

**Village of Athens, NY  
2019 Consolidated Funding Application  
For a  
Brownfield Opportunity Area (BOA) Nomination Study**

**Program Questions:  
Brownfield Opportunity Areas**

**Q\_10024**

Is the applicant eligible to apply for a Brownfield Opportunity Area grant? Eligible applicants are municipalities, community-based organizations and New York City community boards, as defined below: Municipality ? **yes** A municipality is defined as a city, village, town, county, local public authority, public benefit corporation, school district, or special improvement district, or an Indian nation or tribe recognized by New York State or the United States with a reservation wholly or partially within the boundaries of New York State. Community Based Organization - A community-based organization must be a not-for-profit corporation under Section 501(c)(3) of the Internal Revenue Code at the time of application. In addition, its stated mission must be to promote reuse of brownfield sites or community revitalization within the geographic area in which the community-based organization is located; it must have 25 percent or more of its Board of Directors residing in the community in such area; and it must represent a community with a demonstrated financial need. Community Board ? A Community Board is unique to New York City and is defined and described in Section 2800 of the New York City Charter.

Yes

**Q\_928**

Project Street Address: Please input the project street address (**Street Number and Street Name only**).

2 First Street  
Athens, NY 12015

If the project has multiple locations, please input the primary street address of the project. If the project does not have a definite street address, please input the approximate street address of the project (Street Number and Street Name only).

**Q\_565**

Project City

Village of Athens

**Q\_972**

Project county or counties.

Greene

**Q\_568**

Project State

- Choice

Options: AA,AL,AK,AZ,AR,CA,CO,CT,DE,FL,GA,HI,ID,IL,IN,IA,KS,KY,LA,ME,MD,MA,MI,MN,MS,MO,MT,NE,NV,NH,NJ,NM, **NY**,NC,ND,OH,OK,OR,PA,RI,SC,SD,TN,TX,UT,VT,VA,WA,WV,WI,WY,AS,DC,FM,GU,MH,MP,PW,PR,VI

**Q\_1034**

Project ZIP Code. (please use ZIP+4 if known)

12015

**Q\_3527**

US Congressional District where the project is located. (This questions value will be filled automatically, based on the project address, when the application is finalized.)

- Choice Options: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27

**Q\_572**

Project Latitude (This questions value will be filled automatically, based on the project address, when the application is finalized.)

**Q\_573**

Project Longitude (This questions value will be filled automatically, based on the project address, when the application is finalized.)

**Q\_184**

NYS Assembly District where the project is located. (This questions value will be filled automatically, based on the project address, when the application is finalized.)

**Q\_190**

NY Senate District where the project is located. (This questions value will be filled automatically, based on the project address, when the application is finalized.)

**Q\_9527**

Does your project advance downtown revitalization and strategic community investment?

Yes

### **Q\_9528**

If Yes, please detail how it will advance downtown revitalization and strategic community investment.

The overall strategy to revitalize the Village of Athens Hudson River waterfront and Second Street, considered the community's Main Street, will strongly focus on the redevelopment of vacant and underutilized historical buildings and the development of unique mixed-use structures which blend into the Village's overall character. The economic development priorities will emphasize this mix of projects connecting strongly with existing and expanded public spaces along the river to enhance the public's access. A mix of housing types, appealing to a growing NYC weekend resident, as well as for young people and families, is the intended goal. This combination of "cool" and practical options will help attract the desired diverse population.

### **Q\_9529**

Does your project improve access to child care?

Yes

### **Q\_9530**

If Yes, please detail how it will improve access to child care.

As part of the overall vision to revitalize the designated BOA area in the Village of Athens for significant redevelopment, the goal is to enhance the business community and attract important services, such as child care. As space plans are developed and business sectors identified to attract and incorporate in building footprints, an area for the vital service of day care will be incorporated to support the growing local employment opportunities. Strategically, providing practical space as part of the overall plan will enhance the partnership with the Capital District YMCA, and its local Greene County facility located in Coxsackie, to potentially expand day care and recreational services to the Athens community.

## Q\_9531

Does your project incorporate environmental justice practices?

Yes

## Q\_9532

If Yes, please detail how it will incorporate environmental justice practices.

The community of Athens growth has been fueled by the influx of a diverse population inspired by a welcoming atmosphere of equality, commitment to historic preservation, environmental and sustainable growth, and attractive real estate options. Housing and jobs are the true need and will be the centerpiece of the BOA strategy. The deep commitment to green environmental practices, affordable housing opportunity, and attracting a diverse population is the driving force inspired by progressive village leadership. The future of Athens will be driven by embracing the diversity of today's community mix and a collaborative process of consensus and respect. Environmental justice is at the forefront of this historic river community's renaissance.

## Q\_550

If you are a DBA, what is your DBA name?

## Q\_549

Type of Applicant (select all that apply)

- Choice Options: Federal, State, County, City, Town, Village, Tribal, School District, County or Town Improvement District, District Corporation, For-Profit, Not-For-Profit, Individual, S Corporation, C Corporation, IDA, LDC,LLC,LLP, Public Authority, Public Benefit Corp, Sole-Proprietorship, HDFC,BID, LP,Boards Of Cooperative Educational Services (BOCES), Fire District, Regional Planning and Development Board, Public Library, Association Library,College/University/Community College

## Q\_556

Select an applicant ID type from the list below that you normally use to identify your organization on application forms.

- Choice Options: Charity Reg #, Duns Number, Federal Tax ID Number, NYS Unemployment Insurance Tax Number, Social Security Number, NYS Vendor Identification Number (SFS)

**Q\_2655**

Based on your selection from the previous question, enter your applicant ID number. (Please do not provide your social security number).

EIN: 146002071

**Q\_546**

Organization Legal Name

Village of Athens

**Q\_5416**

Applicant First Name

Stephan

**Q\_5417**

Applicant Last Name

Bradicich

**Q\_551**

Applicant Street Address

2 First Street

**Q\_552**

Applicant City

Athens

**Q\_553**

Applicant State

NY

**Q\_554**

Applicant ZIP Code. (please use ZIP+4 if known)

12015

**Q\_651**

Applicant Telephone Number (please include area code)

518-945-1551

**Q\_555**

Applicant Email Address

[Stephan@bradicich.com](mailto:Stephan@bradicich.com)

**Q\_5257**

Contact Salutation

- Choice Options: **Mr.**, Mrs., Ms., Dr.
- 

**Q\_547**

Contact First Name

**Q\_1049**

Contact Last Name

**Q\_1050**

Contact Title

**Q\_5490**

Primary Organization

**Q\_3688**

Contact Street Address

**Q\_3689**

Contact City

**Q\_3690**

Contact State

**Q\_3691**

Contact ZIP Code (please use ZIP+4 if known)

**Q\_562**

Primary Contact Phone Number. (please include area code)

**Q\_3692**

Contact Email

**Q\_5475**

Contract Salutation

- Choice Options: Mr., Mrs., Ms., Dr.

**Q\_5476**

Contract First

**Q\_5477**

Contract Last

**Q\_5478**

Contract Title

**Q\_5491**

Authorized Organization

**Q\_5479**

Contract Street

**Q\_5480**

Contract City

**Q\_5481**

Contract State

**Q\_5482**

Contract Zip (please use ZIP+4 if known)

**Q\_5483**

Contract Phone (please include area code)

**Q\_5484**

Contract Email

**Q\_5493**

Additional Salutation

- Choice Options: Mr., Mrs., Ms., Dr.

**Q\_1052**

Additional Project Contact First Name

**Q\_970**

Additional Project Contact Last Name

**Q\_1051**

Additional Contact Title

**Q\_5492**

Additional Organization

**Q\_3693**

Additional Contact Street Address

**Q\_3694**

Additional Contact City

**Q\_3695**

Additional Contact State

**Q\_3696**

Additional Contact ZIP (please use ZIP+4 if known)

**Q\_3697**

Additional Contact Telephone Number (please include area code)

**Q\_561**

Additional Contact Email Address

**Q\_4199**

Please select the primary sector or characterization that best defines this project.

- Choice Options: Agriculture, Arts/Culture/Cultural Institutions, Biomedical/Medical, Community Development, Education/College/University, Energy, **Environment**, Financial Services, Food/Beverage, Healthcare, Hospitality, Housing, Industrial/Manufacturing, Information Technology Services/Communications, Infrastructure, Municipal/Government, Office, Research & Development, Tourism/Travel, Transportation, Water/Wastewater/Sewer, Waterfront Revitalization, Workforce Development, Business Development, Technology Commercialization

**Q\_4198**

Please select the secondary sector or characterization that best defines this project.



- Choice Options: Agriculture, Arts/Culture/Cultural Institutions, Biomedical/Medical, **Community Development**, Education/College/University, Energy, Environment, Financial Services, Food/Beverage, Healthcare, Hospitality, Housing, Industrial/Manufacturing, Information Technology Services/Communications, Infrastructure, Municipal/Government, Office, Research & Development, Tourism/Travel, Transportation, Water/Wastewater/Sewer, Waterfront Revitalization, Workforce Development, Business Development, Technology Commercialization

## Q\_575

Project Description. Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables. Additional details will be collected later in the application process.

The Village of Athens intends to complete a BOA Study including a significant section of Hudson River frontage. Starting at 2<sup>nd</sup> Street transitioning east to NYS 385 heading both north and south incorporating the village's historic riverfront.

The defined area will be divided into several key developable target mini-neighborhoods and sectors:

- **2<sup>nd</sup> Street**  
Historic area with vacant/underutilized buildings and vacant storefronts with potential revitalization for small business attraction and upper floor housing
- **Elco Building/Gateway**  
Brownfield with unique multi-use redevelopment opportunities
- **Mid-Village Riverfront Parcels**  
Gaps in village streetscape with potential river boardwalk location for business, retail & public space
- **Auto Dealer Location**  
Potential brownfield redevelopment location for incorporation into boardwalk with housing mix
- **Peckham Active Business Location**  
Potential public/private partnership for redevelopment of historical industrial space
- **Abandoned Barges**  
Environmentally sensitive area with potential educational focus on river themed topics

- **Former Peckham Space/Gateway**

Potential expansion of river access and innovative connection to NYS boat launch & public park sites

### **Q\_976**

Statement of Need

The community of Athens has attracted a diverse population from NYC that has shown a willingness to invest in historic properties and for projects impacting quality of life. It is this group and a vibrant long-term population that create the passion and financial resources for the community's future. The re-development of 2<sup>nd</sup> Street and the riverfront screams for attention. The dire need for cleanup and investment in this targeted area will generate a strong momentum that will send ripples of economic development throughout Athens and to adjacent communities. The overriding impact of the investment will be the creation of jobs, both on the construction, site development, and environmental cleanup side of the projects, but more importantly long-term jobs created by the to-be-attracted businesses, and tourism/education-based initiatives.

### **Q\_2366**

How does your project align with the Regional Economic Development Council's Strategic Plan/Upstate Revitalization Initiative Plan? (strategic plans are located at <https://regionalcouncils.ny.gov/>)

The project could not align more directly to the Capital Region EDC Strategic Plan or be any more exciting to provide the stimulus required to successfully drive BOA program support. The plan outlines a vision in support of more jobs, more people and to be more inclusive. The vision for Athens, touching on all three, has a direct focus on the village's core for redevelopment and revitalization that attracts diversity and spurs a local economy bringing jobs and prosperity to all. The clusters targeted will focus on small, community-based business connected to the river and spreading to a historic main street. The scale will be appropriate for the community impact and attract real economic development and investment from both outside and within.

Collaboration, sensitively, passion and focus on respectful growth, is the future.

### **Q\_930**

Explain what makes your project a regional economic priority - for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation etc.

Regional economic priorities should focus on projects with multiple elements that when connected not only impact the local community, but will also drive regional development, unique traffic and spending in the region attracting people of diversity to a welcoming area. The revitalization of the Athens waterfront and inner core with a commitment to sustainability driven by private investment, will represent a special place to grow a business, live and raise a family, enjoy as a second home or simply visit. The vision, will develop a special connection to Hudson River and a walkability for people that demand a close connection to a mixture of experiences, joyful recreation, all with a commitment to a progressive approach for inclusivity. Athens has an overall special quality and with BOA support will become a strategic regional asset.

### **Q\_3762**

Does your project directly address the needs of people in your region who are living in poverty and who seek resources for inclusion in the economic life of New York State?

The scale of this project will not create thousands of jobs, but the significant impact it will have on the community and region's rural poor cannot be overstated. Connected to the project is an optimistic vision of a new and vibrant connection to Columbia-Greene Community College and its new leadership. The redevelopment of Athens will include important workforce development opportunities, supporting small business growth and attacking the shortage of qualified and motivated individuals seeking employment. The rural poor will usually be challenged by lack of skills, lack of transportation and simply availability of quality employment opportunities. This overall strategy to redevelop the BOA area and other connected regional locations, will address all challenges. The walkability and investment in affordable

housing along with the college's partnership will be critical to develop and provide access to important skills training in conjunction with NYS and Greene County workforce training initiatives. When combined, those currently living in poverty will have access to both the training and jobs that can enable the advancement and real inclusion in a satisfying lifestyle of economic equality. Individual motivation, affordability and access to opportunity will open doors for those in need.

### **Q\_3763**

How does your project seek to apply CFA funds for the purpose of eliminating barriers to skilled employment by poor people in your region, as identified by the Opportunity Agenda? Please describe any efforts to collaborate at the local or regional level (i.e. public, private, labor, philanthropic sectors).

A critical element of this overall economic development strategy will be to embrace the challenge of workforce development and skills training. This is often the missing link to attracting business and employment opportunities. CFA funds will be sought to support important partnerships with NYS Empire State Development, Columbia-Greene Community College, the Center for Economic Growth and Greene County departments responsible for workforce training programs. An innovative approach is required working closely with the private sector, local employers and small business to clearly identify the skills needed to support growth and provide that dedicated training to the unemployed, underemployed and those with no valued skills. This public/private partnership is essential with our local community college front and center.

### **Q\_3764**

How does your project build workforce development programs, improve physical infrastructure, and/or establish social services that connect people living in poverty in your region with skilled employment, in correspondence with the economic revitalization priorities, distressed community targets, and the industry growth areas identified in the Opportunity Agenda and Strategic Plan?

The Athens project will seek to develop a strategic partnership with the Columbia-Greene Community College and its new leadership. SUNY, and in particular the community college structure, has a critical role to support

workforce development. This effort must have a close alliance with the private sector. The overall strategy for a successful Village of Athens revitalization is centered on private investment and the attraction/development of a vibrant small business community. The proximity to the Hudson River makes this area attractive for the investment, but the quality of our workforce development effort is essential to this success and growth in employment opportunities. This public/private partnership must connect to those in poverty and provide the tools for advancement in the economic structure of our region.

### **Q\_4200**

Does your project provide opportunities for Veterans? to participate in the workforce, or improve services to the Veterans? and military families in New York?

Yes

### **Q\_4201**

If Yes, please explain how your project impacts the Veterans? and military families in New York.

An essential component to the project's workforce development strategy is to provide welcoming and direct access to the Veteran's community. The newly elected Mayor of Athens is both an engineer in the high-tech sector and also a military Veteran. His expertise and passion for this topic supports a community equally committed to providing employment opportunities to those that have served our country with distinction. All programs will be dedicated to identifying, attracting and training special skills to Veterans connecting them to local and regional jobs. Both those currently here and opportunities being attracted to drive the revitalization of the project's vision. The Veteran must be an essential part of our future talented workforce.

### **Q\_929**

Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)

Planning

### **Q\_975**

Estimated Project Timeline: including project start/completion dates, estimates for design, permitting and construction or other major steps. (You may enter N/A for non-Project related applications)

The project duration will last approximately 16 – 18 months as detailed in the project scope. Project reporting requirements will take place during the duration of the project (i.e., Project Summary reports, and MWBE requirements.)

The village is prepared to start as soon as funding is awarded.

### **Q\_580**

Provide a list of all federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, indicate "NA".

NA

### **Q\_2364**

What is the status of State and/or Federal Environmental Review? If review of the project is underway or completed pursuant to the State Environmental Quality Review Act (SEQRA) or National Environmental Policy Act (NEPA), please indicate the lead agency (if applicable).

The Nomination Study will be subject to SEQR once completed.

### **Q\_1054**

If National Environmental Policy Act (NEPA) Record of Decision has been issued, please explain (include date of Record of Decision).

NA

### **Q\_2362**

If funding was awarded in prior CFA rounds, what were the CFA numbers for which funding was awarded? (separate multiple CFA numbers with commas)

No funding has been awarded

### **Q\_4160**

For each program to which you are applying under the CFA, explain your strategy for proceeding if the full amount of requested funding, required matching funds, and temporary financing are not secured as expected, or committed sources become unavailable. This explanation must address any proposed project phases, and both CFA and non-CFA sources of funds.

The Village of Athens project as envisioned and strategically advancing the revitalization of their significant waterfront and inner core, is both ambitious and challenging. The BOA program and its valued support, is essential to any progress and overall success. It is anticipated that the project will attract other significant public and private support once clarity is provided on brownfield conditions, design, cost and scale issues. However, it is clear that without the BOA program, the project will not proceed with any level of certainty.

### Q\_6105

Please select the category that describes the primary applicant from the list below. Refer to the scoring tips for more information and definitions.

- Choice Options: **Municipality**, Community-Based Organization, New York City Community Board
- This is a conditional question.
  1. If **Community-Based Organization** is selected then these questions will be displayed:
    - [Q\\_6099](#)
    - [Q\\_6100](#)
    - [Q\\_6101](#)

### Q\_6099

Attach the organization's by-laws and/or mission statement to demonstrate that the CBO's stated mission is to promote community revitalization (reuse of brownfield sites) within the geographic area in which the CBO is located.

- This is a conditional question based on the answer to [Q\\_6105](#). This question displays when selecting the answer: "**Community-Based Organization**"

### Q\_6100

Attach documentation demonstrating that the 25% or more of the applicant's board of directors reside in the community in which the applicant community-based organization is located.

- This is a conditional question based on the answer to [Q\\_6105](#). This question displays when selecting the answer: "**Community-Based Organization**"

### Q\_6101

Are more than 25 percent of the applicant community-based organization's members, officers, or directors are or were employed by or receiving compensation from any person responsible for a site under Titles 13 or 14 of Article 27 of the Environmental Conservation Law, Article 12 of the Navigation Law or under applicable principles of statutory or common law liability?

- This is a conditional question based on the answer to [Q\\_6105](#). This question displays when selecting the answer: "**Community-Based Organization**"

## Q\_10025

Upload a map, or maps, showing the location of the proposed project. If the application is to prepare a BOA Nomination, the map(s) should show the proposed BOA boundary and its location within the municipality or region. If the application is for a pre-development activity within a State-designated BOA, the map(s) should depict the boundary of the designated BOA and the location of the proposed pre-development project within the designated BOA.

See attached (include pdf)

## Q\_10027

For applications for Development of a BOA Nomination, please provide documentation demonstrating compliance with minimum community participation requirements. Submitted documentation should include a copy of a public notice for the required minimum thirty (30) day comment period and public meeting, a record of comments received, and the public meeting attendance list and minutes or summary of the meeting.

To be inserted

## Q\_6096

Attach a resolution adopted by the Applicant's governing board that authorizes submission of this application, identifies the title of the Applicant's authorized representative, commits to completing the BOA project should the grant be awarded, and commits to funding the Applicant's share of the project cost.

To be inserted

## Q\_6098

If the primary applicant is NOT a city, town or village, attach a statement of support from the CEO representing the city, town or village within which the BOA is located.

## Q\_6946

Please provide Letters of Support for your project (if applicable). All letters should be scanned into a single PDF file and their total size cannot exceed 10 Megabytes (MB).

To be inserted



## Q\_6460

Applicants are required to create a plan for compliance with the Certified Minority-And Women-Owned Business Enterprises and Equal Employment Opportunities for Minority Group Members and Women requirements as part of this application. The plan will include a DETAILED statement, with the project description, on how you intend to meet the MWBE goals with your project. The following should be included in the statement: 1. Your project's MWBE goal amount, determined by using the MWBE GOALS CALCULATION Template located here at <http://www.dos.ny.gov/funding/>. The link provided goes to the DOS main 'Grant Opportunities' webpage, please select the correct RFA title and required document can be found on that page. 2. The names of general circulation, trade association, and M/WBE-oriented publications in which you plan to solicit certified M/WBEs for the purposes of complying with the participation goals related to your project. 3. A list identifying the date(s) that all solicitations for certified M/WBE participation plan to be published in any of the above publications. 4. A list of all certified M/WBEs appearing in the NYS Directory of Certified Firms that will be solicited for purposes of complying with your certified M/WBE participation goal (The Directory can be viewed at: <https://ny.newnycontracts.com/FrontEnd/VendorSearchPublic.asp?XID=7637&TN=ny>). 5. Descriptions of the notices, dates of contact, letters, and any other correspondence that will be made to all certified M/WBEs. 6. A description of any contract documents, plans, or specifications to be made available to certified M/WBEs for bid solicitation purposes and the proposed date and manner in which these documents will be made available.

The Village of Athens has been awarded and successfully administered numerous federal and State funding. The Village Board is aware of and has experience meeting MWBE requirements established by the State of New York.

1. The Village of Athens, using the MWBE Goals Calculator set a participation goal of 30%. The MWBE goal amount, determined by the calculation templated provided by NYS DOS will be \$39,906 or 30% of the total grant request. That includes a MBE Goal of \$19,953 or 15% of the total project budget and a WBE Goal of \$19,953 or 15% of the grant request.
2. The names of general circulation, trade association, and M/WBE-oriented publications in which you plan to solicit certified M/WBEs for the purposes of complying with the participation goals related to your project:
  - a. **Specialty publications such as [dbgoodfaith.com](http://dbgoodfaith.com) and [mbemag.com](http://mbemag.com)**
  - b. **Upstate American Planning Association website**
  - c. **Direct notification to relevant MWBE businesses on the NYS M/WBE Directory of Certified Firms located in the Capital District.**
3. A list identifying the date(s) that all solicitations for certified M/WBE participation plan to be published in any of the above publications: **TBD based upon contract date.**

4. A list of all certified M/WBEs appearing in the NYS Directory of Certified Firms that will be solicited for purposes of complying with your certified M/WBE participation goal: **NTC d/b/a Elan.3 Consulting, others TBD based upon contract amount.**
5. Descriptions of the notices, dates of contact, letters, and any other correspondence that will be made to all certified M/WBEs: **Notices for MWBE goals will be included in project RFP, date to be determined based on contract date.**
6. A description of any contract documents, plans, or specifications to be made available to certified M/WBEs for bid solicitation purposes and the proposed date and manner in which these documents will be made available: **As the proposed project is a planning study, the proposals sought from contractors including MWBE businesses will not receive contract documents, plans or specifications.**

## Q\_10028

Indicate the grant category under which you are applying.

- Choice Options: **Development of a BOA Nomination (BOA)**, Undertaking Pre-Development Activities within a State-designated BOA
- This is a conditional question.
  1. If **Development of a BOA Nomination (BOA)** is selected then these questions will be displayed:
    - [Q\\_10029](#)
    - [Q\\_10031](#)
  2. If **Undertaking Pre-Development Activities within a State-designated BOA** is selected then these questions will be displayed:
    - [Q\\_10032](#)
    - [Q\\_10030](#)

## Q\_10029

What is the name of the proposed Brownfield Opportunity Area?

- This is a conditional question based on the answer to [Q\\_10028](#). This question displays when selecting the answer: "**Development of a BOA Nomination (BOA)**"

Village of Athens Brownfield Opportunity Area (BOA) Nomination Study

## Q\_10030

What is the name of the state-designated Brownfield Opportunity Area within which the pre-development activities will be located?

- This is a conditional question based on the answer to [Q\\_10028](#). This question displays when selecting the answer: "**Undertaking Pre-Development Activities within a State-designated BOA**"

## Q\_6113

Two or more eligible applicants are encouraged to work and conduct approved activities in partnership and jointly apply for funding in support of a BOA Nomination that would improve an area of mutual interest or concern. Please indicate if this is a joint application.

- This is a conditional question.
  1. If **Yes** is selected then **Q\_6072** will be displayed

This not a joint application

## **Q\_6072**

If this is a joint application, provide full information for the secondary co-applicant, including name, type of entity and contact information.

- This is a conditional question based on the answer to [Q\\_6113](#). This question displays when selecting the answer: "Yes"

## **Q\_6086**

Briefly describe the proposed project. Include primary objectives to be achieved, issues or problems to be addressed, and anticipated community benefits in terms of specific economic and environmental improvements and community revitalization goals. See scoring tips on how to format your project description.

The Village of Athens, with great enthusiasm and hope, intends to complete a Nomination for a significant section of its Hudson River frontage and critical portion of its inner core, characterized with several potential brownfield and potential redevelopment sites. They are located along a gorgeous piece of riverfront and mini-neighborhoods, including vacant land, old business uses, river access, historical property now part of the river's estuary, public parks and access points and old industrial uses ready for new and vibrant futures. Challenges to be addressed include extent of environmental pollution, river connections, private ownership, essential connections, NYS highway access, historic structures and uses, and overall lack of continuity of vision.

The primary community development and revitalization objectives to be achieved by this project include a cohesive strategy that will re-develop the inner core of the village with respect to the historic structures attracting local/regional small business and affordable living. Then connecting an environmentally sound redeveloped waterfront with vibrant mix of uses, touching business, housing, tourism, public access, education, skills training, with respectful re-use of historic structures and way of life. A river-edge boardwalk with pedestrian access providing vibrant connections for all users

enjoying a fabulous quality of life and work experience. A more detailed explanation touching on proposed mini-neighborhoods and uses include:

- **2<sup>nd</sup> Street**

Historic area with vacant/underutilized buildings and vacant storefronts with potential revitalization for small business attraction and upper floor housing. Momentum has started with the development of a brewery, bakery and restaurant. The potential for vibrant development, historical restoration of “cool” buildings and an exciting “Main Street” feel and connection to the waterfront is limitless.

- **Elco Building/Southern Gateway**

Brownfield with unique multi-use redevelopment opportunities including potential historical structures that can lend to a great mix of housing, commercial and retail projects and includes visibility on a unique piece of waterfront. An opportunity to significantly impact the southern gateway into the village and highlight the Hudson River, Hudson-Athens Lighthouse and historically significant property.

- **Mid-Village Riverfront Parcels**

Gaps in village streetscape with potential pedestrian river boardwalk location for business, retail & public space. Great opportunity to enhance access, provide clean visuals of river, stabilize shoreline and overall be the centerpiece of inner village connection to the promise of the Hudson.

- **Auto Dealer Location**

Potential brownfield redevelopment location for incorporation into boardwalk with unique and affordable housing mix. One of several potential access points that can drive development and private investment.

- **Peckham Active Business Location**

Potential public/private partnership for significant redevelopment of historical industrial space into centerpiece of mixed-use projects and attraction of wealth to the community to drive retail and consumer products. A tourism driver of unique traffic for extended stays, day trips or weekend housing.

- **Abandoned Barges**

Environmentally sensitive area with potential educational facility with focus on river themed issues. Access to boardwalk and driver of research, educators, students, and general public traffic. Essential element of public/private partnership required to drive success of overall vision.

- **Former Peckham Space/Northern Gateway**

Potential expansion of river access and innovative connection to NYS boat launch & public park sites providing dynamic northern gateway into the village. Expansion of valued public access points will only make other developmental areas more attractive with potential docking space for larger boat liners and tourism traffic from NYC region.

Anticipated community and quality of life benefits, other than an emotional revitalization of a community with a distinguished history, respect for people, love of history and full of traditions, include:

- Economic Viability
- Expanded Small, Retail, Service Businesses
- Attraction of Wealth and Private Investment
- Workforce Development & Employment Opportunities
- Historic Preservation of Valued Properties
- Enhanced Housing Choices
- Quality Public Access to Hudson River
- Improved and Expanded Public Park Assets
- Diversity of Growing Population
- Added Vibrancy to Local School System
- Enhanced Participation with Community Not-for-Profits

## **Q\_10039**

In detail, describe the tasks necessary to complete the project scope of work that clearly defines what is to be done; where and how it will be done; who will do it; and when it will be completed.

### **1.0 COMPONENT 1 – PROJECT COORDINATION AND SCOPE REVIEW**

#### **1.1 Project Outline/Scoping Meeting**

An initial meeting will be held with the BOA Steering Committee, NYSDOS, NYSDEC, and others to review project requirements and site conditions and to transfer any information to the Project Team (the Village of Athens and planning, engineering, and public outreach consultants) that would assist in completion of the project. Topics for this meeting will likely include:

- project scope
- NYS BOA work plan
- study area boundary
- project goals and objectives
- identification of existing relevant information (comprehensive plan, zoning, data, maps, reports, etc.)
- access to information on past or current projects related to the NYS Brownfield Cleanup Program, the Environmental Restoration Program, the Volunteer Cleanup Program, Superfund, and petroleum spills, including DEC’s on-line databases, GIS maps, site summary sheets on key projects, etc.
- public participation process
- time frames and deadlines
- responsibilities of participants
- SEQR requirements
- expected products

A brief meeting summary will be prepared by the Project Team to clearly indicate the agreements/understandings reached at the meeting. The Village of Athens will distribute the meeting summary to all meeting participants.

**Deliverable:** Revised project scope and schedule, project goals and objectives, expected products in the form of an outline.  
**Schedule:** Month 1  
**Cost:** \$2,260

## 1.2 Project Outline

The Village of Athens will provide an expanded annotated project outline that reflects the outcome of the project scoping meeting and guides the preparation of the Nomination Study report with SEQR Review blended throughout the document. The outline shall also include a schedule for completing document, with particular emphasis on requirements for public notice in accordance with the BOA plan and SEQR review. The DOS shall review the project outline and comment. The Village of Athens will revise the project outline to reflect the comments made by the DOS.

**Deliverable:** Approved project outline completed and distributed to scoping participants.  
**Schedule:** Month 1

**Cost:** \$665

## **2.0 COMPONENT 2 – CAPACITY BUILDING AND TRAINING**

### **2.1 NYS Community Seminar**

Selected members of the Advisory Committee and Project Team shall participate in a training session provided by the Brownfield Opportunity Area Program, as requested by the Village of Athens, as appropriate.

**Deliverable:** Attend Seminar.

**Schedule:** Month 2

**Cost:** \$500

### **2.2 Interagency Workshops**

If requested, the Project Team, led by the Village of Athens will participate interagency workshops with appropriate local, county, state, and federal agencies. The Project Team understands that interagency workshops/meetings are necessary to: improve communication and understanding among the agencies about the community’s vision, and project objectives and needs; gain an improved understanding by the Project Team of various government programs, services, and potential financing (grants and loans) that could be beneficial to advancing the community’s plan; obtain support from government agencies for permitting, technical assistance, and financing; coordinate government agency actions; and foster the redevelopment process.

**Deliverable:** Workshop participation and associated preparation as appropriate.

**Schedule:** Ongoing

**Cost:** \$500

## **3.0 COMPONENT 3 – COMMUNITY PARTICIPATION AND TECHNIQUES TO ENLIST PARTNERS**

### **3.1 Community Participation Summary**

The Village of Athens will provide a detailed written community participation plan. The purpose of the outline will be to detail each aspect of public outreach. The Community Participation and Communications Plan will state the purpose of public outreach, provide an overview of the methods of gathering input and comments (e.g., Steering Committee meetings, Focus Group meetings, Stakeholder interviews, Visioning Workshop, project web site, etc.), list all of the partners (County, Village, State, and/or Federal agencies, key stakeholders, focus groups, etc.), and provide details on each method of input including purpose, membership, community participation, method of notification, and schedule.

This will be a standalone document that is essentially the road map to the public participation process and a discussion of how the involved ‘partners’ will participate. It is intended to inform the public of

the BOA process and to articulate the many different avenues that can be used to provide thoughts and ideas. Although the Citizen’s Participation Plan will be finalized with input from the Village, NYSDOS, and others, based on our experience, it will likely include the following:

- **Steering Committee Communication (On-going throughout entire project)**  
Coordinate progress meetings including the distribution of an agenda prior to the meeting and meeting minutes after each meeting.
- **Project Website and Additional Materials**  
The Village of Athens will establish a project web site for the Steering Committee and general public to review draft and final (i.e., once approved) documents and other materials. If desired, all materials can also be posted on the Village’s website.
- **Stakeholder Interviews**  
As described in Task 4.3 below, the Project Team will conduct a series of interviews with selected stakeholders to obtain detailed information on the BOA and surrounding area. Through our experience we have learned that this is an invaluable exercise that provides a detailed level of insight that cannot otherwise be obtained.
- **Visioning Workshop**  
As described in Task 4.6 below, the Project Team will conduct a visioning workshop for the general public to come and share their ideas, thoughts, and concerns for the BOA study area.
- **Inter-Agency Working Group (IAWG)**  
As discussed in Task 2.2 above, the Project Team will attend the bi-annual Inter-Agency Working Group meetings to provide updates on the project status and receive input from these partners about the BOA study area.

**Deliverable:** Community Participation and Communications Plan, website materials, and meeting facilitation.  
**Schedule:** Ongoing  
**Cost:** \$20,480

### 3.2 Techniques to Enlist Partners

As part of the BOA process, the Project Team will describe the techniques that will be used to advise potential partners about the plan and to enlist their assistance. The Project Team understands that this task differs from the Community Participation task above as this task is designed to seek assistance from a variety of potential partners in formulating and implementing the plan. Partners may include but are not limited to: local, county, state or federal government agencies; property owners; private sector interests; not for- profit organizations; academic institutions; and other stakeholders.

**Deliverable:** Summary of Techniques to Enlist Partners Plan.  
**Schedule:** Months 1 and 2  
**Cost:** \$1,560

## 4.0 COMPONENT 4 – ANALYSIS OF THE BROWNFIELD AREA



The Nomination will provide an in-depth and thorough description and analysis of the study area, including an economic and market trends analysis, with an emphasis on the reuse potential of the BOA and other strategic sites that are catalysts for job creation and economic development. To accomplish this component, the Project Team will undertake the following.

#### 4.1 Lead Project Sponsors and Description of the Project

This section of the report will discuss the Project Sponsor and the organizational structure of the BOA process.

**Deliverable:** Identify lead project sponsor.  
**Schedule:** Month 2  
**Cost:** \$755

#### 4.2 Area Boundary Description and Justification

Beginning with the Project Area Boundary defined in the CFA Application, the Project Team will review the boundaries for any potential adjustments with the Steering Committee. The review will include an analysis of the BOA within the region. Once finalized, a Community Context Map and written description, and the justification for the boundary will be prepared. This will be included in Section 1 of the Draft Nomination Study.

**Deliverable:** Written description and Community Context Map of project area boundary.  
**Schedule:** Month 2  
**Cost:** \$1,980

#### 4.3 Community Input – Stakeholder Meetings

The Community Participation and Communications Plan that was developed in Task 3.1 will be the road map for community input throughout the BOA project. Listed below is the first form of public input that we would recommend. We recognize that this may be adjusted at our first Steering Committee meeting.

*Stakeholder Meetings:* Working with the Steering Committee, the Project Team will identify key individuals in the community that have been or will likely be involved with the redevelopment of these brownfield sites. This may include public and private sector individuals such as private land owners, study area businesses, neighborhood groups, etc. One-on-one meetings will be held to understand their issues/concerns/ideas for redevelopment. This early input is intended to identify the key issues and concerns in the community prior to completing all the inventory tasks and the Visioning Workshop.

**Deliverable:** Summary of stakeholder input.  
**Schedule:** Months 3 and 4  
**Cost:** \$12,180

#### 4.4 Community and Regional Setting

A summary description and analysis of the contextual relationship of the Athens BOA to the community, municipality and region that includes, but is not limited to: location in relation to the county and region; the area’s economic history and current condition; land use history and current status. This summary may rely primarily upon existing reports and plans.

**Deliverable:** Written description of the municipality and region.  
**Schedule:** Month 2  
**Cost:** \$760

#### **4.5 Inventory and Analysis**

Task 4.5 and 4.7 economic and market analysis will occur simultaneously. The Project Team will complete an inventory and analysis for the entire Brownfield Opportunity Area, including an in-depth and thorough description and analysis of existing conditions, opportunities, and reuse potential for properties located in the Athens BOA, with an emphasis on the identification and reuse potential of strategic sites that are identified by the community as catalysts for revitalization. The inventory and analysis will include the information needed to develop specific and realistic recommendations for the use of land and groundwater, and for recommended implementation projects, in the Athens BOA. The inventory and analysis will include the following:

##### **4.5.1 Existing Land Use Patterns (Residential, Commercial, Industrial, Parks/Open Space, Community Services, Public Services, etc.)**

Land Use Map - from County digital files, a map of the existing land uses will be prepared. This map will illustrate the acreage by land use type (e.g., residential, industrial, recreational, commercial, public, open space, and institutional). Land Use will also be evaluated for the surrounding properties.

##### **4.5.2 Existing Zoning and Other Relevant Laws**

Similar to the Land Use Map a map of the zoning districts and other relevant local laws or development controls in this area will be reviewed and updated as necessary.

##### **4.5.3 Land Ownership Patterns (Major Landowners)**

To help understand land ownership patterns for potential development areas, a land ownership map will be prepared. It will be noted whether the land is publicly or privately owned and land committed to transportation corridors.

##### **4.5.4 Building Inventory**

Buildings in the study area will be mapped using existing planimetric data from the Village to locate building footprints. If planimetric data is not available, the building outlines will be located based on aerial photography. For each key building in the BOA the following

information will be collected: building name, levels, gross square footage, original use, current use, condition, and ownership.

#### **4.5.5 Infrastructure Systems**

A description and analysis of the area's infrastructure (water, sewer, stormwater, etc.) and utilities including location, extent, condition and capacity will be completed. This description and analysis will also include parking lots. The purpose is to understand the capacity of the systems and to identify any potential inefficiency that would hinder development.

#### **4.5.6 Transportation Systems**

A map of the transportation systems and a correlating description and analysis of the types of transportation systems (vehicular, rail, truck, etc.) in the study area and the types of users (truck, car, bus, recreational and commercial vessels, pedestrian, bicyclists, etc.).

#### **4.5.7 Historic or Archeological Significant Sites**

Using published data from the NYS Office of Parks, Recreation, and Historic Preservation, all known historic and archeological sites will be identified and mapped. When located, future redevelopment plans can be designed so as to minimize impact on these resources.

#### **4.5.8 Natural Resources and Environmental Features**

A description and analysis of the area's natural resource base and environmental features and current conditions including, but not limited to: upland natural resources and open space; geologic, soil and topographic resources; surface waters and tributaries, groundwater resources and use; wetlands; flood plains; erosion hazard areas; fish and wildlife habitats; air quality maintenance areas; visual quality; agricultural lands; and locally, state, or federally designated resources.

#### **4.5.9 Brownfield, Abandoned and Vacant Sites Analysis**

Based on a review of existing or historical records and reports, aerial or regular site photographs, and existing remedial investigations, studies and reports; field observations from locations adjacent to or near the site a description and analysis of the size and condition of each relevant brownfield, abandoned, or vacant site, including current ground water conditions, and potential contamination issues will be prepared. If permission is granted, additional information will be gathered 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 Athens BOA, as needed. For each relevant brownfield and abandoned or vacant site, a descriptive profile will be completed on the form provided and will include, but is not limited to:

- site name and location, including owner, site address, and size in acres;
- location on the Underutilized Sites Location Map;
- current use or status and zoning;
- existing infrastructure, utilities, and site access points;
- proximity to existing transportation networks;
- natural and cultural resources or features;

- adjacent uses;
- environmental and land use history, including previous owners and operators;
- known or suspected contaminants, and the media which are known or suspected to have been affected (soil, groundwater, surface water, sediment, soil gas) based on existing environmental reports and other available information;
- use potential (residential, commercial, industrial, recreational) including potential redevelopment opportunities.

**Deliverable:** Inventory and Analysis.  
**Schedule:** Months 2 through 6  
**Cost:** \$26,670

#### 4.6 Visioning Workshop

*Visioning Workshop:* Using information from the stakeholder meetings and the inventory and analysis as a base, a vision workshop will be held. The visioning session meeting will include an explanation of the BOA program, the project intent, and a solicitation of initial public input to guide development of the vision for the study area, goals, objectives, and constraints. While the theme of these sessions will be “There are no bad ideas”, the information collected will be verified through the economic and market analysis that will be completed as part of this study.

The Visioning Workshop will be held after completion of the site profile portion of this study and work with the Steering Committee to more fully understand the strengths, weaknesses, opportunities, and threats to redevelopment. At that time, the Project Team proposes to hold an evening Visioning Workshop to collect ideas and listen to concerns of the public.

**Deliverable:** Public Visioning Session.  
**Schedule:** Month 6  
**Cost:** \$12,900

#### 4.7 Economic and Market Trends/Market Overview

The goals of the market overview are to evaluate the current economic drivers, the market demographics and the real estate market in order to gain an understanding of market and economic factors driving new development and re-development in Athens and the surrounding region. The Project Team will begin at this point so that a realistic understanding of the marketplace can be gained prior to suggesting which sites have the best potential for redevelopment. Just as an understanding of how environmental contamination levels can affect redevelopment, it is important to understand what market forces would lead to successful redevelopment – the primary purpose of this task. After the Visioning Workshop (described

above) is held, the input received from the general public will be evaluated against the findings of this task and adjustments made as necessary.

#### **4.7.1 Project Orientation and Data Collection**

- Clarification of goals and objectives, timing and target audience from an Economic Development perspective
- Collection of appropriate economic, market, demographic, and industry data
- Collection of previous reports that are pertinent to the project
- Determination of Stakeholder list as they relate to Economic Development in the region
- Review of previous studies, and identification of updates as required
- Site(s) reconnaissance and overview

#### **4.7.2 Economic Overview**

- Economic growth and sectors of growth and decline
- Gross housing trends
- Tourism
- Population trends
- Overall economic health
- Manufacturing and non-manufacturing growth and trends
- Education and skill supported trends
- Wages and other related trends
- Capital market trends and fund availability trends

The economic overview would include trends in employment growth and distribution, forecasts by employment category and economic sector, and the changing composition of the regional and local economy. The objective is to analyze the level of support for various new uses in the commercial sectors that would support new real estate development within the BOA. Economic trends often suggest clues as to future real estate trends such as new office or industrial development.

#### **4.7.3 Demographic Overview**

- Population, family size and make-up, age distribution, etc.
- Educational and skill levels
- Household income
- Housing prices
- Spending habits
- Spending trends by category
- Retail and housing inventory and types
- Types and inventory of businesses and types
- Determination of retail market and demand as well as SF supportable

The objectives of the demographic overview are to assist with the determination of shifts in population in and around Athens and the need for the retail and/or commercial space or alternatively the demographic support for new entertainment based on area supply. In addition,

demographic overview provides information as to the target pricing of supportable housing, projects future housing needs and the typical inventory and program of existing inventory to develop gaps in product types.

#### **4.7.4 Real Estate Market Trends**

In this task, our primary objective is to gain an understanding of the local and regional supply, demand, occupancy rate for categories of developments including:

- Retail, entertainment retail and related
- Office/commercial
- Hospitality
- Residential rental/sale
- Special uses, such as cultural and tourism, community/public space needs, public spaces, etc.,
- Industrial, R&D and related

Characteristics assessed will include:

- Existing and proposed development
- Overall absorption
- Vacancy and rental levels
- Physical characteristics of the site
- Site advantages and project amenities for particular scenarios

Data will be analyzed from primary and secondary sources including published data, data from local area brokers and proprietary sources.

#### **4.7.5 Summary of Economic and Market Trends**

The information collected on the specific areas of research stated above will be summarized and incorporated into the Draft Nomination. It is likely that this task will run concurrently with the Inventory and Analysis and stakeholder meetings and provide a basis of information going into the Visioning Workshop. After the public input is received, the Project Team will evaluate public comments against the economic and real estate analysis and make additional investigations as necessary.

The economic and market trends analysis will consist of a macro (state and regional) and micro (neighborhood, street, block) analysis. For the macro analysis, the Project Team will consult with the NYS Empire State Development Corporation and the NYS Department of Labor and other sources to obtain the most up to date and relevant information on macro-economic issues, such as national, state and regional business, labor and employment trends. The analysis will also include a microeconomic and real estate trends analysis that addresses issues and opportunities at the municipal, neighborhood and block levels relevant to the proposed Brownfield Opportunity Area.

Using the collected information and analysis, the Project Team will evaluate the competitive positioning of Athens and characterize it concerning its probable future growth and the implications of regional growth patterns.

**Deliverable:** Economic and Market Trends Overview including an evaluation of current economic drivers, market demographics, and real estate market.  
**Schedule:** Months 3 through 7  
**Cost:** \$10,420

#### 4.8 Vision/Goals Refinement

A vision statement and the specific goals and objectives to be achieved relative to community redevelopment and revitalization will be prepared and reviewed with the Steering Committee. The vision statement and objectives will be prepared based on the inventory and analysis, economic and market trends analysis, and public input from the visioning workshop. Although the vision statement and objectives are proposed to be formulated after the technical review, it is expected that this is an iterative process and the Project Team will undertake closer evaluations of key topic areas so that the vision statement is grounded in a level of market reality and project feasibility. The vision statement and objectives will be incorporated into Section 1 of the Nomination.

**Deliverable:** Vision and goals statement for incorporation into Section 1 of the Nomination.  
**Schedule:** Month 7  
**Cost:** \$1,420

#### 4.9 Strategic Sites Matrix

The results of the community input, inventory and analysis, the market overview, and a vision statement, the Project Team will summarize the key findings and make preliminary recommendations for strategic sites for review by the Steering Committee. These findings and recommendations will be the basis for Designation. The selection of the strategic sites will be based on a matrix that considers environmental, physical, planning, and economic issues as well as overall importance to the community. Within in each topic area, the Project Team will evaluate each site based on a variety of items such as:

##### **Environmental:**

- Likelihood of Soil Contamination
- Potential for Groundwater Contamination
- Other Environmental Factors (asbestos, lead, PCBs)
- Limitation of contamination on potential land use
- Proximity to environmental features - stream, river, etc.
- Environmental Justice issues

- Other known / suspect impairments (recalcitrant owner)
- Favorable topography/soils
- Cost to Remediate
- Regulatory Floodplain

### **Physical**

- Vehicle access
- Access to arterial road system
- Connection to transit
- Access to Railroad
- Land Area to Facilitate Off-street parking

### **Planning**

- Integration into Village
- Neighborhood concerns
- Connection/ Potential open space/green areas
- Image ability/asset to Village/aesthetics
- Proximity to adjacent uses
- Visibility
- Synergy with adjacent properties & uses
- Enhance tourism & visitor experience
- Land availability
- Architectural heritage

### **Economic**

- Waterfront Development Opportunities for development
- Physical link to development in downtown
- Real Estate Market Supportable development based on supply and demand for MF residential, retail, office or R&D
- Site size and configuration compatible with market supportable real estate
- Clean up compatible with market supportable reuse
- Positive impact-qualitative
- Positive impact--property taxes, size of development
- Ability to create critical mass to support future development
- Positive support for revitalization--eg. New residents of daytime population
- Supported development can provide essential amenities to existing population

Based on information gathered and analyzed to date, the Project Team will prepare a one to two page descriptive profile for each priority site using the forms provided by NYS DOS with the greatest redevelopment potential and least environmental constraints. The Project Team will outline the process and factors used to determine strategic sites for redevelopment.



**Deliverable:** Descriptive site profiles, summary of findings, and recommendations which will form the basis for Designation.  
**Schedule:** Months 7 through 9  
**Cost:** \$7,790

#### 4.10 Public Meeting #2

The Vision Statement, inventory and market analysis will be presented at Public Presentation #2. This presentation will be structured to provide a project update and involve residents and business/property owners within the project area. Advertising for the public workshop and securing appropriate meeting space will be a collaborative effort between the Village and the Project Team. The Project Team will be responsible for facilitating the discussion and engaging the public at the workshop and will prepare poster size visuals of the study area, maps and associated pertinent data/material.

**Deliverable:** Descriptive site profiles, summary of findings, and recommendations which will form the basis for Designation.  
**Schedule:** Month 9  
**Cost:** \$3,130

#### 4.11 Summary Analysis, Findings, and Recommendations

Using all information collected in the above Tasks, a summary analysis will be prepared discussing the findings and recommendations. This will include the following:

- A summary of existing conditions including an assessment and summary of existing land use and zoning and recommendations;
- Anticipated end or future land uses that are feasible given market conditions as determined by the economic and market trends analysis. This may include residential, commercial, industrial, recreational or cultural, and a clear comparison of proposed uses and necessary or desired zoning changes to existing land use and zoning;
- Analysis and recommendations regarding the reuse and development opportunities with an emphasis the strategic sites that have been identified by the community as catalysts for revitalization;
- An analysis and findings regarding publicly controlled and other lands and buildings which are or could be made available for development or for public purposes;
- An analysis and findings regarding potential interim land uses for strategic brownfield sites that have been identified by the community as catalysts for revitalization; and
- An analysis and findings of necessary infrastructure improvements and other public or private measures needed to stimulate investment, promote revitalization, and enhance community health and environmental conditions.
- Other Recommendations

**Deliverable:** A complete narrative of the Analysis of the Athens BOA, and all required maps, as described above. This narrative and associated maps will be presented in the draft Nomination as Section 3.

**Schedule:** Months 10 and 11

**Cost:** \$8,400

#### **4.12 Review of Strategic Brownfield Sites**

Prior to completion of the summary analysis and findings, the Project Team will hold discussions with the Grant Coordinator, Steering Committee, NYSDEC and NYSDOS regarding the identified strategic brownfield sites that may be candidates for site assessment funding. The recommended discussions will serve to aid in prioritizing the sites that may be eligible for Site Assessment funding or technical assistance under BOA, the State's remedial programs (i.e., Environmental Restoration Program, or Brownfield Cleanup Program), or other programs.

**Deliverable:** A list of candidate sites to be considered for site assessment funding.

**Schedule:** Month 11

**Cost:** \$2,700

### **5.0 COMPONENT 5 –COMPLETION AND DISTRIBUTION OF THE DRAFT NOMINATION**

#### **5.1 Draft Nomination and Executive Summary**

The Project Team will prepare the initial draft Nomination and Executive Summary, reflecting the ideas and views expressed during the community participation process. The document will be developed throughout the process and will include, a revised vision statement, goals and objectives, and provide a description of development and community revitalization opportunities to address the identified goals and objectives. The Executive Summary shall include, in no more than fifteen (15) pages, the following:

- community and project overview and description, including the study area boundary;
- the community's vision for the area and major goals and objectives;
- public participation process;
- conditions in the study area and key natural resources;
- an economic niche or opportunities based in part on the economic and market trends;
- strategic sites and associated redevelopment opportunities; and
- key findings and recommendations

The draft document will be submitted to the Grant Coordinator, Advisory Committee and DOS for review and comment. Five copies will be submitted of the draft Nomination, including three paper copies and two electronic copies.

**Deliverable:** Draft Nomination and Executive Summary

**Schedule:** Months 11 through 14  
**Cost:** \$10,540

### 5.2 Final Draft Nomination and Executive Summary

The Project Team will prepare a final draft Nomination and Executive Summary, reflecting the comments received by the grant recipient and DOS.

**Deliverable:** Final Draft Nomination and Executive Summary  
**Schedule:** Months 12 through 14  
**Cost:** \$6,930

### 5.3 Print and Distribute Interagency Briefing Package

Upon review and acceptance of the draft Nomination, the Project Team shall provide a Briefing Package for use by meeting participants, including, but not limited to, local, State, and federal agencies. Such package will be designed to prepare meeting participants for an interagency meeting to advance implementation of the BOA Plan. To facilitate review by multiple agencies, the project summary will follow the format and content provided, and shall include, but is not limited to:

- *Community Context* including a brief history of the community's development and a description of current conditions;
- *Project Description* a description of the study area in terms of size and character, number of brownfields, and specific issues being addressed;
- *Key Redevelopment Objectives* described in terms of redevelopment, community revitalization, job creation, public infrastructure, amenities, and natural resource protection or enhancement, as appropriate; and
- *Revitalization Needs* a list of specific revitalization needs, including, but not limited to: site assessment and environmental remediation; publicly controlled and other lands and buildings which are, or could be, made available for development or for public purposes; public or private measures needed to stimulate investment, promote revitalization, and enhance community health and environmental conditions; and other assistance to meet housing, retail, mixed use, industrial, recreational, cultural, and infrastructure needs.

**Deliverable:** The Project Team will submit to the Grant Coordinator three (3) paper copies, and no fewer than 25 electronic copies of the package. The exact number of copies required shall be determined by the Village in consultation with the DOS.  
**Schedule:** Month 15  
**Cost:** \$500

### 5.4 Interagency Roundtable

Upon review, the Grant Coordinator, Steering Committee, the Project Team and the DOS may convene a roundtable discussion of program opportunities for implementation of the BOA. Such discussion will serve as a basis for developing a realistic implementation strategy in the implementation of the BOA planning process. It is anticipated these roundtable discussions would take place at the bi-annual Inter-Agency Working Group Meeting as discussed in Task 2.2.

**Deliverable:** Attendance at the Inter-Agency Working Group Meetings.  
**Schedule:** Month 15  
**Cost:** \$1,160

## 6.0 COMPONENT 6 – FINAL NOMINATION & DESIGNATING THE BOA

### 6.1 Preparation of Final Nomination Study

Based on comments received during the review period, the Project Team will prepare a final Nomination. The final Nomination shall be submitted, along with a "redline/strikeout" version for comparison purposes, to DOS for review and comment, consistent with NYSDOS requirements. No additional copies of the Nomination will be printed or distributed without approval by DOS.

**Deliverable:** Final Nomination Report.  
**Schedule:** Months 15-16  
**Cost:** \$3,550

### 6.2 Application for Designation

Upon completion of all tasks and receipt of acceptable report products, the Project Team will submit an application for designation of the Brownfield Opportunity Area.

**Deliverable:** Application for the BOA Designation.  
**Schedule:** Month 16  
**Cost:** \$1,510

## 7.0 COMPONENT 7 – SEQR PROCESS

The Project Team will complete the Plan in context with NYS SEQR regulations. This allows us to run a parallel approach so that the Nomination Study also serves as a Draft Generic Environmental Impact Statement (DGEIS).

### 7.1 Environmental Assessment Form

As early in the process as practicable, but no later than completion of the Summary Analysis in the Nomination, the Project Team will complete Part 1 of the Environmental Assessment Form (EAF). The Project Team will submit Part 1 of the full EAF to the Village.

**Deliverable:** Completed Part 1 of the full Environmental Assessment Form.  
**Schedule:** Month 10  
**Cost:** \$170

### 7.2 Lead Agency

With the assistance of the Project Team, the Village will circulate the completed Part 1 of the EAF and request lead agency status under the State Environmental Quality Review Act (SEQRA). With regard to SEQRA, the County and DOS are involved agencies, since the Brownfield Opportunity Area

will be designated by the New York State Commissioner of Environmental Conservation, in consultation with the New York State Secretary of State, and will be locally adopted. It is assumed that the Project Team will prepare the letter and that the Village will distribute it.

**Deliverable:** Completed Environmental Assessment Form and letter requesting lead agency status. It is assumed that the Project Team will prepare the letter and that the Village will distribute it.  
**Schedule:** Month 12  
**Cost:** \$170

### 7.3 Determine Significance

Within twenty (20) days of designation of lead agency, or within twenty (20) days of receipt of sufficient information, the lead agency shall make a Determination of Significance. If determined by the Lead Agency that the proposed BOA will have a significant adverse environmental impact, a Positive Declaration must be prepared and a Generic Environmental Impact Statement will be required OR if determined by the Lead Agency that the proposed BOA will not have a significant adverse environmental impact, a Negative Declaration must be prepared. If a Negative Declaration is prepared and filed, then a Draft Generic Environmental Impact Statement will not be necessary. After designation of Lead Agency, a determination of significance will be made. Because a GEIS is going to be prepared, a positive declaration will be made.

**Deliverable:** State Environmental Quality Review Act Determination of Significance filed. After designation of Lead Agency, a determination of significance will be made.  
**Schedule:** Month 13  
**Cost:** \$170

### 7.4 Scoping Session

With the assistance of the Project Team, the lead agency shall initiate a scoping session by providing a draft scope to all involved agencies and the general public, and within sixty (60) days of the scoping session, provide a final scope of issues to be addressed in the draft GEIS.

**Deliverable:** Written scope of issues to be addressed in the draft GEIS.  
**Schedule:** Ongoing  
**Cost:** \$2,030

## 8.0 COMPONENT 8 – PROJECT REPORTING

### 8.1 Project Summary

Using the Executive Summary and the Interagency Briefing Package prepared as part of Component 5 of this BOA program, the Project Team will prepare a 1-2 page summary of the Nomination Study to be used in presentations to various stakeholders. The format will follow NYSDOS guidelines.

**Deliverable:** Completed project summary in a format provided by the DOS.  
**Schedule:** Ongoing

**Cost:** \$1,000

## 8.2 Semi-Annual Reports & MWBE Reporting

The Project Team shall submit to the Grant Coordinator semi-annual reports on the form provided and will include 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. This will include forms necessary for compliance with MWBE reporting requirements.

**Deliverable:** Semiannual reports and MWBE Reporting during the life of the contract.

**Schedule:** Throughout life of contract

**Cost:** \$3,000

## Q\_6207

Provide a detailed budget narrative that identifies the specific costs included in the project budget; explains how the budget and costs were determined; provides justification of all budget costs as being eligible, necessary and directly related to the project; and a describes how the applicant will monitor expenditures to ensure the project stays on schedule and budget.

The Village worked with Elan Planning, Design and Landscape Architecture PLLC out of Saratoga Springs NY to determine scope and fee. Elan has extensive experience with the BOA program leading multidisciplinary teams to prepare the Nomination Study. Professional services included in the fee estimate include: Principals, Senior Planners/Project Managers, Landscape Architects, GIS Technicians, Civil and Environmental Engineers, Economists and Market Analysts, and Public Outreach Specialists.

The costs by BOA task is as follows:

Task 1	Scope of Work	\$2,925
Task 2	Capacity Building	\$1,000
Task 3	Community Participation and Enlisting Partners	\$22,040
Task 4	Analysis of Brownfield Area	\$89,105
Task 5	Completion & Distribution of Draft Nomination	\$19,130
Task 6	Final Nomination Study	\$5,060
Task 7	SEQR Process	\$2,540
Task 8	Project Reporting	\$4,000
	Estimated Expenses:	\$2,000
	Project Total:	\$147,800
	Estimated 10% Village Match:	\$14,780

All costs will be considered 'contractual services' in the detailed budget breakdown.

## Q\_10040

Describe how the BOA project budget and cost were determined. Relevant experience and background of all parties responsible for compiling the budget and the method/approach used to arrive at estimates should be included.

The village worked with Elan Planning, Design and Landscape Architecture PLLC out of Saratoga Springs NY to determine scope and fee. Elan has worked on 12+ BOA Nomination Studies in the past 10 years therefore has significant experience in completing these studies.

## Q\_10041

BOA program grants may be used for up to 90% of the total eligible costs of the project. Successful applicants will be required to provide the remaining 10% of the project cost. Describe the amount of local match that will be required and identify the source of those funds.

The Village intends on providing the \$14,780 (10% of the budget) out of the general fund.

## Q\_10031

Applications to Develop a BOA Nomination: Presence and Impact of Known or Suspected Brownfields - Describe the percent of total land area in the area identified for funding that consists of known or suspected brownfields and the extent to which the proposed Brownfield Opportunity Area demonstrates the following: presence of known or suspected brownfields, including vacant, underutilized, deteriorated and abandoned properties; evidence of economic distress, risk to public health, or other negative impacts of the known or suspected brownfields on the proposed BOA; known or suspected brownfields present strategic opportunities to stimulate economic development, community revitalization or the siting of public amenities.

- This is a conditional question based on the answer to [Q\\_10028](#). This question displays when selecting the answer: "**Development of a BOA Nomination (BOA)**"
- At the current early stage of this process we can only estimate the percentage of brownfield properties within the study area. Upon a visual review, past knowledge of redevelopment effort stalled due to environmental contamination and overall historical uses of property, it is estimated that between 25-50% of the property within the study area will have some level of contamination. This will include the presence of brownfields, vacant, underutilized and deteriorated properties. A level of economic distress and risk to the public as properties continue to decline in appearance, therefore impacting the potential for redevelopment. There are clear targets and opportunities to address as part of the BOA that when conditions are clarified or corrected will stimulate other economic activity in close proximity and build an overall powerful

momentum. Therefore, it will greatly enhance property values and attractiveness of development and overall create an economic viability currently lacking.

## Q\_10032

Describe the extent to which the proposed project will advance the vision and goals of the BOA program as refined by the community in the BOA Nomination for the area; the extent to which the project is consistent with the objectives, desired redevelopment and priorities for investment stated in the BOA Nomination; and the extent to which project relates to strategic opportunities presented by brownfields to stimulate economic development, community revitalization or the siting of public amenities.

- This is a conditional question based on the answer to [Q\\_10028](#). This question displays when selecting the answer: "**Undertaking Pre-Development Activities within a State-designated BOA**"

The Village of Athens project is the perfect match for the overall vision and goals of the BOA program. The project connects directly with the following objectives, targeted redevelopment and priorities for investment:

- Full analysis of potential brownfield sites, existing conditions in the study area to provide a much-needed preliminary description of next steps and overall development and environmental clean-up opportunities;
- Organized community engagement to help define the visioning process to clarify goals and objectives with development priorities;
- Identify the final boundaries for a manageable study and re-development area;
- Align partnerships to advance the approved community strategy moving forward including identification of private sector partners, public role with clarification on public access and programming;
- Develop summary on economic and market trends for the village and greater region;
- Confirm desired and practical future uses and strategies for redevelopment projects;
- Finalize brownfield and other underutilized sites strategy to leverage for redevelopment and community revitalization;



- Implementation plan coordinated with the site detail and brownfield redevelopment strategies;
- Enable the marketing of sites, uses, overall strategy and connections to overall plan for revitalization utilizing quality detail, mapping and environmental data.

The community driven project also directly aligns with the strategic opportunities to stimulate economic development, create jobs, revitalize a community and the enhancement of public amenities in the following ways:

- Develop with community consensus a development plan containing data and site detail required for developer interest and private investment;
- Clearly communicate type of business and jobs required for public support connecting with local and regional demand,
- Workforce component will strengthen overall plan by providing talent and skills required for identified types of development;
- Overall theme of community development clear with defined plan, standards, requirements and commitment to historical preservation and appropriate design standards;
- Development of a clear set of guidelines and expectations on expansion of public access to river and enhancement of current and to be developed public space.

### **Q\_10033**

Describe the indicators of economic distress that characterize the area that is the focus of the BOA grant application.

The elements of economic distress in the Village of Athens takes several forms and includes a variety of indicators. A starting point is that a minimum of 25% of the defined area is vacant, underutilized, or a potential brownfield. Flood plain issues and conditions of adjacent properties also impact current conditions and add uncertainty to future development. Another 25% at a minimum is available for industrial or commercial development. Summarizing, well over 50% of the area can be improved with several key parcels identified as momentum builders, both on 2<sup>nd</sup> Street and at key locations on the waterfront.

## Q\_10034

Describe the local capacity and partnerships that will support and facilitate completion the proposed project, including: the extent to which an effective organizational and staffing structure exists to advance and complete the project; demonstrated support for the project by multiple entities, including but not limited to municipalities, community-based organizations, and/or NYC Community Boards; and potential for the project to be carried out jointly by a municipality and a community-based organization and/or NYC Community Boards in partnership.

The Village of Athens, with new dynamic leadership at the Mayor's position and a supportive Board of Trustees, is fully committed to this project. Key priorities have been identified to attract business, jobs, private investment, housing, a diverse new population, new students and families to the community, and transform the 2<sup>nd</sup> Street corridor and waterfront with dynamic new redevelopment. Overall, revitalizing the village is front and center with a community mobilized to be involved and drive progress.

Village staff with a combination of professional consultants and anticipated support from the Greene County Office of Economic Development and Planning, the Greene IDA, the Center for Economic Growth, the regional economic development experts and volunteer talent, will drive the process. In addition, it is anticipated that the Greene County Chamber, Columbia-Greene Community College and private sector companies will aid the overall effort.

This Brownfield Opportunity Area funding request will allow the village to continue its efforts to revitalize the community and strategically engage an active, committed and passionate group of community activists and citizens. This group will ensure extensive neighborhood outreach and an active, transparent process.

Redevelopment of the Hudson River waterfront will also attract a significant level of participation by other regional and environmental groups and government. In summary, below is a complete list of private, public and government agencies expected to be involved:

- Village of Athens

- Town of Athens
- Greene County Legislature
- Greene County Office of Economic Development and Planning Department
- Greene Industrial Development Authority
- Greene Land Trust
- Columbia-Greene Community College
- Bank of Greene County Foundation
- Capital Region Center for Economic Growth
- Scenic Hudson
- Riverkeeper
- New York State Department of State
- New York State Department of Environmental Conservation
- Empire State Development Corporation
- New York State Office of Community Renewal
- New York State Department of Transportation
- Central Hudson

## **Q\_10035**

Describe the public and stakeholder support that exists for the project.

The weekend and newer residents re-locating from surrounding urban areas have only strengthened this commitment of quality and connection to the past.

While the Village has made some progress in revitalizing the 2<sup>nd</sup> Street core and waterfront, the Mayor and Trustees recognize the need to continue investing in planning for vacant, underutilized and brownfield sites in order to achieve the desired end use as a local and regional destination. In order to realize the vision and expanded revitalization strategy, a BOA designation is a necessary and critical component for a more defined inventory, site condition analysis, a more aggressive community engagement, market driven use data and project implementation. Ultimately, this work and strong commitment to process will be a key factor in driving and attracting private investment and the critically needed jobs.

## Q\_10036

Describe the potential positive economic impacts that the project will have on the proposed or designated BOA, the community, and the region.

The Village of Athens, a historic community along the Hudson River sandwiched between the Capital Region and Hudson Valley, is a diverse mix of newer urban residents and a historically rural population of wide-ranging economic status. Current economic factors include a small group of small businesses with a large historic industry on the waterfront. Some tourism drivers have been developed and offer a positive sector for growth in the future. Employment traditionally is provided by the smaller businesses in the area and at other locations in the surrounding communities including State government. The village is showing signs of revitalization after many years of decline common among the river communities over the last 50 years. Leaving many vacant and environmentally challenged sites in its path. The trend continues the revitalization of small cities and villages in the Hudson Valley over the last decade. This is the true opportunity for which the BOA can provide, a true vision for the future driven by a real analysis that will bring great value to potential sites for redevelopment.

Evaluation of the BOA study area will allow municipal leaders and regional economic development agencies, such as the Center for Economic Growth, to gather valuable information necessary to understand some of the basic redevelopment limitations. The village core and waterfront are served by quality connections to I-87 and can potentially include commercial river access. A summer ferry service to Hudson has proven a nice value for a tourism traffic connecting the two communities. These transportation connections coupled with the area's prime tracts of vacant and underutilized properties make it a prime target area for long term redevelopment efforts from regional and NYC based developers.

The Brownfield Opportunity Area program will allow the village, county and regional development agencies to develop a targeted investment program to bring this area back for attractive private sector investment. The goal is to create

substantial fiscal and economic impacts through the addition of new residents and employment opportunities that will increase tax rolls, generate new housing development and bring vibrancy back to the local school district. The Village of Athens recognizes that a focused redevelopment strategy, loyal to the historic fabric of the community maximizing the value of the Hudson River, will help the community and region restore its tax base, establish a renewed sense of community and enhance the village's and Greene County's economic development efforts.

### **Q\_10037**

Describe the potential positive environmental impact of the project to the proposed or designated BOA, the community, and the region.

As with many small Rivertown communities, the Village of Athens suffered a series of economic setbacks over a long period of time that lead to the eventual decline and deterioration of its downtown and waterfront. In addition to the closing of basic manufacturing and historic employers, a loss of population to other communities with jobs and out of state locations continued the subtle decline. As identified in the initial review, the BOA study area contains several potential brownfield and significantly underutilized sites that require reformation and real data to be potentially redeveloped.

The village recognizes the importance of reducing and eliminating real and perceived contamination on these sites. The designation of the BOA will allow the community to work with brownfield landowners to remediate contaminated properties, identify opportunities to enroll in the brownfield cleanup process, and redevelop these sites in concert with the natural environment. The value will also be to eliminate any concerns of contamination at other sites making them more attractive as well. As the village implements the strategies outlined in the BOA program, it will be well-positioned to advance a wide range of sustainable practices including integrating modern stormwater management techniques to capture rainwater and reduce runoff, redeveloping the river corridor as a green street that improves pedestrian accessibility, and integrating ecological considerations with the goals of restoring the village's frontage on the Hudson River. These efforts will result in a positive impact on the health

and vitality of traditionally underrepresented mini-neighborhoods by offering new and clean sites for small scale and multi-use development, enhanced public parks and recreation, increased access to the waterfront, and an overall improved quality of life.

### **Q\_10038**

Describe the potential positive environmental impact of the project to the proposed or designated BOA, the community, and the region.

The Village of Athens is a classic modern-day melting pot, home to a long-term rural population and new urban residents looking for quality of life through second homes or permanent places to embrace life's simplest pleasures. This has created a diverse mix of people, way of thinking and economic levels. The welcoming feel and commitment of equality in Athens has enabled the transformation to work. The BOA nomination will afford the village the opportunity to develop critical elements of a vibrant and active downtown and waterfront, of appropriate scale, to support its unique demographic and socio-economic profile. Plus, become a place of joyful and tourism-based destination for the surrounding region. Adaptively reusing existing historic structures and underutilized parcels to support a range of affordable and market rate housing, employment opportunities for all segments of the community, developing a pedestrian riverside pathway with connections throughout the downtown core is the ultimate goal. Bigger thinking allows us to dream of these developments allowing residents natural connections to goods and services, and creating new open and enhanced spaces that allow for active and passive recreation. Ultimately, this dream will provide a distinct and positive quality of life that is as diverse as the community it serves.

### **Q\_1037**

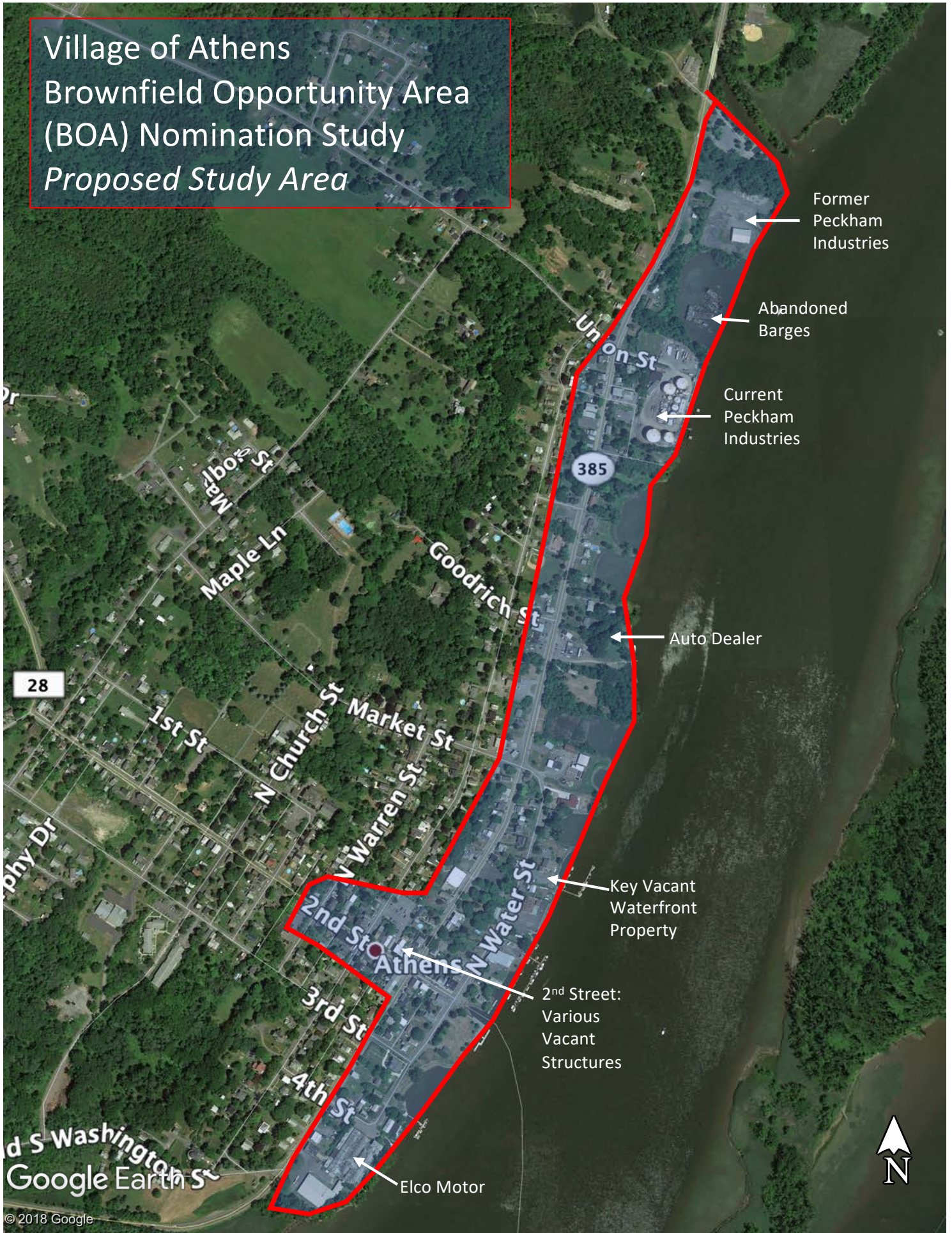
By entering your name in the box below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for Minority-owned Business Enterprise (MBE)/Woman-owned Business Enterprise (WBE)

participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

**Q\_1038**

By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Village of Athens  
Brownfield Opportunity Area  
(BOA) Nomination Study  
*Proposed Study Area*



Former Peckham Industries

Abandoned Barges

Current Peckham Industries

Auto Dealer

Key Vacant Waterfront Property

2nd Street: Various Vacant Structures

Elco Motor

