emissions sources, or state/federal wetlands are present within the Revitalization Opportunity Area. There are also no critical fish and wildlife habitats within the study area. A flood plain is present within the ROA, however, running along the Silver Lake Outlet, which may impact development opportunities immediately along the Outlet, but there are no erosion hazard areas within the study area.

4.2F Summary of Preliminary Analysis and Recommendations

Several areas of the Revitalization Opportunity Area have been identified as targeted areas for reuse, redevelopment, and revitalization by the Project Steering Committee. At the forefront is the former A&A Metal Fabricating, Inc. site, a 17.65 acre area located in the southwestern portion of the study area (shown as area 1 on Map 11 *Actions for Revitalization*). The A&A site consists of 6 vacant buildings with approximately 113,000 square feet of space. The site is within the commercial general business zoning district and the targeted end use is for industrial/manufacturing.⁶⁰ The largest hurdle for reuse of the A&A site is its status as a brownfield and the necessary environmental cleanup costs. In fact, the site was recently withdrawn from the New York State Department of Environmental Conservation Brownfield Cleanup program primarily because of concerns related to the costs of implementation of the remediation work plan, which we discussed in Task 4.1B. Redevelopment of the A&A site as an industrial/manufacturing business is consistent with existing comprehensive and economic development reports outlined in Task 4.1A. The project is consistent with the Village zoning requirements outlined in the Village comprehensive plan; the project also addresses the attraction of industry and supports the development of advanced manufacturing, two goals which are identified within the Genesee-Finger Lakes Economic Development District Comprehensive Economic Development Strategy.⁶¹

Another identified parcel for redevelopment is located on Tempest Street in an area that is zoned for commercial general business (shown as area 2 on Map 11 *Actions for Revitalization*). The parcel is approximately 4.5 acres and is being targeted for development as a 19-unit low income senior housing project making the end use of the site residential. The project is consistent with the Village zoning requirements outlined in the Village comprehensive plan and furthers the objective of providing high density residential areas identified within the Village comprehensive plan.⁶²

Along Main Street there are two sections that have been identified as revitalization opportunities. These areas are a group of parcels on the eastern side of Main Street north of Dolbeer Street (shown as area 3 on Map 11 *Actions for Revitalization*) and the northwest corner of Covington Street and Main Street (shown as area 4 on Map 11 *Actions for Revitalization*). On the northwest

⁶⁰ “A&A Metal Fabricating Inc. Site 90 Washington Boulevard, Perry, NY Brownfield Cleanup Program Application Narrative.”

⁶¹ Perry Revitalization Opportunity Area Project Steering Committee.

⁶² Ibid.

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corner of Covington Street and Main Street are eight parcels totaling approximately 0.6 acres in the commercial central business district zoning district. On the eastern side of Main Street north of Dolbeer Street are four parcels totaling approximately a quarter acre (0.26) also falling within the commercial central business district zoning district. The targeted revitalization efforts within these two areas are mixed use development with both residential and commercial uses targeted. Another parcel located along Main Street that has been identified as a potential development opportunity is 58 N. Main Street (shown as area 5 on Map 11 *Actions for Revitalization*) on the edge of the Revitalization Opportunity Area. The parcel is 0.17 acres and is currently classified as commercial vacant. Development efforts currently envision an end use of commercial/retail. The parcel is currently zoned commercial central business.⁶³

Revitalization efforts of these three areas are consistent with the Village Comprehensive plan and specifically advances the following objectives: *Maintain Perry as a desirable place in which to live, work, shop and play; encourage new development to locations within, and contiguous to, existing centers of development; and promote shopping in the Central Business District.*⁶⁴ The potential project would also further several goals of the Village of Perry's Circulation, Accessibility, & parking study including: enhancing the sense of place of Main Street and enhancing the economic vitality of the Village.⁶⁵

The identified revitalization areas each face a variety of barriers to development including environmental remediation; high costs of project oversight and administration; property owners who have not made development a priority; and environmental concerns such as dredging the Silver Lake Outlet. While several plans and studies have been completed addressing these strategic sites and several of the goals and objectives outlined in Task 4.1D, additional plans and studies have been identified as key recommendations to help improve the conditions and advance the redevelopment of the study area.

A Main Street reinvestment study can be completed which will help analyze the impact of local and state laws, including tax structure and incentives, on investment to identify specific recommendations to advance Main Street redevelopment and rehabilitation.

While a study has already been completed regarding the dredging of the outlet; an updated study can be completed regarding the various options for disposal of the contaminated materials. Depending on the method of disposal costs vary considerably and this decision directly affects redevelopment efforts at near by sites including the former A&A Metal Fabricating, Inc. site.

A larger goal of the Village of Perry Revitalization Opportunity Area project, beyond the development of the targeted revitalization areas, is to connect the study area with the Silver Lake Outlet and establish a trail link with Silver Lake and Letchworth State Park. Part of the strategy is to improve the connection of the Outlet with the Main Street business district. Additionally,

⁶³ Perry Revitalization Opportunity Area Project Steering Committee.

⁶⁴ "A Comprehensive Master Plan for the Town and Village of Perry, Wyoming County, New York." Herbert H. Smith Associates: 1969.

⁶⁵ "Village of Perry's Main Street District Circulation, Accessibility, & Parking Study: A Declaration of Transportation Interdependence." Genesee Transportation Council; SRF & Associates; Ingalls Planning and Design; and Steinmetz Planning Group: March 2008.

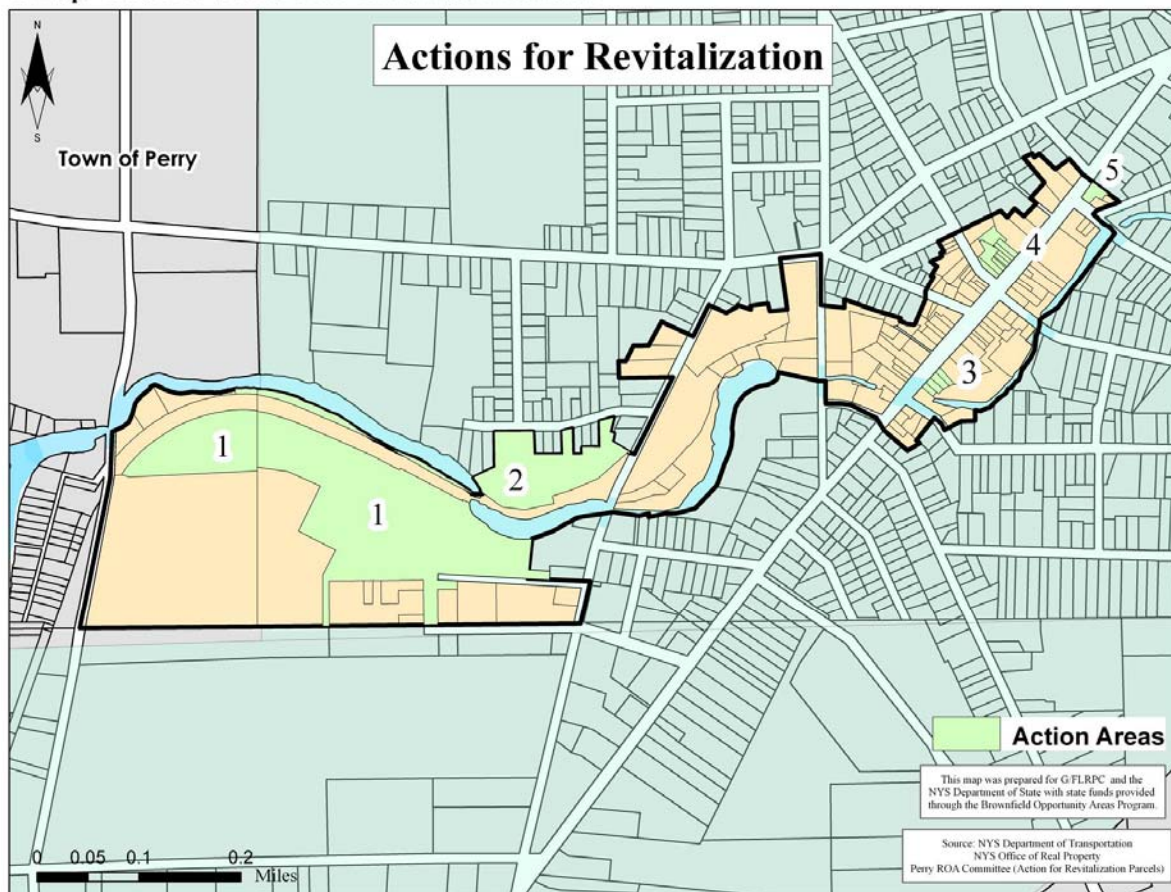
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dredging the Outlet, which was discussed in Task 4.2B, would help open up the Outlet for recreational boat traffic, which can further establish a link between Silver Lake and the Village of Perry Downtown Business District. Ultimately, trail connections can be continued from the Village of Perry through Letchworth State Park and back to Silver Lake.⁶⁶ The strategy would help improve access to natural resources and is consistent with strategies including the Silver Lakes Trail Master Plan. The Trail Master Plan has identified the extension of the existing $\frac{3}{4}$ mile trail that runs from Walker Road to South Federal Street using public roads and paths as a goal. The areas of focus for improvements are identified within the Trail Master Plan as: Memorial Park on Main Street; South Federal Street trail head; Walker Road and Walker Road Bridge; and the public beach on Silver Lake.⁶⁷

A long-range plan for cleanup of the Silver Lake Outlet gorge can also be completed helping to position the community for development of a trail through the Silver Lake Outlet gorge to Letchworth State Park and ultimately back to Silver Lake and the Village of Perry. Part of this vision is also reliant on the completion of a trail way study to determine the viability of a trail through the Silver Lake Outlet gorge and how best to connect with the surrounding parks including Letchworth State Park and Silver Lake State Park. Map 11 *Actions for Revitalization*

Map 11: Actions for Revitalization



Source: Created by G/FLRPC; Data from NYS Department of Transportation and Perry BOA Steering Committee

⁶⁶ Perry Revitalization Opportunity Area Project Steering Committee.

⁶⁷ "The Silver Lake Trail Master Plan": Silver Lake Trail Council.

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displays the targeted areas for development within the Revitalization Opportunity Area.

As the project advances to a nomination study the recommendations above, in addition to recommendations outlined in the matrix below, will help to advance the six identified project goals and improve conditions within the study area positioning the community for economic advancement.

Goal 1 – Expand Job Opportunities within the Revitalization Opportunity Area and Surrounding Community	
Objective	Strategy
a. Focus development efforts on infill properties and underutilized parcels	<ul style="list-style-type: none">• Infill properties and underutilized parcels of focus include: former A&A Metal Fabricating, Inc. site; Tempest Street Parcel; Main Street block corner of Covington Street; Main Street block north of Dolbeer; and 58 N. Main Street
b. Promote modern sustainable development and green infrastructure practices	<ul style="list-style-type: none">• Identify viable sustainable development practices including: energy efficiency; recycling and reuse of waste; perseveration of natural resources; community supported agriculture; etc.• Identify viable green infrastructure best practices including: rain gardens; porous pavement; green roofs; infiltration planters; trees and tree boxes; and rainwater harvesting
c. Target incentive programs to desired businesses	<ul style="list-style-type: none">• Inventory currently offered business incentive programs including: sales-tax exemptions on equipment; exemptions on mortgage recording tax; property tax relief; low-interest loans; entrepreneurship training; etc.
d. Market attractions and businesses within the Revitalization Opportunity Area to Letchworth State Park visitors	<ul style="list-style-type: none">• Coordinate marketing efforts to promote Main Street businesses and community events. Brochures can be developed and distributed at Letchworth State Park and area hotels to capture area tourists
e. Utilize completed market demand analysis to determine and prioritize opportunities for attraction	<ul style="list-style-type: none">• Encourage businesses to utilize the internet to capture customers beyond the Village of Perry and Wyoming County• Encourage larger retail businesses to open only one store within the County helping to create a larger available market for themselves• Expand the diversity of retail offerings of goods and services to better compete with other areas for consumer dollars. Some possible sectors include: cars/trucks; education/tuition/reading; financial services; and furnishings/appliances

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Goal 2 – Enhance the Physical Appearance of Properties within the Revitalization Opportunity Area and Along the Waterfront	
Objective	Strategy
a. Encourage the preservation of historical aspects of properties	<ul style="list-style-type: none">• Encourage the utilization of the New York State Rehabilitation Tax Credit• Encourage the utilization of the Federal Investment Tax Credit Program
b. Encourage mixed uses including: light manufacturing, commercial, retail, and residential within the Revitalization Opportunity Area	<ul style="list-style-type: none">• Target business incentive programs to desired businesses• Complete Main Street Reinvestment Strategy to determine the impact of current zoning and building regulations on desired mixed uses
c. Study building code regulations for needed updates	<ul style="list-style-type: none">• Complete Main Street Reinvestment Strategy to determine if any updates need to be made to the building code
d. Improve residential opportunities within the Revitalization Opportunity Area and market to students and young professionals	<ul style="list-style-type: none">• Market available apartments to SUNY Geneseo students• Complete Main Street Reinvestment Strategy to determine possible incentives for residential development• Target possible upper floor development in identified Main Street rehabilitation areas including: Main Street Block corner of Covington Street and Main Street block north of Dolbeer Street

Goal 3 – Facilitate the Cleanup and Remediation of Environmentally Contaminated Areas of our Community	
Objective	Strategy
a. Study known contaminated sites	<ul style="list-style-type: none">• Explore possible study of identified brownfield sites primed for redevelopment/reuse including the former A&A Metal Fabricating, Inc. site
b. Promote community development efforts that will encourage the cleanup of brownfield properties	<ul style="list-style-type: none">• Identify cleanup resources for the former A&A Metal Fabricating, Inc. site• Establish/identify incentive programs for developers who cleanup brownfield properties for redevelopment/reuse
c. Develop targeted re-use plan for each site to determine cleanup standards	<ul style="list-style-type: none">• Continue working with developers and businesses regarding the former A&A Metal Fabricating, Inc. site and future uses• Inventory other future redevelopment opportunity sites for possible contamination
d. Improve local grant writing capacity to target available funding sources	<ul style="list-style-type: none">• Work with the DEC and EPA regarding potential funding opportunities for environmental cleanup• Identify local organization to lead community efforts for securing funding

Perry Brownfield Opportunity Area

Pre-Nomination Study: Task 4.2

Goal 4 – Enhance Natural Resources and Environmentally Sensitive Areas	
Objective	Strategy
a. Improve access to natural resources through expanding trails	<ul style="list-style-type: none"> • Complete trail study to determine viability of a trail through the Silver Lake Outlet Gorge • Explore opportunity to expand trails to connect Silver Lake with Letchworth State Park • Explore dredging the Silver Lake Outlet to open it up for recreational boat traffic helping to connect the Outlet with the Main Street business district • Explore raising the clearance of the Walker Road Bridge to allow additional boat traffic into the Silver Lake Outlet • Complete study to determine the options for disposal of the contaminated materials within the Silver Lake Outlet if dredging is completed
b. Establish annual events to showcase natural resources	<ul style="list-style-type: none"> • Explore possibility of establishing new events or relocating current events to showcase the Silver Lake Outlet and parks within the Revitalization Opportunity Area

Goal 5 – Upgrade Streetscape and Utility Infrastructure	
Objective	Strategy
a. Complete water and sewer improvement study	<ul style="list-style-type: none"> • Complete water and sewer improvement study to determine ways to expand capacity and efficiency
b. Improve benches, lighting, signage, wayfinding, and crosswalks to encourage increased pedestrian use of commercial business district	<ul style="list-style-type: none"> • Provide benches along Main Street • Provide additional street lighting to improve pedestrian safety after business hours • Establish signage along Main Street to direct pedestrians to businesses and events • Enhance/establish crosswalks to provide additional and safer areas for pedestrians to cross the street
c. Improve pedestrian safety through traffic-calming methods and complete streets principles	<ul style="list-style-type: none"> • Implement traffic-calming methods including: raised and flushed medians; corner bumpouts; enhanced crosswalks; etc. • Implement complete street principles to allow safe access to all users including pedestrians, bicyclists, and motorists.
d. Study the possibility of community wide Wi-Fi access	<ul style="list-style-type: none"> • Determine the cost of establishing community wide Wi-Fi access • Survey residents and businesses on the importance of establishing community wide Wi-Fi access
e. Upgrade water treatment facility to improve capacity	<ul style="list-style-type: none"> • Utilize water and sewer improvement study to determine level of capacity needed • Analyze the water usage of desired business sectors to help establish the proper capacity to capture future business

Perry Brownfield Opportunity Area

Pre-Nomination Study: Task 4.2

Goal 6 – Embrace Community Input into Revitalization Efforts	
Objective	Strategy
a. Coordinate ongoing efforts of community groups	<ul style="list-style-type: none">• Work closely with community groups including: Perry Main Street Association; Silver Lake Association; Perry Rotary Club; and Arts Council for Wyoming County
b. Study possibility of establishing a special economic development district within the Village	<ul style="list-style-type: none">• Complete Main Street Reinvestment Study to determine need and viability of a special economic district within the Village
c. Incorporate completed studies and reports into revitalization efforts	<ul style="list-style-type: none">• Utilize studies and reports to advance revitalization efforts including: Village of Perry Comprehensive Plan; Village of Perry's Main Street District CAP Study; Silver Lake Trail Master Plan; Wyoming County Leakage Study; WCIDA Strategic Plan; G-FL Economic Development District CEDS; and Silver Lake Outlet Sediment Removal Project

Appendices

Appendix A: Project Outline

Perry Brownfield Opportunity Area Project

Project Outline

This document was prepared for the Genesee/Finger Lakes Regional Planning Council and the New York Department of State, with state funds provided through the Brownfield Opportunity Areas Program.

PROJECT DESCRIPTION

Genesee/Finger Lakes Regional Planning Council (G/FLRPC) intends to complete a *Pre-Nomination Study* for an approximate 10 to 30 acre area characterized with at least seven potential brownfield sites that are located at 90 Washington Boulevard in the Village of Perry. The site has an 85 year history of industrial use and has been vacant since A&A Metal Fabricating closed its doors in March 2001. Due to location of the 10 acre parcel in the central business district, and its proximity to the tourist destinations of Letchworth State Park and Silver Lake, the area presents a strategic opportunity to stimulate economic development. A goal of this BOA project is to facilitate redevelopment in the business district so that vacant and underutilized space may be used to attract new business.

The primary community revitalization objectives to be achieved by this project include: establishing a community vision for redevelopment; assembling accurate data and information about the area; and establishing a process that will spur redevelopment. Anticipated community benefits resulting from this project include a more vibrant community, increased property values, a safer and cleaner neighborhood, improved public health, and increased quality of life.

This Pre-Nomination Study will provide a preliminary description and analysis of the proposed Brownfield Opportunity Area. Key project objectives include:

- Identifying and providing a clear description and justification of a manageable study area and associated boundaries;
- Establishing a community participation process to begin to identify a common vision for the area, including goals and objectives;
- Identifying the multi-agency, private-sector, and other community partnerships necessary to inform the process and leverage assistance for revitalizing the community; and
- Completing a preliminary analysis of the study area and preliminary recommendations to revitalize the area.

This project will be consistent with and represents a significant component of an adopted, community-based plan, the *Wyoming County Comprehensive Economic Development Strategy*, completed in 2001. The strategy proposes a program to find new uses for obsolete, deteriorated, and sometimes contaminated buildings and sites. One factor the strategy identifies as an impediment to development is the deterioration of the historic village centers. A brownfield program to redevelop the site in the Village of Perry is in direct concert with the County's goals and all other related G/FLRPC projects.

Project Attribution and Number of Copies

G/FLRPC will ensure that all materials printed, constructed, and/or produced acknowledge the contributions of the NYS Departments of State to the project. The materials must include the following acknowledgment:

“This (document, report, map, etc.) was prepared for (insert grantee name) and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.”

In each of the following components and tasks, the NYS Department of State Office of Coastal, Local Government and Community Sustainability is referred to as the "DOS" and the NYS Department of Environmental Conservation, Division of Environmental Remediation is referred to as "DEC".

G/FLRPC will ensure that all materials printed, constructed and/or produced with funding provided by the Brownfield Opportunity Areas program form a unified and coherent report and include the components and products described in this work plan. Submission of pre-existing and stand alone data and reports are not acceptable as substitutes.

All products described in this work plan shall be submitted directly to the DOS.

G/FLRPC shall prepare, or cause to be prepared, the following project components, tasks, and associated products.

PROJECT COMPONENTS

Component 1: Project Start-up

Task 1.1: Initial Organization Meeting

G/FLRPC and DOS shall conduct an initial meeting with key project participants. The DEC may attend this meeting. The purpose of the meeting is to discuss the scope of the project, SEQRA requirements, the type of services that are most appropriate, the subcontractor procurement process, and how the budget should be directed. In addition, the composition of a project advisory committee and other public participation techniques shall be discussed as well as any other information which would assist in project completion. A copy of the work plan and budget will be made available at the meeting. G/FLRPC shall complete and distribute a meeting summary.

Product: Meeting summary prepared and distributed to meeting participants.

Task 1.2: Establishment of a Project Steering Committee

G/FLRPC shall establish a steering committee to oversee the process in cooperation with the contractor and the subcontractor. The committee shall be comprised of a range of interests that are representative of the community and may include, but are not limited to: local municipal officials from the community in which the project is located; community-based organizations or not-for-profit organizations; regional planning entities or other regional groups; appropriate state and/or federal agencies; private or business interests; property owners; other non-governmental entities; environmental groups or organizations; other civic groups; area residents; and the public at large.

To the extent necessary to achieve broad public participation, additional representatives may be identified in consultation with DOS. G/FLRPC shall complete and distribute a list of the steering committee members.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

Product: List of steering committee members prepared and distributed.

Task 1.3 Project Scoping Session with the Selected Consultant

Task 1.4: Project Outline

G/FLRPC shall provide, or cause to be provided, to the DOS, a project outline that reflects the outcome of the project scoping meeting and guides the preparation of the Brownfield Opportunity Areas Program report. The DOS shall review the project outline and comment. G/FLRPC shall revise, or cause to be revised, the project outline to reflect the comments made by the DOS.

Product: Approved project outline completed and distributed to scoping participants.

Component 2: Capacity Building and Training

Product: [Component 2 Tasks are NYSDOS Training requirements for BOA contractors – all requirements to be met by G/FLRPC staff as appropriate]

Component 3: Community Participation

G/FLRPC shall describe, or cause to be described, the techniques or processes by which local participation in the development of the Brownfield Opportunity Area plan will be sought, including a description of the partners or potential partners in terms of municipalities, community-based organizations, regional entities, private interests and other stakeholders that are expected to be involved in the project.

Public participation should occur early and consistently in the process through visioning workshops, informational meetings, project presentations, public education, and or other agreed upon techniques. G/FLRPC shall provide DOS with a minimum of two (2) weeks' notice of all public proceedings relative to the public participation process. At a minimum, the community participation plan will allow for several key points for public input, including, but not limited to:

- the use of a local steering committee to guide the plan's preparation;
- the preparation, update and maintenance of a community contact list that includes the names, addresses, telephone numbers, and e-mail addresses of individuals and organizations with a stake in the proposed action to be used on a regular basis to keep the contacts informed of progress on the plan;
- the initial kick-off meeting to explain the Brownfield Opportunity Areas Program and the project's intent and scope, and to solicit initial public input on a vision for the study area, goals and objectives, opportunities and constraints; presentation of existing conditions and circumstances in the study area, and the development of a vision statement and goals and objectives;
- presentation of existing conditions and circumstances in the study area, and the development of a

- vision statement and goals and objectives;
- the review of the vision statement and an exploration of alternative approaches to revitalization;
- the review of, and input on, the completeness and accuracy of the draft Pre-Nomination Study, and a discussion of priorities for redevelopment

Public outreach should serve to inform the public about the project and serve as a means for the public to participate in forming the plan, thus ensuring community understanding and support. The community participation plan is subject to approval by the DOS.

Product: Approved outline and summary description of the community participation and visioning plan for the Pre-Nomination Study.

Component 4: Draft Pre-Nomination Study

G/FLRPC shall prepare, or cause to be prepared, a Pre-Nomination that provides a preliminary description and analysis of the proposed Brownfield Opportunity Area Study, and which consists of the following tasks. The Pre-Nomination Study will be reviewed by the DOS to determine if a community should proceed with a Nomination to designate a Brownfield Opportunity Area.

Task 4.1: Description of the Proposed Project, Boundary and Public Participation

G/FLRPC shall prepare, or cause to be prepared, a narrative and map description of the following elements:

A. Community Overview and Description

A descriptive overview of the community that includes, but is not limited to: geographic location in relation to the county and region; demographic, social, economic, and employment indicators; current community features and conditions; and current and historical economic and land use development trends. The description shall include the relationship of the study area to any existing comprehensive plans and/or economic development reports or strategies.

Map Requirement - The community overview and description shall include a *Community Context Map* that shows the location and relationship of the community to the county and region.

B. Project Overview and Description

A description of the proposed Brownfield Opportunity Area (BOA) in terms of: existing land uses and development pattern; the number and size of brownfield sites and other abandoned, vacant, or partially developed sites located in the proposed BOA; and the area's potential in terms of providing new development and uses, businesses and housing, creating new employment opportunities, generating additional revenues, new public amenities or recreational opportunities, and improving environmental quality.

A “brownfield” or “brownfield site” is defined in New York State law as any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

Map Requirement -The project overview and description shall include a *Study Area Context Map* that shows the location of the BOA in relation to the municipality and region.

C. Brownfield Opportunity Area Boundary Description and Justification

A narrative description of the proposed Brownfield Opportunity Area and justification of the proposed boundary. The borders should follow recognizable natural or cultural resources such as, but not limited to: highways, local streets, rail lines, municipal jurisdictions or borders, or water bodies.

The study area should range from 50-500 acres.

The borders must be justified in terms of:

- land uses that affect or are affected by identified potential brownfields
- natural or cultural resources with a physical, social, visual or economic relationship to identified potential brownfields
- areas necessary for the achievement of the expressed goals of the BOA

Map Requirement -The Brownfield Opportunity Area boundary description shall include a Brownfield Opportunity Area Boundary Map that clearly shows and identifies the proposed location and boundaries of the study area.

D. Community Vision and Goals and Objectives

A vision statement, and a preliminary set of goals and objectives to be achieved relative to community redevelopment and revitalization, as shaped and expressed by the community. Goals and objectives may be expressed in terms of opportunities for new development projects that are desired by the community and will fulfill community development needs, such as: providing new housing opportunities; improving economic conditions; addressing environmental justice issues; providing new recreational opportunities; improving quality of life and environmental quality; or other goals and objectives relevant to the redevelopment of brownfields and the surrounding area.

Such goals and objectives shall, where practicable, reflect the principles of quality community development, including, but not limited to: mixing land uses; taking advantage of compact building design; creating a range of housing opportunities and choices; creating walkable neighborhoods; fostering distinctive, attractive communities with a strong sense of place; preserving open space, natural resources, and critical environmental areas; strengthening and directing development towards existing communities; providing a variety of transportation choices; making development decisions predictable and fair; and encouraging community and stakeholder collaboration in development decisions.

A description shall also be provided that explains the relationship of the proposed project vision, goals, and objectives to any existing community vision, revitalization strategies, and or comprehensive plans.

E. Community Participation Techniques and/or Process

The techniques or processes by which local participation in the development of the Brownfield Opportunity Area plan has been or will be achieved as outlined in Component 3, including the partners or potential partners in terms of municipalities, community based organizations, regional entities, private interests and other stakeholders that are involved or expected to be involved in the project.

Product: Complete description of the project and Brownfield Opportunity Area boundary, including all of the Task 1 elements above, and all required maps.

Task 4.2: Preliminary Analysis of the Brownfield Opportunity Area

G/FLRPC shall develop, or cause to be developed, a preliminary analysis of existing conditions, including, but not limited to, the following:

A. Existing Land Use and Zoning

A descriptive overview of existing land use and zoning in the proposed Brownfield Opportunity Area including but not limited to:

- location of study area as it relates to the community;
- total land area in acres and area of each sector or sub-area in acres located in the proposed Brownfield Opportunity Area;
- existing and adjacent land and water uses, including but not limited to, residential, retail, commercial, mixed-use, industrial/manufacturing, vacant or underutilized land, private and publicly owned land, dedicated parkland and open space, institutional uses and cultural uses;
- land area committed to each land use category;
- all brownfield sites and other underutilized, abandoned, or vacant properties that are privately or publicly owned;
- existing zoning and other relevant local laws or development controls guiding land use, including historic districts;
- and local, county, state or federal economic development designations such as but not limited to Urban Renewal Areas, NYS Empire Zones, Environmental Zones, Federal Enterprise Business Zones, Business Improvement Districts, Industrial Parks, Special Assessment Districts, etc.

Map Requirement -The description of existing land use and zoning shall include an Existing Land Use Map that shows the pattern of existing land use, and an Existing Zoning Map that shows the location and type of zoning districts.

B. Brownfield, Abandoned, and Vacant Sites

A complete summary of relevant brownfield, abandoned, or vacant sites, including size and condition of each relevant brownfield, abandoned, or vacant site, including current ground water conditions, and potential contamination issues based on: review of existing or historical records and reports, including existing remedial investigations, and aerial or regular

site photographs; field observations from locations adjacent to or near the site, or, if permission is granted, from being present on the site; interviews with people that are familiar with the land use history of the site; and/or any other known data about the environmental conditions of the properties in the proposed Brownfield Opportunity Area, as needed.

For each relevant brownfield and abandoned or vacant site, a descriptive profile shall be completed that shall include, but not be limited to:

- site name and location, including owner, site address, size in acres, and map location;
- current use/status;
- environmental and land use history, including environmental reports, previous owners and previous operators;
- known or suspected contaminants, and the media which are known or suspected to have been affected (soil, groundwater, surface water, sediment, soil gas);
- use potential (residential, commercial, industrial, recreational) and potential redevelopment opportunities.

A list of potential information sources is provided. A description of the information sources used to create the site profiles shall be included within this section of the Pre-Nomination Study report.

Map Requirement -The description shall include an *Underutilized Sites Location Map* that clearly shows the location, borders, and size of brownfields sites and other underutilized, vacant or abandoned properties that are privately or publicly owned.

C. Transportation Infrastructure

A description of the types of transportation systems (vehicular, rail, subways, air, navigable waterways, esplanades) in the study area, and the area's infrastructure (water, sewer, stormwater, etc.) and utilities including location, capacity, and general condition

Map Requirement- The description of transportation and infrastructure shall include a *Transportation and Infrastructure Map* that shows transportation systems and infrastructure.

D. Land Ownership

The private and public land ownership pattern including: land and acres held in public ownership (municipality, county, state, and federal); land held in private ownership; brownfields held in private or public ownership; and land committed to roads and rights-of-way.

Map Requirement -The description of land ownership pattern shall include a Land Ownership Patterns Map that shows the pattern of public and private land ownership.

E. Natural Resources

Natural resources and conditions including but not limited to: current groundwater use and conditions; surface waters and tributaries; wetlands; flood plains; erosion hazard areas; fish and wildlife habitats; visual quality; agricultural lands; air quality maintenance areas; and any locally, state, or federally designated resources and open space areas.

Map Requirement -The description of natural resources and conditions shall include a Natural Resources Map that shows existing natural resources and environmental features.

F. Summary of Preliminary Analysis and Recommendations

A preliminary analysis of reuse and development opportunities and community revitalization needs in the proposed Brownfield Opportunity Area with an emphasis on the identification, description, and recommendations for preliminary reuse opportunities for identified sites, and other actions to revitalize the area.

The analysis shall include a description of potential end land uses and development projects such as residential, commercial, mixed use, industrial, cultural, or recreational, and the anticipated future use of groundwater. The analysis shall also include a description of the relationship of such potential end land uses and development projects to existing comprehensive plans and/or economic development reports or strategies. The analysis and recommendations shall also identify and describe any other public and private measures needed to stimulate investment, promote revitalization and enhance community health and environmental conditions in the proposed Brownfield Opportunity Area.

Following the preliminary analysis, a series of key recommendations will be provided, including an identification of specific activities to be conducted under the Nomination to advance redevelopment or to improve conditions in the study area.

Map Requirement -The preliminary analysis and recommendations shall include an *Actions for Revitalization Map* that shows and illustrates the location of key projects to be undertaken to revitalize the study area.

Product: *Preliminary analysis of the Brownfield Opportunity Area, including all of the Task 4.2 elements above and all required maps.*

Component 5: Completion and Approval of the Pre-Nomination Study

Task 5.1: Draft Pre-Nomination Study

G/FLRPC shall prepare, or cause to be prepared, a draft Pre-Nomination Study, including all of the Tasks in Component 4, that reflects or addresses the ideas and views expressed during the community participation process. The document shall include, if necessary, a revised vision statement, goals and objectives, and provide a preliminary set of development and community revitalization opportunities to address the identified goals and objectives.

A limited edition of the draft shall be submitted to the DOS for review and comment. The contractor must submit up to ten (10) copies of the draft Pre-Nomination Study, including three electronic copies, consistent with the Work Plan. No additional copies of the draft Pre-Nomination shall be printed or distributed without the approval of DOS.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

Product: Draft Pre-Nomination Study.

Task 5.2: Final Pre-Nomination Study

G/FLRPC shall prepare, or cause to be prepared, a final Pre-Nomination Study, reflecting the comments received from DOS. The contractor shall produce six (6) copies of the approved, final document, including three (3) paper copies and three (3) electronic copies, consistent with the Work Plan. The final document shall be submitted to the DOS.

Product: Final Pre-Nomination Study

Task 5.3: Application for Project Advancement

Upon completion of all tasks, the DOS will advise the contractor that the contractor may submit an Application to complete a Nomination in the Brownfield Opportunity Area Program.

Product: Completed Application to continue work under the Brownfield Opportunity Area Program.

Component 6: NYS Environmental Quality Review Act

G/FLRPC shall prepare, or cause to be prepared, all documents necessary to comply with the State Environmental Quality Review Act through completion of a Full Environmental Assessment Form, and, if sufficient information is provided by the Pre-Nomination Study, may make a determination of significance.

Task 6.1: Environmental Assessment Form

G/FLRPC shall complete Part 1 of the full Environmental Assessment Form (EAF). If the contractor is not a municipality, the contractor shall submit Part 1 of the full EAF to the appropriate municipality.

Product: Completed Part 1 of the full Environmental Assessment Form.

Task 6.2: Lead Agency

The municipality shall circulate the completed Part 1 of the full EAF and request lead agency status under the State Environmental Quality Review Act (SEQRA). With regard to SEQRA, the municipality, DOS are involved agencies, since the Brownfield Opportunity Area will be designated by the New York State Secretary of State, and may be locally adopted. The DEC is a potential involved agency since Site Assessments undertaken through the Brownfield Opportunity Areas Program will be funded and administered by the DEC.

Product: Completed Part 1 of the full EAF and a letter requesting lead agency status.

Task 6.3: Environmental Assessment and Determine Significance

As lead agency, the municipality shall complete Part 2 of the full Environmental Assessment Form (EAF) and, if necessary, Part 3 of the full EAF. If sufficient information is provided by the Pre-Nomination Study, the lead agency shall make a Determination of Significance and file the required notices.

Product: State Environmental Quality Review Act documents, including a completed full Environmental Assessment Form and, if appropriate at the time, a Determination of Significance.

Component 7: Project Reporting

G/FLRPC shall submit to the DOS semi-annual reports on the form provided, including the extent of work accomplished, any problems encountered, and any assistance needed. If a payment request is submitted, the semi-annual report may be submitted as part of the payment request.

Products: Completed semi-annual reports during the life of the contract

Project Management and Responsibilities

G/FLRPC:

- will be responsible for conducting all project work in conformance with the Work Plan referenced in the executed contract with the DOS.
- will be responsible for all project activities including drafting request for proposals and managing subcontracts with consultants and sub-consultants.
- will certify to the DOS that the procurement for project consultants and subcontractors was achieved through a competitive process.
- will receive approval from the DOS for any and all consultant subcontracts before beginning project work.
- will be responsible for submission of all products and payment requests.
- will be responsible for coordinating participation and soliciting comments from local government personnel, project volunteers, and the public.
- will keep the DOS and DEC informed of all important meetings for the duration of the contract.
- will ensure that all products prepared as a part of this work plan shall include the NYS Comptroller's Contract #.
- will ensure the project objectives are being achieved.
- will ensure that comments received from the DOS, other agencies, and the project steering committee, or other advisory group, are satisfactorily responded to and reflected in subsequent work.
- will recognize that payments made to consultants or subcontractors covering work carried out or products produced prior to receiving approval from the DOS and will not be reimbursed unless and until the DOS find the work or products to be acceptable.

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- will participate, if requested by DOS, in a training session or sessions focused on developing and implementing revitalization strategies.

The Department of State:

- will review and approve or disapprove of subcontracts between Contractor and consultant(s) and any other subcontractor(s)
- will participate in initial project scoping and attend meetings that are important to the project
- will review all draft and final products and provide comments as necessary to meet the objectives

Appendix B: Community Participation and Visioning Plan

Perry Brownfield Opportunity Area Project

Community Participation and Visioning Plan

*Approved 12/10/08 by the Perry BOA Steering Committee, Re-approved with edits
as of January 31, 2011*

This document was prepared for the Genesee/Finger Lakes Regional Planning Council and the New York Department of State, Office of Coastal, Local Government and Community Sustainability with state funds provided through the Brownfield Opportunity Areas Program.

Introduction

Public participation is a key element of any successful land use development strategy.

This Community Participation and Visioning Plan is intended to help clarify the methods by which the public will be informed of and engaged in the Perry Brownfield Opportunity Area (BOA) Project. This plan is intended to clarify and define the responsibilities of the project coordinator (Genesee/Finger Lakes Regional Planning Council – G/FLRPC) and the project Steering Committee and explain critical project deliverables, including the completed Pre-Nomination Study. By doing so, all individuals involved will be provided with clear expectations regarding their ability to offer input and how that input will be processed by the steering committee and G/FLRPC.

In order to properly administer this plan it is important to review the stakeholders that will be involved and outline the potential roles that they can play throughout the process. The first section of this document therefore includes a ‘Summary of Those Involved.’ This section is then followed by ‘The Role of the Steering Committee,’ which explains the tasks and responsibilities that they are charged with. Finally, the ‘Community Participation and Visioning Process’ provides an explanation of the public outreach process to be employed, including an outline pertaining to the recommended number of community meetings as well as the purpose of those meetings.

Summary of Those Involved

For the duration of this process, G/FLRPC staff and the Steering Committee will strive to interact with many different groups of people from a variety of backgrounds. These groups will likely include:

Elected Officials – These individuals perform a variety of tasks, including representing the community’s interests, administering local statutes and receipt/ownership of all BOA products. Because of these factors it is important for elected officials to be actively engaged throughout the project. The type of elected officials involved may include (but are not limited to) the Mayor, Deputy Mayor and the Trustees for the Village of Perry as well as representatives from the Towns of Castile and Perry and Wyoming County.

Community Groups – Community groups serve to inform the public and local officials of specific concerns and to advocate on behalf of those concerns. These groups can be informal, such as neighborhood associations or formally recognized entities. Examples of the groups that work in the Village of Perry and the surrounding area include (but are not limited to): The Perry Main Street Association; The Silver Lake Association; Community Action for Wyoming County; and the Wyoming County Business Center.

Property Owners – Property owners will be encouraged to participate in the BOA planning process. The BOA process will likely involve the discussion of potential land-use changes; property owners should therefore be engaged and informed throughout the project.

General Public – There will be some topics that will be raised during the project that will require input from the community as a whole. In order to facilitate this communication process a specific number of meetings will be held to discuss the BOA project and the future of the site. The general public should be involved in the process so that they can gain information on the project and provide input and vision to local leaders, the Steering Committee and G/FLRPC staff.

The Role of the Steering Committee

A Perry Brownfield Opportunity Area Steering Committee will be established in order to provide project oversight and to guide the preparation of the Brownfield Opportunity Area Pre-Nomination Study. The Steering Committee members will include people from, but not limited to, each of the groups mentioned above. G/FLRPC staff will be responsible for arranging meetings and preparing major project deliverables.

A Steering Committee “kickoff meeting” will be arranged in order to explain the Brownfield Opportunity Areas Program and the project’s intent and scope and to solicit initial input on a vision for the study area, including goals, objectives, opportunities and constraints. An initial meeting schedule will be reviewed and agreed upon. A summary of the tasks assigned to the Steering Committee is as follows:

Primary Winter 2011 tasks of the Perry BOA Steering Committee:

- Designation of a Steering Committee Chairperson;
- Delineate an initial project boundary area;
- Review and agree upon an initial draft *Project Outline* and the draft *Community Participation and Visioning Plan*, along with other project components;
- Provide oversight for the organization and scheduling of Perry Brownfield Opportunity Area public workshops;
- Prepare, update and maintain a Community Contact List;
- Establish a draft Vision Statement that will be presented to and reviewed by the community at public workshops;
- Establish a narrative description of the proposed Brownfield Opportunity Area, and justification of the proposed geographic boundary.

Beyond completion of the above tasks, the Steering Committee will be responsible for maintaining project oversight and monitoring project progress until completion, with a focus on the following key benchmarks:

- Review the information gathered from the public workshops;
- Review the draft Pre-Nomination Study (as completed by G/FLRPC);
- Support public workshops so that the public can review and provide input on the completeness and accuracy of the draft Pre-Nomination Study;
- Approve the draft Pre-Nomination Study after comments have been received by the public;
- General oversight of the SEQRA process and submission of the Application for Project Advancement (pending review and approval of the Pre-Nomination Study by the New York State Departments of State, Office of Coastal, Local Government and Community Sustainability).

Designation of a Steering Committee Chairperson

The Steering Committee will select a Chairperson. Steering Committee meetings are considered to be informal meetings; as such, the selection of the chairperson may take place by a simple nomination and vote. The role of the Steering Committee Chairperson will be to assist G/FLRPC and other staff in the control and direction of Steering Committee meeting proceedings. The Chairperson will carry the authority to keep order, maintain progress in line with the agenda, and request clarification from G/FLRPC regarding any and all associated project tasks or products.

Art Buckley, Wyoming County Planner, was selected by the Steering Committee to act as Chairperson for this project.

Community Participation and Visioning Process

A vision statement, and a preliminary set of goals and objectives to be achieved relative to community redevelopment and revitalization, as shaped and expressed by the community will be established. Such goals and objectives shall, where practicable, reflect the principles of quality community development, as shaped and expressed by the community. The geographic focus of the Perry BOA project will be on the now-defunct A&A Metal Fabricating site in the Village of Perry. This parcel is considered to be the primary anchor site for the BOA project and is also a focus of local and county economic development and environmental remediation efforts. The degree to which nearby parcels and other land resources can or should be included in the study area is subject to the discretion of the Steering Committee.

Public Outreach

Public involvement is considered to be a central component that will directly influence the outcome and success of the project. Communicating project goals to project stakeholders will therefore be an important consideration. This project will develop and utilize a variety of tools and methods in order to assure that all interested parties receive adequate notice of project events and important project benchmarks and are made aware of draft materials that require review.

The following tools and methods will be used in order to achieve this goal of excellent public involvement

Community Contact List – The Perry BOA Steering Committee, in conjunction with G/FLRPC, will prepare, update and maintain a community contact list. This list will include the names, addresses, telephone numbers, and email addresses of individuals and organizations with a stake in the project. The list will be used on a regular basis to keep the contacts informed of overall project progress.

Communication and Outreach Tools – It will be the goal of G/FLRPC to communicate project goals, concepts, ideas and other issues to stakeholders in a clear and effective manner. This can best be accomplished by utilizing an array of communication tools in order to facilitate the conveyance and discussion of the existing state and potential future state(s) of the project study area. These communication methods will utilize a mix of graphic and narrative approaches.

Public Notification – The project team will discuss and develop adequate measures that will provide all members of the public with adequate notice of project events and important benchmarks. This may include the creation of flyers for local distribution, direct mailings of print materials, email notifications, website postings, and press releases to be issued to local media (with an emphasis on media outlets that have a large local circulation).

Project Website – A project website has been created for the Perry BOA and can be viewed at <http://gflrpc.org/perryboa.htm>. Steering committee meeting agendas and summaries as well as all related project materials will be posted in a timely fashion and be updated regularly. Draft documents, power point presentations, event notices and other media will also be posted and disseminated through this venue.

Visioning Process

The project Steering Committee will be responsible for creating a Draft Community Vision Statement for the proposed BOA project area, including the goals and objectives for the future redevelopment of the project area. The Draft Community Vision Statement will be guided by information from the public obtained during the initial public workshop; concurrently, the public will be guided by an initial formation of a draft vision statement written by the Steering Committee. This will be an iterative process, one that will require considerable discussion and feedback within the Steering Committee and with the community at large through a series of public workshops, the schedule and format of which is explained below.

Note: The specific formats of workshops are subject to Steering Committee input. The formats outlined below are intended to as a general framework from which to build upon through committee discussion.

Public Workshop No. 1

The first public workshop will be scheduled for April 2011. The intent of this initial public “open house” will be to educate the public about the BOA program in general; and a more specific description of the Perry BOA project including the draft project boundary which will be open to discussion. The public will be solicited to provide input on subjects such as community goals and objectives and to discuss possible barriers and prospects regarding future uses. Upon completion of this initial meeting the Steering Committee will have public input regarding the project boundary area and will also have information to guide the draft community vision statement.

Refreshments will be provided at the workshop in an effort to encourage the participation of families and other residents with busy schedules. The workshop can take place in an “open house” format, providing the public with an opportunity to casually visit and discuss the project with staff and committee members during early hours.

Draft/Tentative Public Workshop No. 1 Schedule:

4:00 – 6:00: Open House

Materials (maps, charts, handouts, etc.) will be put on display and/or made available. The public is welcome to casually browse materials and interact with project staff and steering committee members. Staff will be on-hand to answer questions and explain project goals and objectives and listen to/gather public input. The public will also be given the opportunity to submit questions regarding all aspects of the project.

6:30 – 7:00: Formal Presentation

A formal presentation of key material, including the project goals, existing state, draft BOA geographic boundary, and draft vision statement/goals and objectives will be presented by project staff. An exploration of alternative approaches to revitalization will be conducted. Instructions for upcoming Break-Out Sessions will be provided. Public Q&A will follow.

7:00 – 8:00: Breakout Sessions/Nominal Group Activities

The public will be given an opportunity interact with staff at various stations in the workshop venue. Stations will be designed to generate discussion and pull information relevant to specific subject areas, such as vision statement, BOA geographic boundary area, recreation, economy, housing, community character, etc. Dynamic tools and techniques will be developed and used to facilitate dialogue and public input.

8:00 – 8:30: Review and Conclusion

A summary of the discussions that took place during the break-out sessions will be provided. The workshop will be concluded and next steps explained.

All information gathered during this workshop will be incorporated into the draft Pre-Nomination Study.

Public Workshop No. 2

The second public workshop will be held in June 2011. The purpose of this workshop will be to sharpen or clarify the collective vision of the community. The format will focus on reviewing and applying the information gathered from Public Workshop No. 1. G/FLRPC will attempt to seek appraisal of any draft products from targeted local community leaders, neighborhood groups, landowners, and other identified relevant stakeholders. The structure of this meeting can remain the same as Public Workshop No. 1 or follow a variety of other formats, depending on the amount of information that is needed.

Some other possible formats include:

- Key contact interviews
- Group focus meetings (targeted toward specific groups, such as business owners, area homeowners, area youth/student leaders, etc.)
- Targeted version of break-out sessions utilized in the initial Public Workshop No. 1

If further follow-up meetings are deemed necessary after Public Workshops No. 1 and 2, the techniques and process used to gather additional information will be agreed upon by the Steering Committee and G/FLRPC.

Final Public Forum: Presentation and Review of Findings

A final public meeting will be held in the Fall of 2011 with the intention of presenting project findings, which will be in the form of the draft Pre-Nomination Study. The public will be given an opportunity to review and provide input on the completeness and accuracy of the draft Pre-Nomination Study during an established public review period. The public review period will be at least 21 days but shall not exceed 30 days. The draft Pre-Nomination Study will be posted online in advance of the scheduled date of the meeting and will be made available to the public in hard copy format upon request. The public will be urged to provide their input in their preferred format: either in person at the public workshop or in writing before, during or after the public workshop, either through letter correspondence or electronically.

Public comments received will be considered and incorporated into the final draft Pre-Nomination Study, as necessary and appropriate. All final products will require Steering Committee approval before submission to the New York State Department of State, Office of Coastal, Local Government and Community Sustainability for final approval.

All public meetings will be advertised through one or more formats, including advance notice in selected local newspaper(s) and through a mix of other media, as necessary and appropriate.

Appendix C: Steering Committee Meeting Summaries

Date: Monday January 31st, 2011 ~ 3:00pm

Location: Conference Room at the Wyoming County Business Center
(Park/enter on the east side of the building)
6470 Route 20A ~ Perry, NY 14530-9796

In Attendance:

Greg Albert, G/FLRPC

Jim Pierce, Wyoming County Business Center

Rick Fish, Resident

Jim Genduso, Perry Main Street Association

Howard C. Wood, Mayor, Village of Perry

Bethany Bzduch, Wyoming County Soil and Water Conservation District

Terry Murphy, Village of Perry

Jim Coles, Silver Lake Association

David Zorn, G/FLRPC

Jim Brick, Town of Perry

Elaine Miller, NYS Department of State

Agenda

I. Welcome and Introduction- G/FLRPC

Greg Albert called the meeting to order at 3:15 and everyone briefly introduced themselves.

II. Overview of the BOA Program- Elaine Miller, New York State Department of State

Elaine Miller provided a brief overview of the BOA Program: the program was established in 2004 and reformed in 2008. The program is an area-wide planning program. It allows communities to identify, prioritize, and assess current conditions of brownfields, which are defined as sites with known or suspected contamination levels. The Village of Perry has one primary site. The program is flexible and is tailored to the community and can be small (such as 20-30 acres) or large (2,000 acres+).

Elaine stated that the BOA program is designed as a three step process:

Step 1: Pre-nomination (pre-planning step)

Step 2: Nomination Study (meat of the program)

Step 3: Implementation Strategy (may include site assessments)

Within the Nomination Study step a comprehensive land analysis is done as well as: an economic and market trends analysis (macro/micro), identify brownfield sites and other sites of key development opportunities, and establish specific recommendations for revitalization of the area. Within the implementation stage a step by step process is developed to guide how to achieve the community vision. Feasibility analysis, transit analysis, etc. are completed and an environmental assessment is conducted if applicable. Both public and private properties are eligible for environmental assessments, but properties should be considered "strategic" to the vision.

Jim Pierce stated that the property has been taken off the tax rolls and that the county has access to it and can control development. Elaine Miller stated that she has a list of eligible activities of the BOA program, which we can discuss later in the meeting.

III. Update of recent A&A Site Activities- Jim Pierce, Wyoming County Business Center

Jim Pierce provided an overview of the A&A Site. Jim stated that the property has been dormant since 2006 and that buildings are in disrepair and that it has become a safety hazard. With the help of the IDA funding was secured for an environmental assessment and a Phase I and Phase II have been completed. Contamination was found on the property consistent with its past uses, but it was not as bad as expected. A brownfield cleanup application has been submitted and approved and preliminary work has started. To date approximately \$65,000 has been invested into cleanup, including the application. An implementation plan has been submitted to DEC and the next steps are continued assessment and execution of the plan. Clark Patterson has been the consultant to date, but an RFP has been sent out for a consultant to execute the environmental services plan. An estimated \$80,000-\$100,000 is needed for the next step and the IDA may assist. One private company has shown interest in the property as an agriculture related warehousing operation. The *Wyoming County Business Center Washington LLC* has been set up to handle this project. Approval of the pending RFP is anticipated in April, 2011. Future use of the site is targeted as an Alternative Renewable Energy (ARE) Business Park. Further testing of the site is anticipated in March 2011. Another potential use of the site was as a recreation/camp ground potential tied into Silver Lake. As an economic development agency job creation remains a key component of any future development.

Elaine Miller stated that having these goals in mind is a positive at this early stage of the project and that in step 2 of the BOA we will be able to target the analysis to these specific goals if desired. Jim Pierce discussed the recently completed study of county retail leakage and it was discovered that the county is losing up to \$365 million annually in money being spent elsewhere.

IV. Selection of Committee Chairperson

Jim Pierce nominated Art Buckley. General discussion ensued and no other nominations were made. Art Buckley was unanimously approved as committee chairperson.

V. Presentation and Review of the Project Outline Edits- G/FLRPC

a. Approval of Updated Project Outline

Greg Albert provided an overview of the track changes made for the Project Outline, which was originally approved in December 2008. The changes consisted primarily of removal of references to the DEC and formatting changes throughout the document.

Mayor Wood made a motion to approval the Project Outline with the updated changes, seconded by Jim Coles and approved unanimously.

VI. Perry ROA Boundary Area Map and Description- G/FLRPC

a. Discussion of Recommended Boundary Area

Greg Albert provided an overview of the draft BOA boundary, which is consistent with the boundary that was discussed in February 2009 with the exception of the removal of the Empire Zone due to the fact that the program has sunset. The draft boundary consists of the A&A site and then follows the outlet of Silver Lake to include the Central Business District of the Village of Perry. The point was raised that many property owners did not feel comfortable with the use of the term "brownfield". To resolve this issue, the boundary area will be referred to as a "Revitalization Opportunity Area".

Rick Fish asked what the benefit was including Main Street. Elaine Miller discussed the benefits of the BOA program and how it can reflect the work being done under the \$200,000 main street grant. Elaine also stated that the Boundary can be changed in the future and scaled back if desired. Elaine then went on to

discuss the benefits to property owners of being in the BOA including: possible funding for structure analysis, planning for demolition, opportunities for extra points on state grant applications (such as RESTORE and Upstate Blueprint Fund), topography/hydrology studies, storm water planning, zoning for future uses, redevelopment feasibility studies, financial analysis for redevelopment, site design, redevelopment cost estimates, BOA can also be utilized to bring all activities under one umbrella if desired. Elaine stated that ultimately it would be up to the committee to decide the boundary, but that she would recommend a larger area to receive the maximum benefits.

Rick Fish asked if there was any downside to including the central business district. General discussion ensued with only the stigma of the name “brownfield” identified as a downside, which will be addressed by calling the boundary a “revitalization opportunity area.” Elaine reiterated the benefits of possibly funding studies within the area.

b. Approval of Boundary Area

Rick Fish made a motion to approve the boundary as it is currently drafted, seconded by Jim Brick and approved unanimously.

VII. Presentation and Review of the Community Participation & Visioning Plan Edits-G/FLRPC

a. Approval of Updated Community Participation & Visioning Plan

Greg Albert provided an overview of the track changes made for the Community Participation & Visioning Plan, which was originally approved in December 2008. The changes made removal of references to the DEC; changing date of Steering Committee responsibilities to 2011; changing steering committee chairman to Art Buckley; changing the date of the first public workshop to April 2011; changing the date of the second public workshop to June 2011; changing the date of the final public forum to Fall 2011; and minor formatting changes throughout. Rick Fisk made a motion to approve the Community Participation & Visioning Plan with the updated changes, seconded by Jim Brick and approved unanimously.

VIII. Public Meeting #1 Discussion

a. Discussion of date and location of proposed meeting

Greg Albert stated that the first public meeting was originally scheduled for March, 2009 at the Fire Hall. It was scheduled from 4-8 with an open house format in the beginning for the public to freely walk around and ask questions. A formal presentation would be made in the middle of the event, followed by break out sessions to further discuss specific topics.

b. Discussion of overview of proposed meeting

Discussion ensued regarding possible advertisement for proposed meeting in the local newspapers including: Perry Herald, Shopper, and County Courier. It is also possible to advertise the event on the local radio. Elaine Miller stated that it would be good to formally invite the desired stakeholders in the community such as Economic Development and Real Estate professionals, Bankers, Investors and other local decision makers. Further discussion of the public meeting will be held at the next meeting.

IX. Next Meeting

The next meeting will be held at 3:00 p.m. on Monday, February 28th, 2011 at the Wyoming County Business Center.

X. Action Items

Greg Albert passed out the draft vision statement, which was last discussed at the February, 2009 committee meeting. Subcommittee members were asked to review the draft and come prepared to the next meeting with comments and revisions.

G/FLRPC will continue analysis of the BOA Boundary.

G/FLRPC will make the changes to the Project Outline and Community Visioning & Participation Plan and submit them to NYS Department of State.

Jim Pierce will look into the possibility of combining the DEC public meeting, with the BOA project public meeting in April.

Elaine Miller distributed a list of eligible activities under the BOA program for Step 2- Nomination and Step 3- Implementation Strategy.

XI. Adjournment

Jim Brick made a motion for adjournment, seconded by Terry Murphy and approved unanimously. The meeting was adjourned at 4:50 p.m.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

Date: Monday, March 14th, 2011 ~ 3:00pm

Location: Conference Room at the Wyoming County Business Center
(Park/enter on the east side of the building)
6470 Route 20A ~ Perry, NY 14530-9796

In Attendance:

Greg Albert, G/FLRPC

Jim Pierce, Wyoming County Business Center

Eleanor Jacobs, Perry Main Street Association

Jim Genduso, Perry Main Street Association

Rick Fish, Resident

Bethany Bzduch, Wyoming County Soil and Water Conservation District

Jim Coles, Silver Lake Association

Art Buckley, Wyoming County Planning Department

Howard C. Wood, Mayor, Village of Perry

David Zorn, G/FLRPC

Jim Brick, Town of Perry

Meeting Summary

I. Welcome and Introduction

Art Buckley called the meeting to order at 3:05 p.m. and everyone introduced themselves.

II. Review of Project Analysis Components- G/FLRPC

Greg Albert distributed an index of analysis components and provided an overview of the data that has been obtained and the various stages of the analysis that will be occurring. Greg asked the committee what reports and strategies have been completed within the County/Village and the following were mentioned: Main Street Master Plan, Village Comprehensive Plan, County Leakage Study, County All-Hazard Mitigation Plan, Farmland Protection Plan, Silver Lake Trails Plan, Silver Lake Watershed Management Plan, and Silver Lake Emergency Management Plan. Greg also distributed a Real Property Services overview of the 131 acres in the Revitalization Opportunity Area and the breakdown of property classes and acreage. Additionally an overview of the various designated zones was done with Jim Pierce indicating that HUB Zones and Empire Zones should also be included in the analysis.

III. Discussion and Review of the Draft Visioning Statement

As an example Greg referenced the Town of Oyster Bay's BOA project and their goals which are as follows: 1) Revitalize vacant/underutilized properties; 2) Provide adequate housing opportunities; 3) Enhance the physical appearance of properties in the community; 4) Provide sufficient business and services to meet the needs of the community; 5) Provide transportation network based on community and Town needs; and 6) Provide a means to assure that the vision for the BOA evolves to meet the needs of the community, and that implementation of the vision occurs. General discussed then took place regarding the Perry draft Visioning Statement and Goals. Overall the committee was comfortable with the current draft, several comments were made to include the recreational opportunities and proximity to Letchworth State Park as part of the vision statement. Other suggestions were made to include the physical improvement of properties, address underutilized properties, enhance the outlet/gorge, clean-up waterfront area, reconnect the Village with Silver Lake, and explore recreational opportunities including trails. The Steering Committee also stated that dredging may need to occur in order to achieve some of these goals. Greg stated that he would utilize these comments to update the draft and circulate it via e-mail for additional revisions.

IV. Public Meeting #1 Discussion

- a. Date and location of proposed meeting
- b. Structure of proposed meeting
- c. Advertising for proposed meeting
- d. Stakeholder invitation list

Discussion of the upcoming Public Meeting #1 was discussed. The steering committee agreed that the meeting should take place at the Fire Department Recreation Hall and that Jill Aaron can be contacted regarding scheduling. The committee proposed April 26th for the date of the meeting with April 28th the backup date in case the Fire Hall was unavailable. Jim Pierce stated that there would not be a public meeting for the DEC A&A site project held at the same time. Greg Albert stated that the public meeting can be structured as a PowerPoint presentation overview of the BOA Program and the Perry ROA project and discussion can be held regarding the Draft Visioning Statement and Project Goals. Additionally the public participation and visioning plan and project outline can be discussed. Greg stated that at the second public meeting we could then go into greater detail regarding the analysis of the Perry ROA. The Steering Committee agreed with the proposed format.

General discussion of stakeholders for invitation ensued with the following groups/address lists identified: owners of parcels within the zone, businesses within the zone, Perry MSA list, Town/Village Shared Services list, Perry Rotary Club list, and Silver Lake Trail List. Additionally, information can be posted on the Town, Village, and County websites. The Steering Committee identified the Perry Herald, County Courier, Batavia Daily, and Perry Shopper as newspapers to receive the press release. WCJW radio was also identified as an outlet to receive a press release.

V. Project Timeline

Greg Albert distributed a draft timeline of the project components and briefly discussed the target dates for the three public meetings; public meeting #1 in April; public meeting #2 in June; and Public meeting #3 in August.

VI. Next Meeting

The public meeting is scheduled for Tuesday, April 26th, 2011 from 7pm-9pm with a Steering Committee meeting to be held before the meeting from 6pm -7pm.

VII. Action Items

Greg Albert will check with Jill Aaron regarding Fire Hall availability. Greg will also update the press release and draft visioning statement and goals and e-mail it out to the Steering Committee. The Steering Committee will review the two documents and prepare e-mail lists for press release submittal.

VIII. Adjournment

Art Buckley asked if there were any other issues to discuss. Greg Albert stated that the meeting summary from the January 31st meeting had been sent out and asked if anyone had comments or corrections to the summary. No comments were made; Jim Pierce made a motion to approve the meeting summary, seconded by Eleanor Jacobs and approved unanimously.

Jim Coles made a motion to adjourn the meeting, seconded by Jim Brick and approved unanimously. The meeting was adjourned at 4:35pm.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

Date: Tuesday, April 26, 2011 ~ 6:00pm

Location: Perry Fireman's Building
Perry Village Park
Perry, NY 14530

In Attendance:

Greg Albert, G/FLRPC

David Zorn, G/FLRPC

Gerald Sahrle, Perry Town Board

Howard C. Wood, Mayor, Village of Perry

Jim Coles, Silver Lake Association

Eleanor Jacobs, Perry Main Street Association

Bethany Bzduch, Wyoming County Soil and Water Conservation District

Jim Genduso, Perry Main Street Association

Art Buckley, Wyoming County Planning Department

Meeting Summary

I. Welcome and Introduction

Art Buckley called the meeting to order at 6:05 p.m. and everyone introduced themselves.

II. Approval of Meeting Summary (March 14th, 2011 Meeting)

Eleanor Jacobs made a motion to approve the meeting summary, seconded by Howard Wood and approved unanimously.

III. Discussion and Review of the Draft Visioning Statement

Greg Albert distributed the updated draft vision statement and goals based upon Steering Committee member comments. Eleanor Jacobs asked for clarification regarding Goal #2 and what we mean when we use the term "infill development." Greg Albert stated that in Goal #2 we are referring to the practice of utilizing currently available land within the built up environment (Village) for development. Locating future development on these vacant parcels allows them to utilize already available infrastructure, such as water and sewer.

Greg also added draft objectives to each of the goals to begin the process of narrowing down each goal into specific actionable tasks. Greg asked the Steering Committee to review each of the goals and corresponding objectives for any updates and comments. The discussion of the draft visioning statement and goals will continue at the next steering committee meeting.

IV. Public Meeting #1 Overview

- a. PowerPoint
- b. Draft Visioning Statement and Goals

Greg Albert provided an overview of the PowerPoint presentation for the Public Meeting to the Steering Committee. Greg stated that he would provide an overview of the NYS BOA program and an overview of the Village of Perry BOA project including the project boundary area, Project Outline, and Community Participation and Visioning Plan.

Greg also stated that he would discuss the draft visioning statement and goals during the public meeting, but would not discuss the draft objectives that were introduced to the Steering Committee early tonight.

Dave Zorn asked the committee if anyone had an idea of what the turnout may be for the public meeting. Several committee members stated that while they didn't know the expected turnout the public meeting was well marketed through the local media and on many key websites and that the community was well informed as a whole regarding tonight's public meeting.

Eleanor Jacobs mentioned that if we are looking for an additional forum for the project we are welcome to present as a guest lecturer at the Village Rotary meetings. Meetings are held every Thursday at noon at the Masonic Temple location.

Several Steering Committee members asked where the money to assist in implementation of the BOA goals will come from. Greg Albert stated that the New York State Department of State has several grant programs that are available for competitive application with projects located within a BOA receiving additional points towards their application scores. Additional funding may also be available through the EPA or DEC.

Jim Pierce gave a status update on the DEC project on the A&A metals site: additional testing is on going within the Phase II stage and a consultant has been recently hired.

Various members of the Steering Committee provided a short update of the grant money that has been received within the community: a downtown revitalization grant in the amount of \$200,000, a \$600,000 small cities grant, and an agriculture and markets grant of \$25,000.

V. Project Timeline

Greg Albert revisited the draft timeline of the project components that was discussed at the March 14th Steering Committee meeting and briefly discussed the upcoming target dates for the project; public meeting #2 is targeted for July and public meeting #3 is targeted for August/September.

VI. Public Meeting #2 Discussion

Greg Albert provided a general overview of the topics for public meeting #2, which will include an overview of the preliminary analysis of the BOA project and a detailed discussion of the project visioning statement, goals and objectives. A tentative date for public meeting #2 was set for July 19th, 2011 at 7:00 pm.

VII. Next Meeting

The tentative date for the next steering committee meeting is Monday July 11th at 3pm.

VIII. Action Items

Greg Albert will check with Jill Aaron regarding Fire Hall availability for public meeting #2. Greg will also e-mail out to the Steering Committee the updated draft vision and goals statement. Greg will also work with Eleanor Jacobs to schedule an information overview of the project at an upcoming Rotary meeting.

IX. Adjournment

Bethany Bzduch made a motion to adjourn the meeting, seconded by Jim Coles and approved unanimously. The meeting was adjourned at 6:55pm.

X. Public Meeting 7:00pm

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

Date: Monday, June 27th, 2011 ~ 3:00pm

Location: Conference Room at the Wyoming County Business Center
(Park/enter on the east side of the building)
6470 Route 20A ~ Perry, NY 14530-9796

In Attendance:

Greg Albert, G/FLRPC

Eleanor Jacobs, PMSA

Jim Genduso, PMSA

Howard C. Wood, Mayor, Village of Perry

Terry Murphy, Village of Perry

Bethany Bzduch, Wyoming County Soil and Water Conservation District

Jim Brick, Town of Perry

Art Buckley, Wyoming County Planning Department

David Zorn, G/FLRPC

Jim Pierce, Wyoming County Business Center

Meeting Summary

I. Welcome and Introduction

Art Buckley called the meeting to order at 3:05 p.m.

II. Approval of Meeting Summary (April 26th, 2011 Meeting)

Eleanor Jacobs made a motion to approve the meeting summary, seconded by Howard Wood and approved unanimously.

III. Discussion and Review of the Updated Draft Visioning Statement

Greg Albert provided an overview of the updated vision statement. Greg stated that he talked with Elaine Miller from the New York State Department of State; Elaine stated that we should update the vision statement to reflect the community's desires for the future and not focus on the present. Based on these comments the vision statement was updated to:

"The Village of Perry residents envision a community of mixed uses including: light manufacturing businesses, office/commercial space, retail/service companies and residential dwellings. Residents aspire for an aesthetically pleasing Main Street with fully occupied storefronts; growing businesses; entrepreneur investment; modern public infrastructure; access to recreation opportunities; and beautiful natural resources, which together will help improve the quality of life for all residents."

Eleanor Jacobs asked if there was a reason behind the removal of mentioning the lakes, streams, creeks, rivers, and the Silver Lake outlet. Greg stated that he tried to capture these items through the term "natural resources", but agreed that it adds more to the vision statement having them specifically stated and that the next update to the vision statement will include them.

IV. Discussion and Review of the Updated Draft Goals and Objectives

Greg Albert reviewed the updated draft goals and objectives based on the comments from Elaine Miller. The goals were updated to be more direct with the corresponding objectives adding more details. Greg read through the updated goals and objectives and asked if there were any comments.

Jim Pierce stated that a market demand analysis has been completed and objective d under Goal 1 can be changed from “conduct market demand analysis” to “utilize *completed* market demand analysis.” The Steering Committee also recommended adding a reference to all of the other studies and reports that have been completed. Greg stated that we could add an objective c under Goal 6 that read “Incorporate completed studies and reports into revitalization efforts.”

V. Draft Pre-Nomination Study Overview- G/FLRPC

Greg stated that he has been working on task 4.1 from the work plan consisting of the following sections: Community Overview and Description; Project Overview and Description; Brownfield Opportunity Area Boundary Description and Justification; Community Vision and Goals and Objectives; and Community Participation Techniques and/or Process. Greg is aiming to finish the final draft of this section and submit it out to the Steering Committee for review and comments in the next week or two.

Greg also stated that he was looking to set up a working group meeting to begin discussions of specific areas for revitalization. A meeting was scheduled for July 11th starting at 1:00 p.m. at the Village Hall and continuing at 3:00 p.m. at the A&A metals site. Greg stated he would get an agenda out for the working group meeting via e-mail.

VI. Public Meeting #2 Discussion

a. Date and location of proposed meeting

- i. July 19th, Perry Fireman’s Building

Greg stated that the second public meeting is scheduled for July 19th at the Perry Fireman’s Building and that he spoke with Jill Aaron to confirm the meeting room from 6-9 p.m.

b. Structure of proposed meeting

- i. Breakout sessions/Group Activities?

Greg handed out a draft agenda for the second public meeting and discussed it. Greg proposed beginning the meeting at 6:30 p.m. and starting with a PowerPoint presentation of existing conditions. A discussion would then take place around the project components: project boundary, vision statement, goals and objectives. A SWOT analysis would then take place on the following key topic areas: economy; environment (natural resources); housing, recreation/tourism; and transportation and infrastructure. Lastly a mapping exercise would be conducted allowing the public to identify on the map areas for revitalization. The Steering Committee agreed on the structure for Public Meeting #2.

c. Advertising for proposed meeting

- i. Print Media- Courier News, Perry Herald, Arcade Herald, Batavia Daily
- ii. Radio- WCJW
- iii. Stakeholder mailing list
- iv. Stakeholder e-mail list

Greg stated that the advertising for public meeting #1 went well and we had a great turnout at the meeting. The same method will be utilized for public meeting #2. Greg distributed an updated press release modeled after the first press release and asked if there were any comments. The Steering Committee recommended emphasizing the fact that this meeting is the *second* meeting and that it will expand upon the first public meeting. Greg stated that he would make those changes and e-mail it to the print and radio media contacts.

VII. Next Meeting

Public meeting #2 is scheduled for 6:30 p.m. on July 19th. The next Steering Committee meeting is scheduled for August 15th at 3:00 p.m.

VIII. Action Items

Greg Albert will update the vision statement and goals and objectives and distribute it to the Steering Committee. Greg will also update the press release and submit it to the media contacts. Greg will also distribute an agenda for the upcoming working group meeting on July 11th.

IX. Adjournment

Jim Pierce provided an update on the work being done on the A&A site: monitoring wells have been placed on site, floor drains have been checked in the repair facility, there are 10 transformers on site and petroleum has been found where tanks previously were. The data is currently being analyzed, but no groundwater contamination has been found. There has been some interest recently in the property and hopefully they will continue to progress as the property has been a major albatross in the County.

Eleanor Jacobs provided an update on Perry Main Street Association: new businesses have opened up along Main Street and the annual Tour de Perry cycling event is coming up. The Perry Main Street Association is pushing for perpendicular signage and feedback has been positive. The hope is that matching grants will be available for signage. Perry Main Street is also conducting a membership campaign.

The meeting was adjourned at 3:55 p.m.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

Date: Monday, August 22nd, 2011 ~ 3:00pm

Location: Conference Room at the Wyoming County Business Center
(Park/enter on the east side of the building)
6470 Route 20A ~ Perry, NY 14530-9796

In Attendance:

Greg Albert, G/FLRPC

Howard C. Wood, Mayor, Village of Perry

Eleanor Jacobs, PMSA

Jim Genduso, PMSA

Terry Murphy, Village of Perry

Jim Pierce, Wyoming County Business Center

Jim Brick, Town of Perry

Bethany Bzduch, Wyoming County Soil and Water Conservation District

Jim Coles, Silver Lake Association

Art Buckley, Wyoming County Planning Department

David Zorn, G/FLRPC

Meeting Summary

I. Welcome and Introduction

Art Buckley called the meeting to order at 3:05 p.m.

II. Approval of Meeting Summary (June 27th, 2011 Meeting)

Howard Wood made a motion to approve the meeting summary, seconded by Jim Coles and approved unanimously.

III. Discussion and Review of Task 4.1: Description of the Proposed Project, Boundary and Public Participation

Greg Albert distributed the draft Task 4.1 document and provided a brief overview of each section. The Steering Committee has the opportunity to review the document and provide comments at the next meeting.

IV. Discussion and Review of Task 4.2: Preliminary Analysis of the Brownfield Opportunity Area

Greg Albert distributed the draft Task 4.2 document and provided a brief overview of each section. Greg indicated that the Task 4.2E Natural Resources section still needed to be expanded and that Task 4.2F Summary of Preliminary Analysis and Recommendations still needs to be developed based upon comments and discussions from today's meeting.

Greg also distributed a packet of the draft maps corresponding to Tasks 4.1 and 4.2. Greg went through each map and asked for comments. Art Buckley indicated that the study area can be added to the legend on both the Region-wide map and on the Wyoming County Map. Two corrections were made to the Village of Perry map: Lake Rd. can be changed to Standpipe Rd. and Peoria Rd. can be changed to Simmons Rd. The Silver Lake Outlet can be filled in on each of the maps rather than appearing only as a line segment. Jim Pierce asked about what the definition was of "utilities" on the existing land use map; Greg indicated that these properties were under Property Class Code 800, which includes parcels used for utility transmissions. Terry Murphy indicated that the Village has obtained several properties from the Town of Perry that can be

added to the Village of Perry boundary. Zoning districts can also be added for the Town of Perry to be reflected within the study area boundary. On the road infrastructure maps Art Buckley indicated that we can change the legends to show “state routes” as well. Terry Murphy stated that he can work with the Village to provide updated water and sewer maps to expand upon the Water/Sewer Infrastructure map. Lastly, on the Land Ownership Patterns map Art Buckley indicated that we could change the private ownership parcel color to help better showcase the Silver Lake Outlet running through the study area. Additionally a property on Mill Street was identified as a publicly owned property. Greg stated that he would use these comments to update the maps for the next meeting. Additional maps will also be developed to reflect Sections 4.2E Natural Resources and 4.2F Summary of Preliminary Analysis and Recommendations.

V. Discussion of Task 4.2F: Summary of Preliminary Analysis and Recommendations

The Steering Committee discussed two primary areas for revitalization along Main Street: a four parcel block north of Dolbeer Street along Main Street, which is owned by three different owners and is currently apartments; and a collection of parcels on the northwest corner of Main Street and Covington St, which is currently mostly vacant. Additional areas of focus include the A&A Metal Fabricating site and the parcel along Tempest Street.

Greg stated that in section 4.2B he has completed site profiles for the A&A site, NYSEG site, and a gas station site along South Center Street. Greg asked if there were any other brownfield properties within the study area that should be profiled. The Steering Committee stated that the former Agway site along Federal Street and a property on Mill Street were both brownfield properties that could be profiled. Additionally a property located next to Napa, which was formerly owned by the IDA, may be a brownfield.

Greg asked the Steering Committee what the anticipated land use would be for each of these areas. For the A&A Metal Fabricating site the targeted reuse is industrial/manufacturing. For the parcel along Tempest Street the targeted reuse is residential. For the parcels along Main Street the targeted reuse is mixed-use development.

Dave Zorn asked the Steering Committee what issues are preventing these areas from being redeveloped. Issues discussed included: state regulations, limited clean up assistance, and lack of incentives for private property owners to invest in the community. The Steering Committee cited funding for remedial investigations, demolition assistance, and oversight costs as needs within the community for implementation. Jim Pierce stated that the DEC cleanup of the A&A site was currently on hold as they work out details regarding the bills for completed DEC work.

The senior housing project on Tempest Street, which is waiting for HUD money to begin demolition, was cited as an example of a project which could be moving forward faster with efficient state/federal collaboration.

Jim Pierce discussed the upcoming Regional Economic Development Council Public Forums, which will take place Monday August 29th in Batavia, August 30th in Rochester, and August 31st in Geneva. Jim encouraged people to attend and discuss their concerns with the state and help develop the regional strategic plan.

The Steering Committee worked through many of the properties identified as under utilized sites within the study area. In the southwest corner of the Revitalization Opportunity Area (ROA) is the Sportsman Club property which is currently an open field with no immediate plans for development. Along the Silver Lake Outlet in the center of the ROA is the New York State Electric & Gas property which has no development opportunities. There are several landlocked parcels that are west of Center Street which are privately owned and currently contain storage units and a stretch of vacant rail. Along Center Street is a stretch of commercial properties. The property across from Dolbeer Street with a narrow strip connecting to Main Street is a parking lot that is owned by the Village. The properties along Main Street pose opportunities for

revitalization through commercial/residential development. There is a vacant lot across from the fire hall that has potential for new retail development as well.

An overall revitalization goal is to tie all properties into the Silver Lake Outlet through the walking path. One option being considered is to open up the park along Main Street to expose the water running underneath.

VI. Next Meeting

The next meeting is scheduled for Tuesday September 13th. Comments/edits to the draft Tasks 4.1 and 4.2 and upcoming Public Meeting #3 will be discussed.

VII. Action Items

Greg will work with Razy Kased on updating the maps; Greg will expand upon sections 4.2E and 4.2F; Terry Murphy will provide water infrastructure maps; the Steering Committee will review the draft Task 4.1 and 4.2 documents for comments.

VIII. Adjournment

Jim Pierce indicated that he had a small change to the June 27th meeting summary under adjournment it should read “there are 10 transformers on site and *petroleum has been found where tanks previously were.*” Terry Murphy moved to re-adopt the meeting summary with the proposed change, seconded by Eleanor Jacobs and approved unanimously.

Jim Brick moved to adjourn the meeting, seconded by Bethany Bzduch and approved unanimously. The meeting was adjourned at 4:40 p.m.

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Date: Thursday, November 3rd, 2011 ~ 3:00pm

Location: Conference Room at the Wyoming County Business Center
(Park/enter on the east side of the building)
6470 Route 20A ~ Perry, NY 14530-9796

In Attendance:

Greg Albert, G/FLRPC

Eleanor Jacobs, PMSA

Jim Genduso, PMSA

Howard C. Wood, Mayor, Village of Perry

Terry Murphy, Village of Perry

Jim Coles, Silver Lake Association

Art Buckley, Wyoming County Planning Department

David Zorn, G/FLRPC

Jim Pierce, Wyoming County Business Center

Meeting Summary

I. Welcome and Introduction

Art Buckley called the meeting to order at 3:05 p.m.

II. Approval of Meeting Summary (September 13th, 2011 Meeting)

Jim Pierce made a motion to approve the meeting summary, seconded by Howard Wood and approved unanimously.

III. Comments and Edits Draft Task 4.1: Description of the Proposed Project, Boundary and Public Participation

Greg reviewed the changes that have been made to Draft Task 4.1 based upon comments from Department of State. Changes included: expanding the conclusion section regarding the leakage study; an expanded discussion of the Brownfield Cleanup Program; clarification of the Silver Lake Outlet Sediment Removal report; expanded discussion of the New York Main Street Program; a detailed description of the BOA boundary in Task 4.1C; the addition of a reference to historic character of the community in the vision statement; and minor wordage and typographical changes throughout Task 4.1.

IV. Comments and Edits Draft Task 4.2: Preliminary Analysis of the Brownfield Opportunity Area

Greg reviewed the changes that have been made to Draft Task 4.2 based upon comments from Department of State. Changes included: the addition of property maps and photos for the site profiles in Task 4.2B; the addition of wastewater capacity in Task 4.2C; and changes to the status of the A&A Metal Fabricating, Inc. Site with regards to the Brownfield Cleanup Program.

Jim Pierce provided an additional update regarding the Brownfield Cleanup Program. Jim stated that they have decided to withdraw from the Brownfield Cleanup Program as a result of escalating costs. A work plan has been completed for the site and an RFP was sent out to determine the cost of addressing state concerns. The cost came back at approximately \$60,000. The State is also seeking reimbursement for an additional \$7,700. Based upon these costs a letter was sent to withdraw from the program. The state is still assuming cleanup of one area of petroleum on the site. The site is also not considered a public health threat. The approach will remain to reuse the site and create jobs with the potential to sub-divide the property in

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the future. The state is also requiring the removal of three transformers on the site, which can be removed and drained of all oil and then sold as scrap metal.

Greg stated that he would work with Jim on updating the sections of the report with regards to the Brownfield Cleanup Program. Discussion was opened up to the Steering Committee for any additional comments or concerns on any parts of the draft and no comments were received. Greg stated that he had also received minor comments from Rick Hauser and would make those changes to better clarify the document.

V. Public Meeting #3

- e. Date and location of proposed meeting
- f. Structure of proposed meeting
- g. Advertising for proposed meeting

General discussion was held to determine the date for the final public meeting. It was agreed upon that Tuesday, December 6th would be the best date with the meeting being held at the same location, the Perry Fireman's Building, at 6:30. Greg distributed a draft press release in the same format as the previously releases and asked for any comments, with no comments being made. Greg stated that the final public meeting will consist of a PowerPoint presentation of the draft Pre-Nomination Study and allow the public the opportunity to provide feedback on the document. The draft will be posted online ahead of the meeting.

VI. Next Meeting

The next meeting is scheduled is a public meeting that will be held on December 6th, 2011 at 6:30 pm.

VII. Action Items

Greg will work with Jim Pierce on editing the Brownfield Cleanup Program sections of the Draft Pre-Nomination Study and post the updated draft document online. Greg will also finalize the Press Release and submit it to the local media contacts. Greg will also complete the PowerPoint presentation for the final public meeting on December 6th.

VIII. Adjournment

Howard Wood made a motion to adjourn the meeting, seconded by Jim Genduso and approved unanimously. The meeting was adjourned at 4:00 p.m.

Appendix D: Public Meeting Summaries

Public Meeting #1

Date: Tuesday, April 26, 2011 ~ 7:00pm

Location: Perry Fireman's Building
Perry Village Park
Perry, NY 14530

In Attendance:

Greg Albert, G/FLRPC
David Zorn, G/FLRPC
Gerald Sahrle, Perry Town Board
Howard C. Wood, Mayor, Village of Perry
Jim Coles, Silver Lake Association
Eleanor Jacobs, Perry Main Street Association
Bethany Bzduch, Wyoming County Soil and Water Conservation District
Jim Genduso, Perry Main Street Association
Art Buckley, Wyoming County Planning Department

Austin Fish, Complete Payroll
Rick Hauser, PMSA/Insite Architecture
Rich Elias, Castile Town Planning Board
Carol Preen, Community Clothes Closet
Jim Brick, Town of Perry
David Dours, Village of Perry
Ken Nichols, Town of Perry
Larry Zubert, Village of Perry
Matt Surtel, Batavia Daily News
Caroline Dueppengiesser, PMSA
Alan Bliss, WCCA
Sue Bieger, PMSA/Village of Perry
Dave Shearing, Resident
Jim Pierce, Wyoming County Business Center
Meredith Beck, Rocket Commercial Real Estate
Ted Lindsey, Lindenbrooke, LLC
Mary Kay Barton, Lakeside Marine
Lee B. Frette, Town of Perry Zoning Officer
Eric Parker, M&T Bank
Howie Jamison, Resident
Kevin Bohn, Lumberyard
Lorraine Sturm, Perry Herald
Lori Ferrell, resident
Brenda Ferrell, resident
Bill Ferrell, resident

Meeting Summary

I. Public Meeting 7:00pm

Greg Albert presented an overview of the Perry Revitalization Opportunity Area Project. Greg began by discussing the New York State Department of State New York State Brownfield Opportunity Area program and the three step process: Pre-nomination study, nomination study, and implementation strategy. Greg also discussed the overall goals of the BOA program including: attraction of new users, improvement of the tax base, improvement of environmental quality, capitalizing on existing resources and investments and removing eyesores and associated stigmas.

The presentation continued with an overview of the Village of Perry Revitalization Area Project. Greg indicated that the Village of Perry ROA was a Step-1 Pre-Nomination Study BOA with a focus area of the former A&A Metal Fabricating Site. The community revitalization objectives of the project include: establishing community vision for redevelopment, assembling accurate data and information, and establishing a process that will spur redevelopment. A project steering committee has been formed to guide preparation of the plan, assist with public participation and outreach, and review draft work products.

A project outline was approved in January 2011, which guides preparation of the ROA report and covers all major and minor steps of the project and it is available on the G/FLRPC website. Also approved in January 2011 was the Community Participation and Visioning Plan, which outlines the public participation process of the project. Greg also outlined the project boundary area, which includes the former A&A Metal Fabricating Site and follows the Silver Lake Outlet and includes the Main Street Business District. The boundary was selected based on natural and cultural boundaries. Greg also stated that the project boundary area may be amended in the future based on input and can even be amended during the Step-2 Nomination Study.

Preliminary Inventory and Analysis is underway and will include an overview of the following areas: existing land use and zoning; brownfield, abandoned, and vacant sites; transportation and infrastructure; land ownership; and natural resources. Greg also discussed the draft vision statement and goals, which were as follows:

Vision Statement

The Village of Perry consists of mixed uses that include: light manufacturing businesses, office/commercial space, retail/service companies and residential dwellings. The Village businesses and residential properties are served by aging public utility infrastructure. The Village also provides significant recreational opportunities and it is vital to the community to keep all lakes, streams, creeks, rivers, and the Silver Lake outlet free of any contamination. At the same time, it is critical to expand job creation opportunities and business entrepreneurial investment activities and improving the quality of life for all residents.

Goals

1. *Facilitate the clean-up and remediation of any environmentally contaminated property located within the Revitalization Opportunity Area.*
2. *Expand the current business/commercial base through sustainable development practices, such as infill development, with the intended end result of creating new job opportunities.*
3. *Upgrade streetscape and utility infrastructure and encourage the redevelopment of underutilized parcels to help revitalize the community.*

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4. Protect and respect the rights of private property owners and provide them with new opportunities and resources available without imposing any special mandates.

5. Protect and enhance environmentally sensitive areas and natural resources such as lakes, streams, creeks, rivers, outlets, or recreational sites (park/playground) and explore additional recreational opportunities throughout the Village to improve the quality of life for all residents.

6. Enhance the physical appearance of properties within the Revitalization Opportunity Area and along the waterfront, while also encouraging the preservation of historical aspects of properties.

Greg indicated that the vision statement and goals were in draft format and would continue to be updated throughout the length of the project based on feedback and comments from the Steering Committee and the public. Greg outlined the next steps of the project which include continuing analysis of the ROA study area and a second public meeting, which is targeted for July 2011 and will discuss the analysis of the study area and further discussion of the project goals and objectives. Based on comments at the second public meeting a draft pre-nomination study will be completed and presented at a third public hearing (likely in September) followed by a public review period of the final pre-nomination study before it is submitted to DOS.

Greg indicated that additional information on the project was available online at: <http://www.gflrpc.org/perryboa.htm> and he opened up the floor for discussion and questions on the project.

Several individuals asked about the benefits of being in the proposed boundary. Greg stated that being within the boundary area would open up potential funding sources to implement the identified goals. Projects located within a Brownfield Opportunity Area receive added consideration for grants under the Department of State funding sources. Individuals asked about replacement of a Silver Lake Bridge and dredging within the outlet and Greg stated that these could be potential targeted recommendations coming out of the public meeting and community participation process.

Greg was asked how many properties were located within the BOA boundary. Greg stated that there is a total of 131 parcels: 0 Agriculture; 14 Residential; 32 Vacant; 68 Commercial; 4 Recreation & Entertainment; 8 Community Services; 2 Industrial; 2 Public Services; and 1 Wild, Forested, Conservation Lands, and Public Parks. The total acreage of the BOA is 100.4 acres with the parcels representing 87.5 acres.

Greg was asked about the current cleanup work that is being done on the A&A site. Greg indicated that the cleanup work that is underway is separate from the work being done through the BOA grant. Greg deferred to Jim Pierce and Jim stated that the cleanup work, being funded through the DEC, is underway and that they have not found any additional contamination beyond what was expected. Additional testing is on going within the Phase II stage and a consultant has been recently hired.

Greg was asked what other sources of funding may be available for implementation. Greg stated that funding may potentially be available through Empire State Development and the Economic Development Administration and being within a BOA boundary can help to enhance future grant applications.

Greg was asked if the project conflicts with the work that has already been completed on other plans within the community including the Downtown Masterplan and Silver Lake Trails. Greg indicated that he has been working with the community to gather all of the completed planning studies to work all of this information into the Pre-Nomination Study. All of the work that has been completed and that is ongoing will be extremely valuable to the Pre-Nomination Study phase and to help shape the community goals of the project.

Greg was asked how long the entire three step BOA process will take. Greg indicated that it is difficult to know for sure because once the Pre-Nomination Study is completed it needs to be approved by the state before money is received for the step-2 Nomination Study and step-3 Implementation Strategy. If each stage of the process goes smoothly without any delays then it is expected to be between 2-3 years for the

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entire project to be completed. Greg was also asked how long the site would remain a BOA. Greg stated that even long after the program has been completed proposals can reference the BOA work that was completed to help strengthen their application.

It was then asked if it is worth holding off on a grant application to wait for the BOA process to take place. Greg stated that the BOA process is flexible and can adjust to changes in community desires. He recommended that any proposed projects move forward on their current timeline and not wait for the BOA process, which may take multiple years to be completed. Even though the BOA process is not completed, being located in the boundary area can be mentioned in any grant applications to help strengthen the application and show the planning work and community participation that is underway within the Village.

Greg thanked everyone for coming and reiterated that the next meeting is anticipated to occur in July, 2011. If anyone has comments or questions on the project they can contact him directly or visit the project website <http://www.gflrpc.org/perryboa.htm>.

The meeting ended at approximately 8:30 pm.

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Public Meeting #2

Date: Tuesday, July 19th, 2011 ~ 6:30pm

Location: Perry Fireman's Building
Perry Village Park
Perry, NY 14530

In Attendance:

Greg Albert, G/FLRPC

Bethany Bzduch, Wyoming County Soil and Water Conservation District

David Shearing, WNYCMA

Eleanor Jacobs, PMSA

Laura Lane, Wyoming County Chamber of Commerce

Bill Berk, WCC

Larry Zubert

Howard C. Wood, Mayor, Village of Perry

Jim Pierce, Wyoming County Business Center

Mary Kay Barton, Business Owner/Resident

Sharon Genduso

Jim Genduso, PMSA

Don Packman

Jim Coles, Silver Lake Association

Lee Frette, Town of Perry

Jim Brick, Town of Perry

Terry Murphy, Village of Perry

Art Buckley, Wyoming County Planning Department

David Zorn, G/FLRPC

Meeting Summary

6:30-6:35 Welcome and Introduction

Greg Albert introduced himself and briefly reviewed the project.

6:35-6:50 Existing Demographic/Economic Conditions- Greg Albert, G/FLRPC

Greg used a PowerPoint presentation to provide an overview of the existing demographic and economic conditions within the Village of Perry. Village population has slightly declined from 2000-2010 with the latest census population being 3,673 people. The Village is predominately white with approximately 97% of the population based on the 2005-2009 American Community Survey estimates. The percentage of people aged 19 and under has increased within the Village, while at the same time the percentage of people aged 65 and over has decreased. Greg indicated that this was in contrast to many communities across Upstate New York. Educational attainment has increased within the Village: 86.8% of the Village is at least a high school graduate and 15.6% has at least a bachelor's degree. A significant portion of the Village's buildings were built in 1939 or earlier (63%) with very limited development occurring in recent years. 88.8% of Village housing is occupied with 11.2% vacant. Of the occupied housing: 62.1% is owner occupied and 37.9% is renter occupied. The median income in the Village declined slightly from 2000 to \$51,151 when adjusted for inflation, but it outpaces the Wyoming County median income of \$48,943. The top employing industries for residents of the Village were: Education Services and Health Care and Social

Assistance (22.3%); Retail Trade (17.4%) and Manufacturing (13.6%). The unemployment rate based on the 2005-2009 American Community Survey estimate was 9.91% for the Village, 5.69% for the County, and 7.88% for the nine-county Finger Lakes region.

6:50-7:05 Discussion of Project Components

- i. Project Boundary
- ii. Vision Statement
- iii. Goals and Objectives

Greg provided a brief overview of the project components that were discussed at public meeting #1. Greg discussed the project boundary area and reiterated the key considerations in selecting it, which included the former A&A Metal Fabricating site, Main Street, and the Silver Lake Outlet.

Greg also discussed the vision statement of the project which is:

“The Village of Perry residents envision a community of mixed uses including: light manufacturing businesses, office/commercial space, retail/service companies and residential dwellings. Residents aspire for an aesthetically pleasing Main Street with fully occupied storefronts; growing businesses; entrepreneur investment; modern public infrastructure; access to recreational opportunities; and beautiful natural resources including lakes, streams, creeks, rivers, and the Silver Lake outlet; which all together will help improve the quality of life for all residents.”

The six draft goals and corresponding objectives were also discussed:

1. *Expand job opportunities within the Revitalization Opportunity Area and surrounding community*
 - a. *Focus development efforts on infill properties and underutilized parcels*
 - b. *Promote modern sustainable development practices*
 - c. *Target incentive programs to desired businesses*
 - d. *Utilize completed market demand analysis to determine and prioritize opportunities for attraction*
2. *Enhance the physical appearance of properties within the Revitalization Opportunity Area and along the waterfront*
 - a. *Encourage the preservation of historical aspects of properties*
 - b. *Study building code regulations for needed updates*
3. *Facilitate the clean-up and remediation of environmentally contaminated areas of our community*
 - a. *Study known contaminated sites*
 - b. *Promote community development efforts that will encourage the cleanup of brownfield properties*
 - c. *Develop targeted re-use plan for each site to determine clean up standards*
 - d. *Improve local grant writing capacity to target available funding sources*
4. *Enhance natural resources and environmentally sensitive areas*
 - a. *Improve access to natural resources through expanding trails*
 - b. *Establish annual events to showcase natural resources*
5. *Upgrade streetscape and utility infrastructure*
 - a. *Complete water and sewer improvement study*
 - b. *Improve benches, lighting, signage, and crosswalks to encourage increased pedestrian use of commercial business district*
6. *Embrace community input into revitalization efforts*
 - a. *Coordinate ongoing efforts of community groups*
 - b. *Study possibility of establishing a special economic development district within the Village*
 - c. *Incorporate completed studies and reports into revitalization efforts*

Greg stated that the Vision Statement and Goals and Objectives were a part of each packet that everyone received and that they are welcome to review the material and provide any comments or feedback by e-mail or phone.

7:05-8:05 Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis

- i. Economy
- ii. Environment (Natural Resources)
- iii. Housing
- iv. Recreation/Tourism
- v. Transportation and Infrastructure
- vi. Brownfields/Vacant Sites

Greg Albert and Dave Zorn led a discussion on the Strengths, Weaknesses, Opportunities, and Threats of the Revitalization Opportunity Area. Feedback will be used to shape the pre-nomination study.

Comments included:

Environment: Green Infrastructure Improvements-pervious pavement, rain gardens, the Village can be a green community. Dredging the outlet is an opportunity to make it navigable, improve businesses and tourism; it can also help improve the waste water treatment facility and would help with flood control for the Village. The option is also available to dredge and put the material on the brownfield site to cap it. Need to make improvements to public beach (bathrooms, signage). Parks, lakes, and streams are community strengths. We need to consider ways of keeping lake water usable (algae, weed harvesting, invasive species within the Lake). State should keep better track of the Silver Lake boat launch with regards to invasive species. Keep Silver Lake user-friendly during the summer months.

Recreation/Tourism: The Village of Perry has one of the best Village parks. The Village is a pass through for Silver Lake and Letchworth, there is an opportunity to get these visitors to stop in the Village and help bring more shops to Main Street (too many vacant store fronts currently). Many activities and events are ongoing including: farmers market; holiday lights; chalk art; Tour de Perry; and softball tournaments. The Arts Council and golf courses also help bring people to the Village. Opportunity is there to expand marketing efforts at Letchworth Park.

Economy: dredging the outlook can open up business opportunities. Add recreational businesses along Main Street. Gate numbers from Letchworth Park are high, but Perry is only about 10%; can work to capture these people from the park. Northeast block of Main Street and southwest (Clover St. west) are mostly empty areas with some apartments. Advantage of apartments along Main Street is that it is walkable to services. There may be an opportunity for a satellite college campus or housing for Geneseo students.

Brownfields/Vacant Sites: A&A site has a couple of prospective businesses interested. Intersection of Main St/Mill also is underutilized. There is a need for industry within the community and manufacturing can be an economic driver. The Village can also work to capture retail leakage dollars being spent elsewhere.

Housing: More apartment development can help support more businesses. Weatherization improvements are needed within the older housing stock. Attract affordable housing for younger individuals. What types of housing is attractive to this age group? Opportunity to market housing opportunities to SUNY Geneseo students. Senior housing is coming to Tempest Street.

Transportation and Infrastructure: Community wi-fi may be an opportunity, need fiber optic in the Village to help attract businesses. Village has mistakenly become known as a speed trap. Promote cycling opportunities: Walker Road (shoulder with resurface) West Lake Road and East Lake Road need wider shoulders. Complete streets program can help enhance Routes 246 & 39. Cars are driving too fast. Need to improve directional/way-finding signage. Public water-sewer is adequate with no significant water main breaks, but a problem when trying to attract large water using businesses, much of the system is also old and may need to be reviewed. Opportunities are available to go green utilizing a potential community digester and the methane produced. Municipal electric is also another marketing tool.

8:05-8:15 Next Steps

Greg provided a brief overview of the next steps of the project. The final public meeting #3 is anticipated to take place in October. At that meeting the draft pre-nomination study will be reviewed for the public which will include the feedback and comments provided from the Steering Committee and the public through the first two public meetings. The public will also have an opportunity for comments at the final public meeting which will shape the final pre-nomination study that will be submitted to the New York State Department of State.

8:15-9:00 Mapping Exercise/Comment Forms

Greg stated that everyone had a comment form and corresponding number labels in the packet. Everyone was instructed to place their labels on the parcel maps located on the side tables to identify areas that were underutilized or opportunities for future development/revitalization. On the corresponding comment form each individual was able to provide details on their vision/thoughts for the areas they chose. Greg stated that the feedback provided will be used to identify revitalization areas within the study area.

9:00 Adjournment

The meeting was adjourned at 8:05 p.m.

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Public Meeting #3

Date: Tuesday, December 6th, 2011 ~ 6:30pm

Location: Perry Fireman's Building
Perry Village Park
Perry, NY 14530

In Attendance:

Greg Albert, G/FLRPC
Adam Gullo
Rick Hauser
Jacquie Billings Barlow
Brian Bieger
Sue Bieger
Dick Barth, Village of Perry Trustee
Jim Genduso, PMSA
Howard C. Wood, Mayor, Village of Perry
Bethany Bzduch, Wyoming County Soil and Water Conservation District
Art Buckley, Wyoming County Planning Department
David Zorn, G/FLRPC
Jim Coles, Silver Lake Association
Terry Murphy, Village of Perry
Joe Dally, Perry Area Chamber of Commerce
Lee Frette, Town of Perry
Eleanor Jacobs, PMSA
Dan Federick, Sudan Farms Greenhouse

Meeting Summary

XII. Public Meeting 6:30pm

Greg Albert presented an overview of the Revitalization Opportunity Area Project. Greg began with a discussion of the three step process under the New York State BOA Program: pre-nomination study, nomination, and implementation strategy. Greg indicated that the Village of Perry ROA was a Step-1 Pre-Nomination Study BOA with a focus area of the former A&A Metal Fabricating, Inc. site. Greg described the process regarding development of the pre-nomination study which included the formation of the Steering Committee, development of a project website, analysis of current community plans and studies, and three public meetings to gather additional input into the study.

An overview of existing conditions was discussed including population; age; year structure built; housing occupancy; and employment by industry. Greg reviewed the project boundary and pointed out the key areas of the study area including the former A&A Metal Fabricating, Inc. site, Silver Lake Outlet, and the Main Street commercial business district. Greg also reviewed the project vision statement and highlighted several of the key aspects including: community of mixed uses; aesthetically pleasing Main Street; fully occupied storefronts; modern public infrastructure; and beautiful natural resources.

Greg reviewed each of the six goals and highlighted several objectives and strategies identified for implementation. Goal 1 is *expand job opportunities within the Revitalization Opportunity Area and surrounding community*. As part of this infill development, the promotion of modern sustainable development and green infrastructure practices, the targeting of incentive programs to desired businesses have been identified as corresponding objectives, and the utilization of the completed market demand analysis to identify priorities for attraction. Strategies for Goal 1 were: identify sustainable development practices; inventory and evaluate business incentive programs; and focus on expanding the diversity of retail offerings.

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Goal 2 is *enhance the physical appearance of properties within the Revitalization Opportunity Area and along the waterfront*. Objectives identified were encouraging the preservation of historical properties; encouraging mixed uses; reviewing building codes for needed updates; and improving residential opportunities within the Revitalization Opportunity Area. More detailed strategies include the utilization of preservation tax credits; completion of a Main Street reinvestment strategy, which would examine the impact of local laws on investment; the identification of upper floor development opportunities; and marketing of residential opportunities to SUNY Geneseo students.

Goal 3 is *Facilitate the clean-up and remediation of environmentally contaminated areas of our community*. Objectives identified were study of known contaminated sites; promote community development efforts to encourage brownfield cleanup; develop a targeted re-use plan for each site; and improve local grant writing capacity to target available funding. Detailed strategies were identified as the establishment/identification of incentive programs to encourage brownfield cleanup; work with DEC and EPA to identify funding opportunities; and identify local organization to lead efforts in securing funding.

Goal 4 is *Enhance natural resources and environmentally sensitive areas*. Objectives identified were improving access to natural resources through expanding trails and establishing annual events to showcase natural resources. Specific strategies included the completion of a trail study to determine viability of a trail through the Silver Lake Outlet gorge and viability of a connection with Letchworth State Park. Additionally, the further exploration of dredging of the Silver Lake Outlet to allow for recreational boat traffic was identified as a potential strategy.

Goal 5 is *Upgrade streetscape and utility infrastructure*. Objectives identified were completion of a water and sewer improvement study; improvement of benches, lighting; signage, and crosswalks; improvement of pedestrian safety through traffic-calming methods; and the potential upgrade of water treatment facility. Specific strategies include completion of a water and sewer study to evaluate capacity, usage and improvement options; implementation of traffic-calming methods including raised and flushed medians, corner bump-outs, and enhanced crosswalks; and the implementation of complete streets principles which will take into consideration all users including pedestrians, bicyclists, and motorists.

Goal 6 is *Embrace community input into revitalization efforts*. Objectives identified were coordination with efforts of community groups; study the possibility of establishing a special economic development district; and incorporation of completed studies and reports into revitalization efforts. Specific strategies included working with community groups such as the Perry Main Street Association, Silver Lake Association, Perry Rotary Club, and the Arts Council for Wyoming County amongst others. The utilization of completed studies including the Village of Perry Comprehensive Plan, Main Street Cap Study, Silver Lake Trail Master Plan, Wyoming County Retail Leakage Study, amongst others was also identified as a strategy.

Greg then reviewed the existing land use Map of the Study area and pointed out that there are limited residential areas within the study area. Commercial areas are concentrated along the Main Street corridor and manufacturing areas are located along the western portion of the study area.

Greg also reviewed a map of the Village of Perry Zoning districts. The ROA has two zoning districts: commercial general business, which includes primarily warehousing, distribution and manufacturing; and commercial central business district, which includes primarily shopping, dining and service based businesses.

Greg then reviewed a map of the underutilized sites within the ROA. The sites shown were either classified as vacant by real property services, were identified as brownfield properties, or were identified by the Steering Committee as underutilized and opportunities for revitalization. Greg stated that there were 48 parcels identified as under utilized. Greg then showed a map of the identified actions for revitalization, which were based upon the underutilized site maps. The identified actions for revitalization included: A&A Metal Fabricating, Inc. site; Tempest Street site; Main Street north of Dolbeer Street; the Corner of Covington Street and Main Street; 58 North Main Street; and the Silver Lake Outlet.

Perry Brownfield Opportunity Area

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Greg concluded by outlining the next steps of the project. He stated that the public comment period is ongoing and comments will be accepted through December 14th and that changes would then be made to the document based on comments from tonight's meeting and any other public comments through December 14th. The draft Pre-nomination study will then be submitted to Department of State for draft review. Updates will be made based on any Department of State comments and then a final document will be submitted to the Department of State. The document will then be approved by Department of State and work will continue on the grant application for the Nomination Study step of the Brownfield Opportunity Area program.

Greg then opened the discussion for comments and or questions from the audience. The question was asked what will the State do with the recommendations from this project, specifically with those recommendations involving private property. Greg stated that the recommendations within the draft pre-nomination study are advisory in nature and property owners are not compelled to adhere to them. The aim of the report is simply to help begin dialogue and be prepared to address future development opportunities within the community. Greg also stated that New York is a home rule state and that any potential changes to law will come at the local level. Greg reiterated that the BOA program is a community driven planning process and that throughout each step there will be opportunities for public input into the project. Greg stated that there is also a chance to make changes to the recommendations and even to the study area as the project continues into the step 2 nomination study phase. Greg was asked where the funding for the program comes from. Greg stated that the program is 90% funded by the Department of State with a 10% local match portion. Greg was asked if funding was allocated for the next steps of the project. Greg stated that funds are available for application, but that there is no guarantee of funding as we can never be sure of the state financial picture and what programs may or may not be cut in the future. Greg stated that in the past each project that successfully completed the pre-nomination step was awarded funding for a step 2 nomination study. Greg was asked how much money has been allocated for the BOA program. Greg stated that he did not know for sure, but could find out that information. Greg then reviewed the next steps of the project and provided his contact information for any further questions regarding the project or comments on the draft pre-nomination study.

The meeting concluded at approximately 7:45.

Appendix E: SEQRA

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:



Part 1



Part 2



Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Village of Perry Brownfield Opportunity Area

Name of Action

Village of Perry

Name of Lead Agency

Howard C. Wood

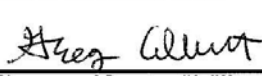
Print or Type Name of Responsible Officer in Lead Agency

Mayor

Title of Responsible Officer



Signature of Responsible Officer in Lead Agency



Signature of Preparer (If different from responsible officer)

website

5/24/12

Date

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Village of Perry Brownfield Opportunity Area

Location of Action (include Street Address, Municipality and County)

Village of Perry, Wyoming County, New York

Name of Applicant/Sponsor Village of Perry

Address 46 North Main Street

City / PO Perry State New York Zip Code 14530

Business Telephone (585) 237-2216

Name of Owner (if different) _____

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

The Village of Perry has chosen to participate in the New York State Department of State Brownfield Opportunity Area (BOA) Program and with consultation with the Town of Perry, Wyoming County Planning and Development, Genesee/Finger Lakes Regional Planning Council, and New York State Department of State, has completed a Pre-Nomination Study and established a portion of the Village as a BOA.

The BOA Program consists of a three steps: Pre-Nomination Study, Nomination Study, and Implementation Strategy. The Pre-Nomination Study is a preliminary analysis of issues and opportunities to gain a basic understanding about existing conditions, brownfields, and the area's potential for revitalization. The Nomination Study provides an in-depth and thorough description and analysis of existing conditions, opportunities, and re-use potential for properties located in the proposed BOA with an emphasis on the identification and reuse potential of brownfield sites that are catalysts for revitalization. The Implementation Strategy provides a description of the techniques and actions to implement the area-wide plan and describes how the requirements of the SEQRA have been met.

The Study area is broken into three areas. The western part is bordered by Washington Blvd. to the south, Walker Rd. to the west, the Silver Lake Outlet to the north, and South Federal St. to the east. The central part follows the Silver Lake Outlet and is bordered by the Silver Lake Outlet to the south and west, Tempest St. to the north and proceeds north along South Federal St. to Lake St. and includes the commercial properties on both sides of South Federal St. up to the eastern border of South Center St. The eastern part includes Main St. between Mill St. and Church St. and is bordered by the Silver Lake Outlet on the south/east and S. Center Street and Short Street on the north/west.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)
☒ Forest ☐ Agriculture ☒ Other Utilities

2. Total acreage of project area: 100.4 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>28</u> acres	<u>28</u> acres
Forested	<u>16</u> acres	<u>16</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>5</u> acres	<u>5</u> acres
Water Surface Area	<u>4</u> acres	<u>4</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>47</u> acres	<u>47</u> acres
Other (Indicate type) _____	<u>0</u> acres	<u>0</u> acres

3. What is predominant soil type(s) on project site? Langford Channery Silt Loam; Madrid Fine Sandy Loam; Conesus Gravelly Silt Loam

- a. Soil drainage: ☒ Well drained 76 % of site ☒ Moderately well drained 20 % of site.
☒ Poorly drained 4 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock Varies (in feet)

5. Approximate percentage of proposed project site with slopes:

☒ 0-10% 81 % ☒ 10- 15% 13 % ☒ 15% or greater 6 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☒ Yes ☐ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☒ Yes ☐ No

8. What is the depth of the water table? Varies (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☒ Yes ☐ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☒ Yes ☐ No

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☒ Yes ☐ No

Describe:

The Silver Lake Outlet and the Silver Lake Outlet Gorge are located within the Study Area.

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☒ Yes ☐ No

If yes, explain:

The Silver Lake Outlet is presently used for recreation including boating and fishing. Memorial Park, a small pocket park, is also located within the Study Area.

14. Does the present site include scenic views known to be important to the community? ☒ Yes ☐ No

The Silver Lake Outlet has scenic views that are important to the community.

15. Streams within or contiguous to project area:

The Silver Lake Outlet runs throughout the Study Area.

a. Name of Stream and name of River to which it is tributary

Silver Lake Outlet tributary to the Genesee River.

16. Lakes, ponds, wetland areas within or contiguous to project area:

Silver Lake is located contiguous to the Study Area.

b. Size (in acres):

Approximately 864 acres.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

17. Is the site served by existing public utilities? ☒ Yes ☐ No
- a. If YES, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
- b. If YES, will improvements be necessary to allow connection? ☐ Yes ☒ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☒ Yes ☐ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: N/A acres.
- b. Project acreage to be developed: N/A acres initially; N/A acres ultimately.
- c. Project acreage to remain undeveloped: N/A acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing N/A ; proposed N/A
- g. Maximum vehicular trips generated per hour: N/A (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Initially | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| Ultimately | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
- i. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; N/A length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? N/A tons/cubic yards.
3. Will disturbed areas be reclaimed ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Ultimately, one of the goals of the Perry BOA project is to dredge the Silver Lake Outlet for additional recreational and trail opportunities. Details will be developed further in the Step 2 Nomination Study and the Step 3 Implementation Study.
- b. Will topsoil be stockpiled for reclamation? ☐ Yes ☒ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☒ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

- a. Total number of phases anticipated N/A (number)
- b. Anticipated date of commencement phase 1: N/A month N/A year, (including demolition)
- c. Approximate completion date of final phase: N/A month N/A year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No N/A

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated: during construction N/A; after project is complete N/A

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No

If yes, explain:

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

- a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____
- b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☒ Yes ☐ No

16. Will the project generate solid waste? ☐ Yes ☒ No

- a. If yes, what is the amount per month? _____ tons
- b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
- c. If yes, give name _____; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No

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e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☐ Yes ☒ No

If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day N/A gallons/day.

24. Does project involve Local, State or Federal funding? ☒ Yes ☐ No

If yes, explain:

Funding for the Village of Perry Brownfield Opportunity Area project is provided by the New York State Department of State. Completion of the Nomination Study and Implementation Strategy, Steps 2 and 3 of the BOA program are contingent upon receiving this funding from New York State.

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOS _____	_____
		_____	_____
		_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☐ Yes ☒ No

If Yes, indicate decision required:

<input type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input type="checkbox"/> New/revision of master plan	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Site plan	<input type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input type="checkbox"/> Other

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2. What is the zoning classification(s) of the site?

There are two zoning classifications within the study area: Commercial General Business and Commercial Central Business.

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Not Applicable

4. What is the proposed zoning of the site?

Not Applicable

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Not Applicable

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Within a 1/4 mile radius of the Study Area zoning classifications include: Residential One Family; Residential Two Family; Manufacturing Light Industrial; Lake Development; Commercial General Business; and Commercial Central Business. Predominant land uses within a 1/4 mile radius of the Study Area includes: one family residential; two family residential; manufacturing and processing; utilities/public services; commercial; mixed-use; vacant commercial; and vacant residential.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? _____

- a. What is the minimum lot size proposed? _____

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☐ Yes ☒ No

- a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

- a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Village of Perry Date 5/7/12

Signature

Howard L. Wood

Title Mayor

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☐

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Perry Brownfield Opportunity Area

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div></div>			
2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
• Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div></div>			
Impact on Water			
3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
Examples that would apply to column 2			
• Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div></div>			
4. Will Proposed Action affect any non-protected existing or new body of water?			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
Examples that would apply to column 2			
• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div></div>			

Perry Brownfield Opportunity Area

Pre-Nomination Study: Appendices

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
5. Will Proposed Action affect surface or groundwater quality or quantity? <input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action would change flood water flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AIR

7. Will Proposed Action affect air quality?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow an increase in the amount of land committed to industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Will Proposed Action substantially affect non-threatened or non-endangered species?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
IMPACT ON AGRICULTURAL LAND RESOURCES			
10. Will Proposed Action affect agricultural land resources?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

☐ NO ☐ YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|---|-------------------------------------|-----------------------------------|--|
| • Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Project components that will result in the elimination or significant screening of scenic views known to be important to the area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

☐ NO ☐ YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|---|-------------------------------------|-----------------------------------|--|
| • Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Any impact to an archaeological site or fossil bed located within the project site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • A major reduction of an open space important to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☐ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action to locate within the CEA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
IMPACT ON TRANSPORTATION			
15. Will there be an effect to existing transportation systems?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Alteration of present patterns of movement of people and/or goods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will result in major traffic problems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
IMPACT ON ENERGY			
16. Will Proposed Action affect the community's sources of fuel or energy supply?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
NOISE AND ODOR IMPACT			
17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Blasting within 1,500 feet of a hospital, school or other sensitive facility.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Odors will occur routinely (more than one hour per day).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will remove natural barriers that would act as a noise screen.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
IMPACT ON PUBLIC HEALTH			
18. Will Proposed Action affect public health and safety?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
• Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD			
19. Will Proposed Action affect the character of the existing community?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will conflict with officially adopted plans or goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will cause a change in the density of land use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

☐ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

