

TO:	Project File	PROJECT NAME: DATE OF MEETING: TIME OF MEETING:	Brandywine Corridor BOA April 15, 2010 2:00 AM
FROM:	J.Hakes	LOCATION OF MEETING:	Broome County Planning Office

Copies to:

Committee (see attached sign-in sheet), file

PURPOSE OF MEETING: Committee Meeting

ITEMS DISCUSSED:		
ITEM:	DISCUSSION:	ACTION BY:
Powerpoint Presentation by Elan & HRP Associates	<ol style="list-style-type: none"> 1. Lisa Nagle provided a project Status Update as follows: <ul style="list-style-type: none"> • Stakeholder meetings completed • Economic & market trends overview completed • Inventory & analysis in progress • Site profile analysis in progress • Vision & goals in progress • Strategic sites matrix in progress • Preliminary Land Use and Development Scenario to occur • Public participation ongoing 2. Description of the Priority Site Matrix <ul style="list-style-type: none"> • A methodology to review sites in the study area based data obtained. • The methodology considers environmental, physical, planning and economic conditions of each site. 3. The environmental criteria reviewed for the site profile analysis includes the following: <ul style="list-style-type: none"> • Soil contamination • Groundwater contamination • Cost to remediate • Other environmental factors 4. Jeff Sotek discussed his analysis and ranking of each of the 18 sites. A higher ranking equals a higher priority for redevelopment. The ranking is based solely on environmental criteria at this point. This is a draft ranking and open for discussion with the Committee. 5. In summary, many sites within the study area do not have major environmental problems, but do have some loose ends to tie up. 	None at this time.

<p>Committee Discussion on Presentation</p>	<ol style="list-style-type: none"> 1. The Committee assisted in providing the Project Team with additional background on several sites discussed in presentation. 2. A question was asked about the movement of groundwater. It was noted that groundwater could be degraded, but that level of analysis would occur at the BOA Step 3 – Implementation Strategy. For the Step 2 – Nomination Study it may be appropriate to mention uses and potential groundwater concerns. 3. The cost of remediation was discussed. It is truly dependent on the end use and the specific contamination. 4. It was noted that no Class 2 Superfund Sites appear within the study area. 5. It was noted there are no health and safety threats to the community. 6. A question was asked about the pre-existing conditions of the area where the row of housing currently exists. That has not yet been researched but can be using Sanborn mapping. 7. It was noted that the ranking for each site is a universal ranking. 8. In the instance of the existence of a sole source aquifer or other critical receptors, a more aggressive clean-up should be required. 9. Access to DOT was discussed. 	<ol style="list-style-type: none"> 1. Elan Team to re-examine specific site rankings for environmental criteria based on Committee Discussion.
<p>Floodplain Mapping Discussion by Griffiths Engineering</p>	<ol style="list-style-type: none"> 1. Dan Griffiths of Griffiths Engineering provided an overview of the new FEMA floodplain mapping process and draft mapping results. He discussed the potential impacts of the new mapping as well as the process to request a map amendment. 2. A 90-day comment period is anticipated this summer to respond to the draft mapping. 	<p>None at this time.</p>
<p>Committee Discussion on Floodplain Mapping</p>	<ol style="list-style-type: none"> 1. The process for mapping was questioned and discussed including the methodology of the modeling used to identify the floodplain . 2. The concept of a temporary flood structure at the viaduct was discussed. 3. It was noted that a Flood Task Force Meeting was occurring the week of April 19th with NYSDEC and the Army Corps of Engineers. 4. The implication for existing buildings was discussed. Flood insurance would be required if a federally-backed mortgage is in place. 5. A discussion centered on the availability of state and federal funding for property within the floodplain. At this time, there is nothing preventing properties within the floodplain from receiving funding. 6. Further discussion took place regarding how redevelopment can be accomplished with this new floodplain data. 	<p>None at this time.</p>

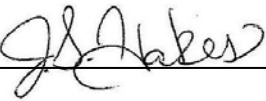


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Upcoming Meetings	1. The next Committee Meeting will take place on Wednesday, May 26, 2010 at 2:00 pm at Broome County Office Building. The discussion will focus around the draft Vision Statement and a draft Priority Sites Matrix.	1. Elan Team to email draft Vision Statement to Committee. Comments provided back to Elan for discussion at next Committee meeting. 2. Elan Team to complete Priority Site Matrix and present at next Committee meeting.
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The foregoing constitutes my understanding of the items discussed and decisions reached. If there are any corrections, please contact the undersigned.

PREPARED BY:



Date: April 23, 2010

Broome County
Brandywine Opportunity Area

April 15, 2010

Sign-In Sheet

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