

**BROWNFIELD OPPORTUNITY AREA
CITIZEN PARTICIPATION PLAN**

**Brandywine Corridor
Broome County
Binghamton, New York**

NYSDOS Contract # C303861

PREPARED BY:

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1.0 INTRODUCTION

The goal of the Citizen Participation Plan is to foster communication and trust between the public, Broome County, the City of Binghamton, applicable regulatory agencies, and the County's consultant, Elan Planning and Design, Inc. (Elan), during the course of the Brandywine Corridor Brownfield Opportunity Area Study (Brandywine BOA). The Brandywine BOA is one of many activities being undertaken by the County as it strives to restore economic vitality and to maintain the environmental integrity of the County. Citizen participation provides an opportunity to gather information from the public regarding the history of a given property, property grouping, or corridor so that informed decisions may be made regarding the investigation and ultimate development of a site or area within the County. The plan outlines strategies to achieve the following objectives:

1. To share information with the public regarding the planning process;
2. To provide opportunities for the public to voice issues, concerns and opportunities; and
3. To provide an opportunity for the public to contribute their perspective in the development of the Brandywine Opportunity Area.

This Citizen Participation Plan (CPP) details the approach that Broome County and its consultants will use to inform County residents and fully involve the County's communities in the implementation of the Brownfields Program. The success of the Brandywine BOA will not only rely on the expertise of Elan, but will substantially rely on local stakeholders from within the County. This will include municipal planners, engineers, lenders, developers, government officials and community members.

The BOA program has been designed to seek input from various stakeholders and includes the formation of a Brandywine Corridor Steering Committee, public meetings at key project milestones, and the use of document repositories. The details of these project components are discussed further in the remaining sections of this CPP.

2.0 BRANDYWINE BOA

2.1 Site Location

As shown on attachment #1 - the Brandywine BOA measures approximately 137 acres and it occupies the triangle of land bordered by NYS Route 7 (the Brandywine Highway) to the west, rail line to the east, and Bevier Street to the north. Nearly all of the proposed Brandywine BOA is zoned industrial, with a small portion at the southern end zoned commercial.

The Brandywine Corridor is dominated by current and former industrial and heavy commercial land uses, the rail corridor, and the Brandywine Highway. At the northern end of the Brandywine BOA is Universal Instruments. This site is flanked by undeveloped land, some of which is owned by the Binghamton Local Development Corporation, a non-profit devoted to the economic development of the City of Binghamton.

3.0 SCOPE OF WORK

3.1 Project Scope

The Nomination Study is an in-depth and thorough description of the Brandywine study area, including an economic and market trends analysis for properties located in the proposed BOA, with an emphasis on the identification and reuse potential of strategic sites that are potential catalysts for redevelopment. The Nomination Study will include an analysis of the proposed BOA. This will include a summary description and analysis of the contextual relationship of the proposed BOA, with an emphasis on the identification and reuse potential of strategic sites identified by the community as catalysts for redevelopment.

A general overview of the tasks in the Nomination Study includes:

- Examine the land use patterns within and adjacent to the BOA study area;
- Involve and engage the public and private sector;
- Determine the economic and market reality of suggested reuses;
- Develop an understanding of the level of environmental contamination; and
- Evaluate capabilities of the existing infrastructure.

The emphasis of the study will be to revitalize the Brandywine Corridor and relate the redevelopment to the larger region and landscape.

4.0 Citizen Participation Activities

Citizen participation will be one of the driving forces behind the successful of the redevelopment of the Brandywine BOA. The following sections of this Citizen Participation Plan summarize the measures that will be in place to maintain effective communication between the Steering Committee and the community throughout the process.

4.1 Brandywine BOA Steering Committee

The Brandywine BOA Steering Committee has been assembled to provide guidance and serve as an advisory group during the project. The role of the Steering Committee is to review and provide input on documentation, help evaluate study findings, and to prioritize the brownfield sites. The Steering Committee is comprised of individuals representing the County and City, as well as business and property owners and residents of the study area. (A complete list of Steering Committee Participants is attached)

Elan will also copy the County Executive, Senator Libous and Assemblywoman Lupardo to keep them abreast of activities and progress as the Brandywine BOA moves forward.

As the Brandywine Corridor Brownfields program is implemented, the Steering Committee will generally meet every other month, or roughly six times per year, to discuss the progress of the project and to keep the community informed of the assessment activities. A series of Steering Committee meetings will be held during the program that will generally coincide with significant project milestones. Approximately two weeks prior to each Steering Committee meeting, Elan will provide a draft meeting agenda to the Broome County Department of Planning and Economic Development for review. Based on their input, Elan will prepare a final agenda and distribute it to the full Steering Committee via email approximately one week prior to the meeting.

4.2 Public Meetings

To maximize public input and minimize the potential for environmental justice issues, a variety of meeting formats will be used during the preparation of the Nomination Study. An overview of these activities follows:

4.2.1 - Stakeholder Meetings (Task 2.2): 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. A one-on-one setting is preferred for the stakeholder meetings as people are more comfortable expressing their ideas and desires.

The Project Team will set aside 2 days for this purpose and either go to each stakeholder or set up at the County Office building where people can come to us at their convenience. This early input is intended to identify the key issues and concerns in the community prior to completion of all the inventory tasks and the Visioning Workshop.

Proposed Meeting Location: **To be Announced**

4.2.2 - Public Meeting 1: Visioning Workshop (Task 2.5): Using information from the stakeholder meetings and the inventory and analysis as a base, a Visioning Workshop will be held. The Visioning Workshop will include an overview 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.

Proposed Meeting Location: **To be Announced**

4.2.3 - Public Meeting #2: Project Update (Task 2.9): The Preliminary Land Use and Development Scenarios will be presented to the community at a public presentation. This presentation will be structured to provide an update to, and

involve residents and business/property owners within the project area. This workshop will elicit community input on major issues, concerns, and alternatives/opportunities within the study area.

Proposed Meeting Location: **To be Announced**

4.2.4 - Public Meeting #3 Preliminary Master Plan: (Task 2.10): The Preliminary Master Plan Concept(s) will be presented to the community at a public presentation. The presentation will provide a summary of proposed improvements including infrastructure needs. Elan will present tools and techniques for implementation, recommendations for further analysis, cost/benefit discussions, anticipated costs and available funding sources. This presentation will be structured to provide an update on the project and involve residents and business/property owners within the project area.

Proposed Meeting Location: **To be Announced**

4.3 Public Notification Procedures

To develop interest and to encourage participation, announcements relative to Community meeting dates and venues, project status, and/or the availability of reports will be published in Binghamton Press & Sun Bulletin.

Notification of meetings or other project status-related announcements will also be provided via postings at the local repositories specified in Section 4.4, and on the events calendars associated with the following internet web sites:

Project Site: www.gobroomecounty.com/planning/brandywine
Repository Site: www.gobroomecounty.com/planning/pubs

4.4 Information Repositories

Historical environmental reports (if available), pertinent correspondence, the Work Plan document package, future reports, and this Citizen Participation Plan will be available for public review at the information repositories identified below:

Paper Copy Location: Department of Planning & Economic Development
Broome County Office Building
44 Hawley Street, 5th Floor
Binghamton, NY13901

Project Site: www.gobroomecounty.com/planning/brandywine
Repository Site: www.gobroomecounty.com/planning/pubs

4.5 Local, State, and Federal Contacts

The following information provides contact information for local, state and federal agencies participating in the Brandywine Corridor BOA Study.

Department of State (DOS)

The Department of State is the primary sponsor of the Brandywine BOA and has provided funding for the project. In addition, the DOS will provide oversight, direction, and technical assistance throughout the duration of the project.

Contact information for the Department of State representative for this project is provided below:

Ms. Elaine Miller
New York Department of State
State Office Building
Hawley Street,
Binghamton, NY 13901
elaine.miller@dos.state.ny.us

(607) 721-8756

Department of Environmental Conservation (DEC)

The DEC will have an important role in association with the development of the Nomination Study and will be available for consultation regarding environmental conditions associated with the study area.

Contact information for the DEC representative for this project is provided below:

Mr. Gary Priscott
Engineering Geologist I
Division of Environmental Remediation
NYSDEC
1679 Route 11
Kirkwood, NY 13795-1602
gwprisco@gw.dec.state.ny.us

(607) 775-2545 ext 116

Broome County

The Broome County Department of Planning and Economic Development is responsible for the administration and project management of the Brandywine BOA. In addition, representatives from the County will provide project oversight.

Contact information for the County's primary representative, Frank J. Evangelisti, Chief Planner, is listed below:

Mr. Frank J. Evangelisti, Chief Planner
Department of Planning & Economic Development
Broome County Office Building
44 Hawley Street, 5th Floor
PO Box 1766
Binghamton, NY 13902-1766
FEvangelisti@co.broome.ny.us

(607) 778-2414

Elan Planning and Design, Inc.

The consulting team will provide technical expertise for the duration of the project. In addition, representatives from Elan Planning and Design, Inc., will serve as public facilitators.

The primary contacts for the consulting team are listed with contact information below:

Lisa Nagle, AICP
Principal and Project Manager
Elan Planning and Design, Inc.
18 Division Street Suite 304
Saratoga, New York, 12866
lnagle@elanpd.com

(518) 306-3702 ext 11


Ashley Gardner
Project Planner
Elan Planning and Design, Inc.
18 Division Street Suite 304
Saratoga, New York, 12866
agardner@elanpd.com

(518) 306-3702 ext .16

5.0 SCHEDULE

The project will commence during the summer of 2009 and is expected to continue for fourteen (14) to eighteen (18) months. The project schedule is included as Attachment #2 to this document. This schedule will be amended as required to best meet the needs of the project as it moves forward.

**Attachment #1
BRANDYWINE CORRIDOR
BROWNFIELD OPPORTUNITY AREA
PROJECT LOCATION/AREA**

Legend
 Proposed BOA



**Attachment #2
BRANDYWINE CORRIDOR
BROWNFIELD OPPORTUNITY AREA
PROJECT SCHEDULE**

BRANDYWINE CORRIDOR BROWNFIELD OPPORTUNITY AREA
PROJECT SCHEDULE
 City of Binghamton, Broome County, NY
 Last Revised: 09/08/09

		2009						2010								
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Task 1 -- Community Participation and Techniques to Enlist Partners																
Task 1.1	Contract Preparation															
Task 1.2	Project Scoping	★														
Task 1.3	Project Outline															
Task 1.4	Community Participation Outline															
Task 1.5	Technical Committee Communication		★		★	★	★	★		★		★		★		★
Task 1.6	Project Website and Additional Materials															
Task 2 -- Nomination Study																
Task 2.1	Area Boundary Description and Justification															
Task 2.2	Community Input - Stakeholder Meetings			☀												
Task 2.3	Community and Regional Setting															
Task 2.4	Inventory and Analysis															
Task 2.5	Visioning Workshop					☀										
Task 2.6	Economic and Market Trends/Market Overview															
Task 2.7	Vision/Goals Refinement															
Task 2.8	Strategic Sites Matrix															
Task 2.9	Preliminary Land Use and Development															
Task 2.10	Master Plan Concept															
Task 2.11	Review of Strategic Brownfield Sites															
Task 2.12	Summary Analysis, Findings, and															
Task 3 -- Completion and Distribution of the Draft Nomination																
Task 3.1	Initial Draft Nomination and Executive Summary															
Task 3.2	Draft Nomination and Executive Summary															
Task 3.3	Print & Distribute Draft Nom.															
Task 3.4	Consultation on Comments Received															
Task 4 -- Final Nomination and Advancing to BOA Program Step 3																
Task 4.1	Preparation of Final Nomination Study															
Task 5 -- SEQR																
Task 5.1	Environmental Assessment Form															
Task 5.2	Lead Agency															
Task 5.3	Determine Significance															
Task 5.4	Scoping Session															
Task 6 -- Advancement and Site Assessment																
Task 6.1	Application for Interim Designation															
Task 6.2	Site Assessment Information Forms															

★	Technical Committee Meeting
☀	Additional Public Input

**Attachment #3
BRANDYWINE CORRIDOR
BROWNFIELD OPPORTUNITY AREA
STEERING COMMITTEE**

Last Name	First Name	Company/Affiliation
D'Attilio	Richard	Broome County Industrial Development Agency
Domin	Gail	Broome County Dept of Planning and Economic Development
Egitto	Beth	Broome County Dept of Planning and Economic Development
Eshbaugh	Pam	NYS DOT
Evangelisti	Frank	Broome County Dept of Planning and Economic Development
Fauci	Darcy	Broome County Deputy County Executive
Garner	Jason T.	Broome County Legislature
Gayle	Steven	BMTS
Hampton	Philip S.	Neighborhood Resident
Harris	Merry	City of Binghamton Economic Development
Hotchkiss	Mark	EMS Technologies
Kamlet	Kenneth S.	Newman Development Group, LLC
Maciak	Mike	Robinson Street Plaza
Merola	Stacy	Broome County Environmental Management Council
Miller	Elaine	NYSDOS
O'Reilly	Mary	NYS DOT
Petkash	Rita	Broome County Dept of Planning and Economic Development
Priscott	Gary	NYS-DEC Region 7 Sub-Office
Quidort	Caroline	City of Binghamton Planning
Stanton	Phil	Neighborhood Resident
Venuti	Michael	Triple Cities Acquisition, LLC/Cook Brothers
Webb	Lea	Binghamton City Council

Information Contacts

Fiala	Barbara J.	County Executive - Broome County
Libous	Tom	Senator
Lupardo	Donna A.	Assemblywoman