

City of Syracuse Brownfield Opportunity Area East Adams-South Salina - Public Meeting 1

February 26th

www.cscos.com



Agenda

1. Project Team
2. BOA Program & Outcomes
3. East Adams-South Salina BOA
4. BOA Committee
5. Community Outreach
6. Next Steps
7. Questions
8. Activities

Project Team



What is a Brownfield?

What do you think of when you think of “brownfield”?



What is a Brownfield?

NYS Department of State definition: Brownfields are real property that is **abandoned, unused or underused due to known or suspected contamination** that complicates redevelopment. When New York's industrial economy declined, industries that fled to other states and countries left behind a **legacy of contamination, which created pockets of neglect, disinvestment, vacancy, and abandonment**—many of which exist within disadvantaged communities.



Examples of Brownfield Sites

- ◆ Closed/Underutilized Industrial Facilities
- ◆ Gas Stations
- ◆ Dry Cleaners
- ◆ Former Railroad Property
- ◆ Vacant Commercial Properties



Impacts of Brownfields

- ◆ Threats to Human Health
- ◆ Environmental Degradation
- ◆ Source of Blight
- ◆ Tax Burden
- ◆ Low Property Values
- ◆ Attractive Nuisances
- ◆ Sources of Negativity
- ◆ Decreased Quality of Life



The Good News about Brownfields

- ◆ Brownfield sites can be remediated and reused
- ◆ State and Federal Programs
 - ◇ USEPA Brownfield Program
 - ◇ NYS Brownfield Opportunity Area (BOA) Program
 - ◇ NYS Environmental Restoration Program (ERP)
 - ◇ NYS Brownfield Cleanup Program



Brownfield Redevelopment Success

Village of Gowanda Amphitheatre



City of Jamestown Skate Park



ANSCO Camera Factory



The BOA Program

- ◆ Intended to aid in revitalization
- ◆ Partnerships
 - ◆ Local Community
 - ◆ Department of State
 - ◆ Department of Environmental Conservation (DEC)
 - ◆ Other local, regional and state partners
- ◆ Assists with **transformations of brownfields into community assets:**
 - ◆ New businesses
 - ◆ Housing
 - ◆ Job creation
 - ◆ Public amenities (parks, trails, recreation)

The BOA Program

How Does the BOA Process Work?

Planning

Brownfield redevelopment begins with a planning process that enables communities to articulate a clear vision, goals, and strategies for redevelopment of brownfield sites and broader community revitalization.

Designation

State Designation of a Brownfield Opportunity Area affirms the commitment of communities and New York State to realize the vision and goals established during the planning process.

Implementation

With a BOA plan in place, communities can begin to realize their vision. Designated BOAs are eligible, and well positioned, to access additional State funding and assistance to jumpstart redevelopment.

We are currently here

BOA Outcomes: Timeline

- ◆ Nomination Document → Fall 2026
- ◆ Formal Designation of BOA → Dec. 2026
- ◆ Plans for Advancing Projects → 2027 and beyond
 - ◆ *See next slide*

Key Goals:

- ◆ Enhanced Grant Opportunities
- ◆ Focus on Priorities, Momentum
- ◆ Local Champions and Partnerships

BOA Outcomes: Types of Projects Funded

ELIGIBLE PRE-DEVELOPMENT ACTIVITIES

AVAILABLE FUNDING FOR DESIGNATED BOAS

Development Activities of Marketing Materials

Market analyses; creation of websites, brochures, and other materials to promote BOA projects

Development of Plans and Specifications

Schematic design; survey; construction document development

Real Estate Services

Creation of developer RFPs; legal services; development of real estate disposition strategies

Building Conditions Studies

Architectural and structural studies; lead; mold; asbestos; radon; and/or vapor intrusion surveys

Infrastructure Analyses

Feasibility studies; traffic studies; infrastructure improvement plans

Zoning + Regulatory Updates

Developing land use regulations

Environmental, Housing + Economic Studies

Phase I and Phase II ESAs; archaeological/cultural surveys; financial feasibility studies; renewable energy feasibility studies; target industry analysis (e.g. tourism, housing, industrial)

Public Outreach

Community meetings; neighborhood events; temporary demonstration projects

Future projects can be property-specific or areawide

Source: Northland Beltline BOA Plan

Outcomes Example: Geneva North End BOA

During Community Planning Process:

- ◆ Residents highlight lack of open spaces and connections to Seneca Lake from the BOA neighborhood
- ◆ This is where we are at now in the process



Source: Geneva North End BOA Plan, Google



Outcomes Example: Geneva North End BOA

During BOA Plan Creation:

- ◆ Feedback incorporated, Open Space & Connectivity is one of three key revitalization strategies
- ◆ Stage set for future grant applications

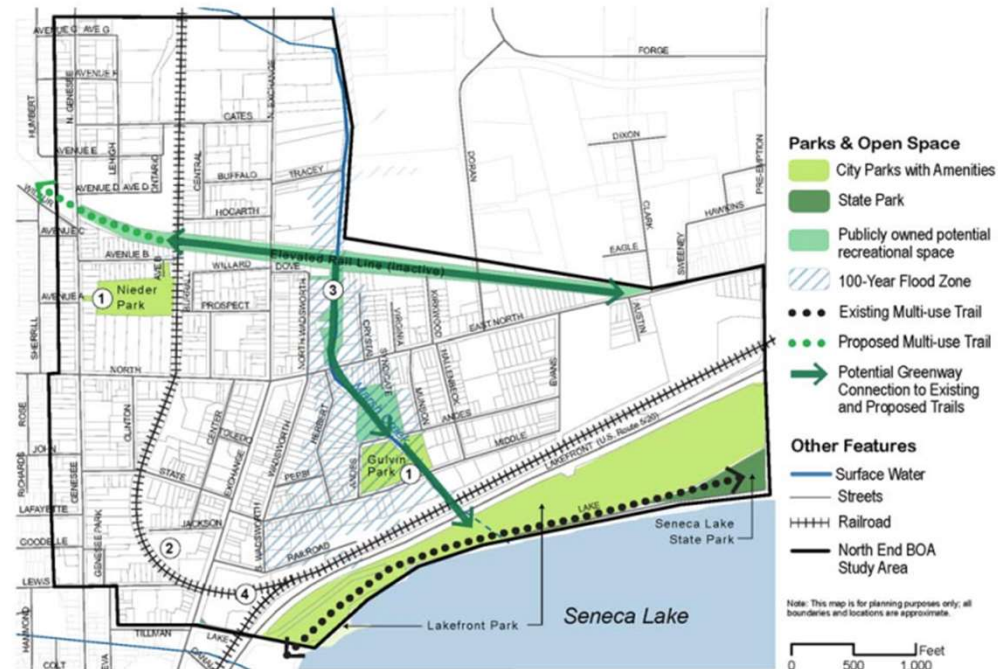


Figure 22: Open Space Strategies Map

Open Space and Connectivity

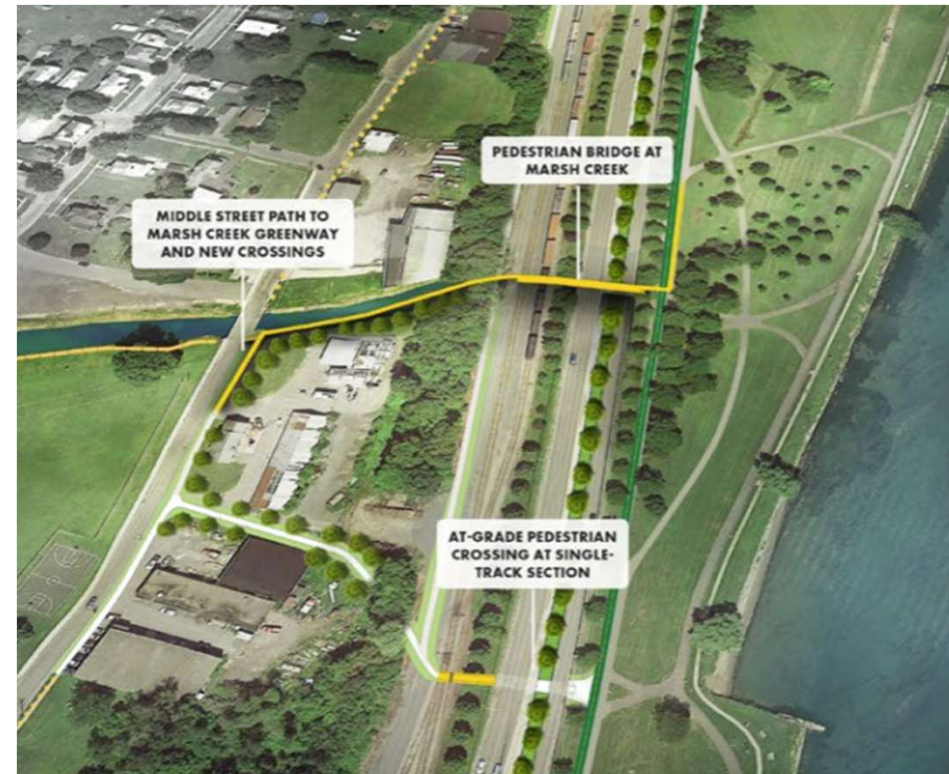
- Evaluate long-term options for safe pedestrian and bike crossing at U.S. Route 5 & 20.
- Develop recreational reuse framework and concept plan for Foundry site.
- Enhance recreation programming at Nieder Park and Gulvin Park.

Source: Geneva North End BOA Plan

Outcomes Example: Geneva North End BOA

After BOA Nomination:

- ◆ City applies to BOA program to fund an *Open Space & Connectivity Strategy*
- ◆ City can leverage report to secure additional grant funds



LAKEFRONT ACCESS – BRIDGES & CROSSINGS

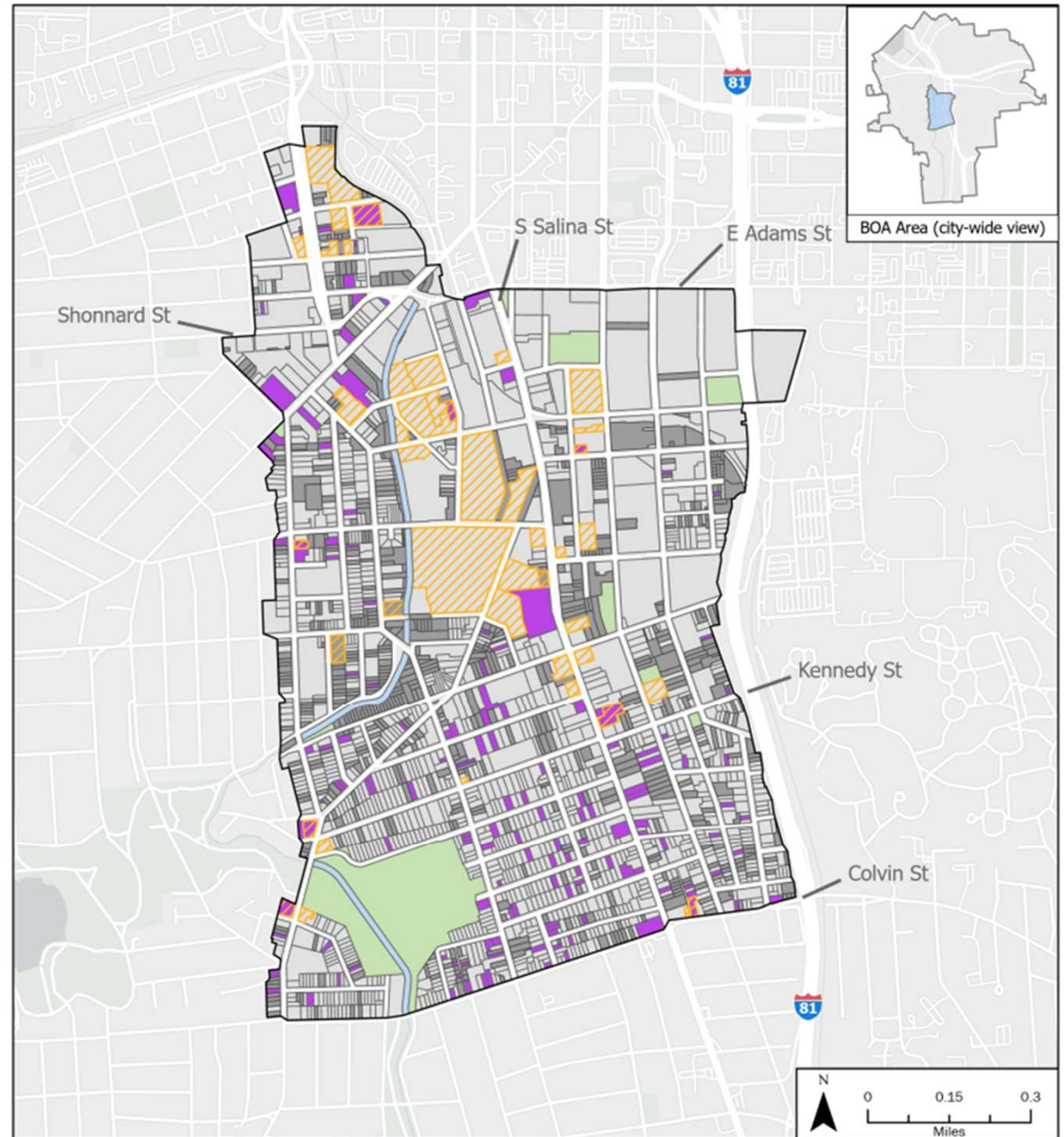
Bridge over railroad only	\$3,000,000 ea
Bridge over railroad & highway	\$4,000,000 ea
HAWK signal installation	\$200,000 ea

Source: North End BOA Open Space & Connectivity Strategy



BOA Boundary: East Adams-South Salina

BOA Boundary



- Parcel
- Suspected Brownfield
- Vacant Land
- Vacant Building
- Park
- Onondaga Creek Parcels*
- BOA Boundary

BOA Boundary Size: 749.21 Acres

This map is based on current property records and is intended for planning purposes only.
JTA/FURI | 2026-01-27

*Note: There are more parcels that belong to the Creekwalk, only parcels directly over the creek were symbolized

BOA Committee

- ◆ Kevin Race – City of Syracuse Business Development
- ◆ Brianca Hill – City of Syracuse Director of Business Development
- ◆ Gail Cawley – JMA Wireless
- ◆ Dr. Ofrona Reid – Syracuse Community Health
- ◆ Bren Daiss – Centro
- ◆ Patrona Jones-Rowser – Syracuse Common Council
- ◆ John O'Brien – Heuber-Breuer
- ◆ Tara Harris – Lead Neighborhood Navigator, Blueprint 15
- ◆ Marquita Hetherington – Resident / Blueprint 15
- ◆ Desaree Dixie – Jubilee Homes
- ◆ Isabel Willson – CNY Regional Planning & Development Board
- ◆ Jean Yang – SUNY ESF
- ◆ Cal Corridors – Allyn Family Foundation
- ◆ Shadia Taylor – Syracuse Housing Authority
- ◆ Manila Southammavong – City of Syracuse Neighborhood Planning
- ◆ Rita Paniagua – Syracuse Common Council
- ◆ Troy Waffner – Onondaga Planning Department
- ◆ Katelyn Wright – Greater Syracuse Land Bank
- ◆ Gary Priscott – NYSDEC
- ◆ Owen Kerney – City of Syracuse Planning & Sustainability

Community Engagement

- ◆ Outreach includes:
 - ◆ Community Participation Plan
 - ◆ Two public meetings
 - ◆ One online survey
 - ◆ Pop up events (meeting people where they are)
 - ◆ Stakeholder interviews



Our Engagement Strategy

- ◆ **Look Within:** Gain insight into community needs by conducting surveys, facilitating focus groups, and hosting inclusive meetings
- ◆ **Build Support:** Empower the community through ongoing feedback mechanisms and inclusive outreach efforts that intentionally engage individuals across all generations
- ◆ **Future Together:** Maintain open communication, provide updates, and ensure continuous collaboration with the community.

Next Steps

- ◆ Take the online survey!
- ◆ Stay informed by providing your contact information at the sign in table
- ◆ Stay following the presentation for activities and to provide your feedback

Questions?

Tonight's Activities

- ◆ **Kids' Imagination Station** - Kids can create their dream neighborhood through fun, hands-on crafts. Big ideas welcome!
- ◆ **What Should Be Preserved?** - Share what you love about the area and what must be protected when planning moves forward.
- ◆ **Community Gap Map** - Use color-coded stickers on our large map to show what's missing, problematic, or could be improved.
- ◆ **Priority Voting** - Vote on how resources should be invested, from housing and green space to safety, culture, and local services.
- ◆ **Reimagining Key Spaces** - Share your ideas for the Raynor Ave greenspace and 917 Montgomery, and vote on what should come next.
- ◆ **Tell Us How You Get Around** - Tell us how far you would walk or bike and what would make you do it more