

## Appendix B

---

## Meeting Summaries



# Town of Tonawanda

## Healthy Niagara – Waterfront Land Use Plan Update

---

### Meeting Notes - August 1, 2011

#### Attendance:

Jim Jones (Town of Tonawanda); Mike Kaiser (Town of Tonawanda); Jim Hartz (Town of Tonawanda); Rich Tindell (Buffalo Niagara Riverkeeper); Ken Swanekamp (Erie County) Thomas Hersey (Erie County); Joanna Panasiewicz (County); Amy DeGaetano (NYS DOS); Rick Henry (Clark Patterson Lee); Kerry Ivers (Clark Patterson Lee)

#### Major Points of Discussion:

##### Introductions

- Advisory Committee members introduced themselves and their affiliation(s). Amy participated via tele-conference.

##### Riverkeeper Project Status Update

- Rich provided a progress report about Riverkeeper's current activities related to the Watershed Management Plan. The Watershed Atlas is near completion. Riverkeepers is in the process of identifying valuable data that has not been collected previously.
- Jim discussed the E-3 Program that is currently underway in the town. The program provides funding for environmental and energy enhancements at eligible facilities. There are 53 permitted facilities and the Town has identified its top 10.

##### Scope and Schedule Review

- Kerry provided a more detailed schedule that identified critical pre-task and task activities per the scope outlined in the proposal. The group reviewed the detailed schedule and identified upcoming milestones. The next two critical tasks include a project area site visit and the first public informational meeting. The site visit (to be scheduled) would include key members of the project team and interested/available members of the advisory committee. The site visit needs to be conducted in advance of the public information meeting, which is slated for mid-September. Possible dates for the public meeting were discussed as well as logistics (e.g. location) and the meeting format. Kerry emphasized the need for that first meeting to be interactive and informative.
- Many of the early tasks will be conducted concurrently by project team members to ensure timely information gathering.
- Stakeholder group meetings will be scheduled in conjunction with other planning activities. Potential stakeholder groups include: industry/business representatives; and involved/interested municipal agencies; and residents/visitors.

## Town of Tonawanda

### Healthy Niagara – Waterfront Land Use Plan Update

---

- Jim J. and Mike discussed the current BOA study being facilitated by LaBella. The committee agreed that coordination among the two planning efforts will be important to the progress and success of both. Both teams will need to share information as needed and coordinate tasks to reduce/eliminate planning fatigue for the community and advisory committee members.
- The group discussed options related to online surveying and other outreach opportunities. Those options will be explored to determine if and how they can be implemented, likely to be used on the Town's website.
- Kerry briefly discussed deliverable format and suggested that the specific approach to visualization would be defined as the project proceeds.

#### Project Issues and Opportunities

- Kerry discussed some general issues related to project identification and community outreach strategies. Kerry suggested developing an identifiable logo/theme so that all future communication and project deliverables are easily identified as belonging to the Waterfront Land Use Update.
- Rich noted the need to consider riparian buffers, reforest and encourage uses/development practices that will address uncontrolled runoff. Kerry indicated that sustainable development practices would be addressed as part of the visioning process.
- Ken discussed the need to carefully consider the most recently completed Waterfront Land Use Update. That plan was based on the premise that industrial development is and should continue to be the primary land use in this area. Future land use should not preclude/hinder industrial development. However, he noted that very little new industrial development had taken place since that study was completed. Although it is important to note that considerable reinvestment at existing facilities (south of Sawyer Street) has taken place since that study was completed. Jim Hartz noted that the elimination of Empire Zone may have impacted that condition. The group discussed the limited economic development incentives currently available.
- Jim J. and Mike identified the five target areas to be focused on in the planning effort: Cherry Farm Park, Aqua Lane Launch, riverfront park area, Sheridan Park, and a centralized (direct) trail linkage between Sheridan Park and the waterfront.
- Kerry facilitated a brainstorming session to identify strengths and weaknesses of the study area (see attachment).

# Town of Tonawanda

## Healthy Niagara – Waterfront Land Use Plan Update

---

### STRENGTHS

- Beautiful views of waterfront and across the river
- Niagara River is an internationally known waterway
- Waterfront property
- Employment center for the town and a key center for the region
- Tax base
- Thruway access/transportation network
- Potential rail access
- Water and sewer infrastructure
- Large amounts of vacant land or land in transition
- Potential cheap power
- Most of the brownfields/abandoned buildings have been identified
- Proximity to Buffalo and Amherst
- Riverwalk – recreational opportunities
- Boating and fishing activity
- Proximity to Riverkeepers' office

### WEAKNESSES

- Landfills (at least a couple of hundred acres; radioactive materials present)
- Brownfields
- Impaired air quality
- Tonawanda Coke
- Perception of heavy industry/bad stuff (it's the first thing seen coming over the bridge)
- No fiber optic
- Land use patterns (pre-existing, non-conforming uses and land use conflicts)
- Terrorist vulnerability – concentration of large industrial/chemical facilities
- Concern about security
- Lack of public access to the water (especially between grand island and Aqua Lane)
- Transportation around the bridge (congestion at tolls and bridge)
- Corridor configuration may be a weaknesses
- Long narrow parcels (awkwardly shaped) not development/land assembly friendly – risks of land locked parcels
- Riverwalk is located away from river's edge, limited direct connection to river
- Elementary school – a favorable step up from the city schools, but low rung for town residents
- Business/commercial/industrial vs. residential development





# Tonawanda Brownfield Opportunity Area

## Pre-Nomination Study

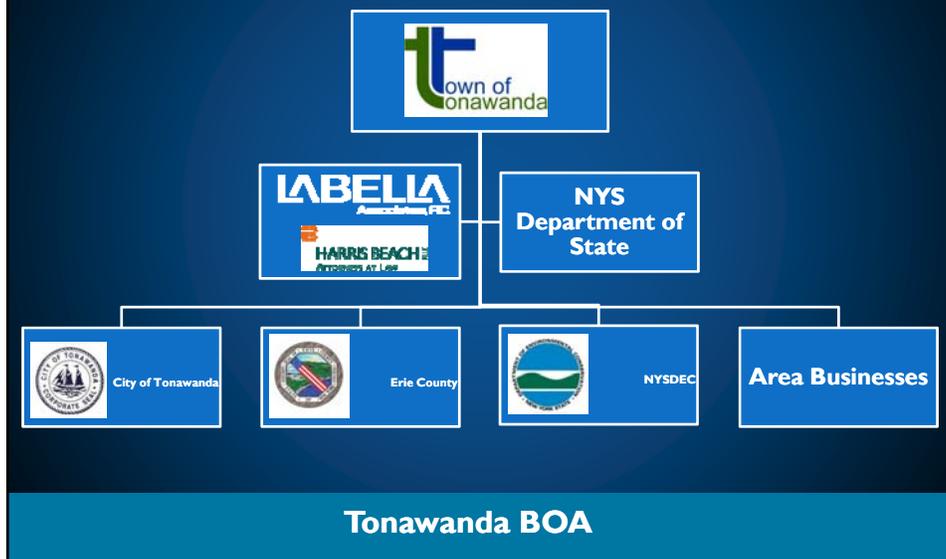
**Tonawanda BOA**

### Agenda

- What is a Brownfield & the Brownfield Opportunity Area Program
- Tonawanda BOA Characteristics
  - Demographic/Economic
  - Land Characteristics
- Brownfield Incentives
- Schedule
- Next Steps

**Tonawanda BOA**

## Project Team & Partners



## What is a Brownfield?

*A site, where the expansion, redevelopment, or reuse can be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.*

*Source: U.S. EPA*

**Tonawanda BOA**

## What is a Brownfield?

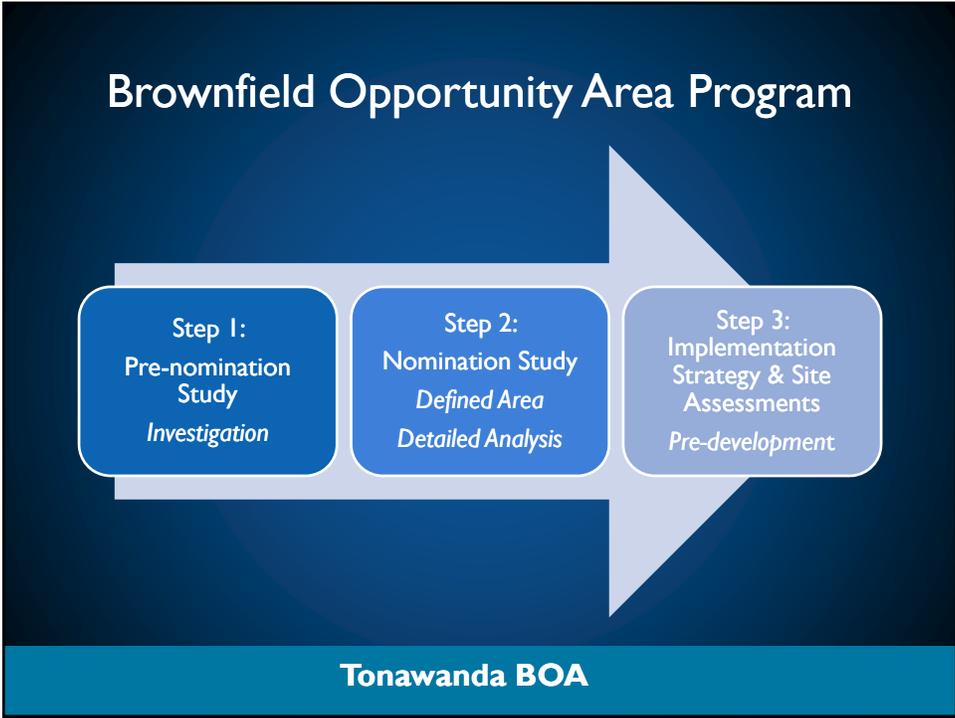


**Tonawanda BOA**

## Brownfield Opportunity Area (BOA)

- Multiple Brownfield Sites . . .
  - and Vacant, Underutilized, Abandoned Sites
- Area Revitalization Plan
- Partnerships
  - Local Community
  - Department of State
  - Department of Environmental Conservation
  - Other local, regional and state partners

**Tonawanda BOA**

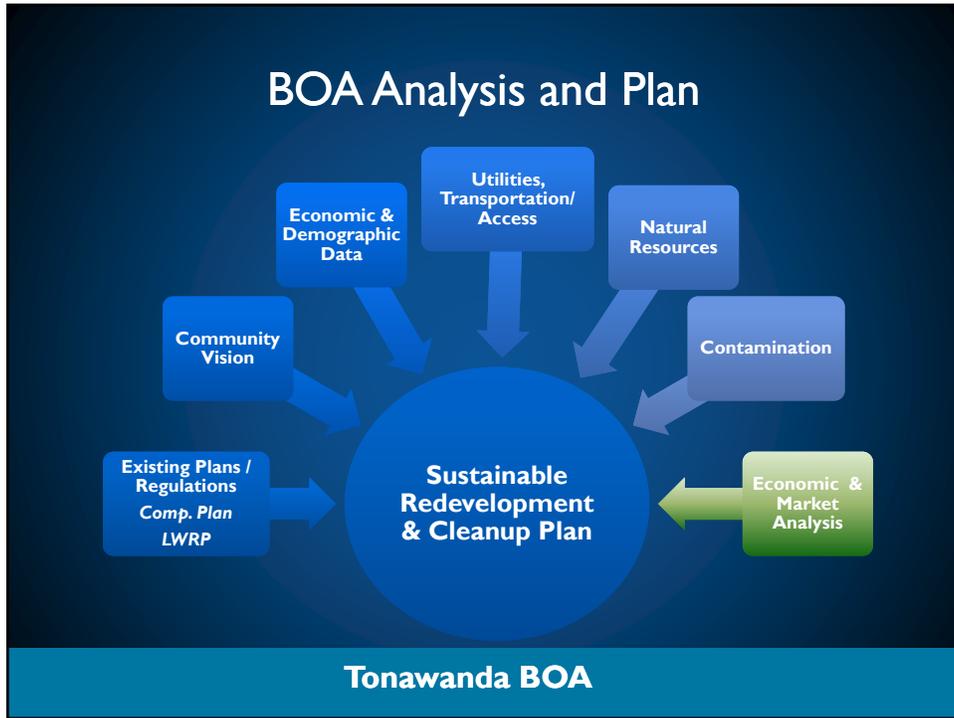


## Brownfield Opportunity Area

**Benefit - Advances projects to the marketplace**

- Community support / Partnerships
- Revitalization strategy
- Transparency of environmental conditions
- Grants/Tax Incentives
- Project marketing

**Tonawanda BOA**

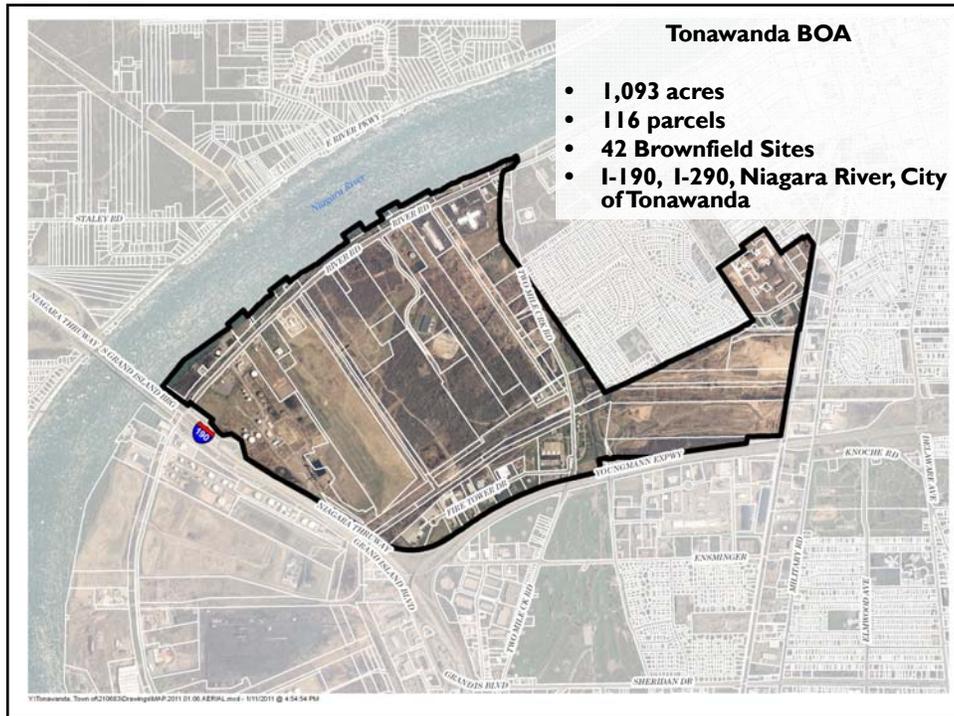


## BOA Analysis and Plan

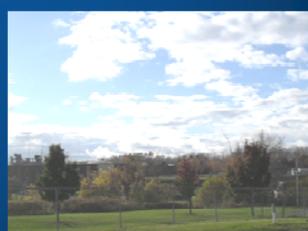
	Low Contamination	High Contamination
High Development Potential	Developer Sites	Public – Private Partnership
Low Redevelopment Potential	Public Sector Projects	Cleanup & Closure

Source: Rutgers University, Brownfields Capacity Building Assistance program for CBOs

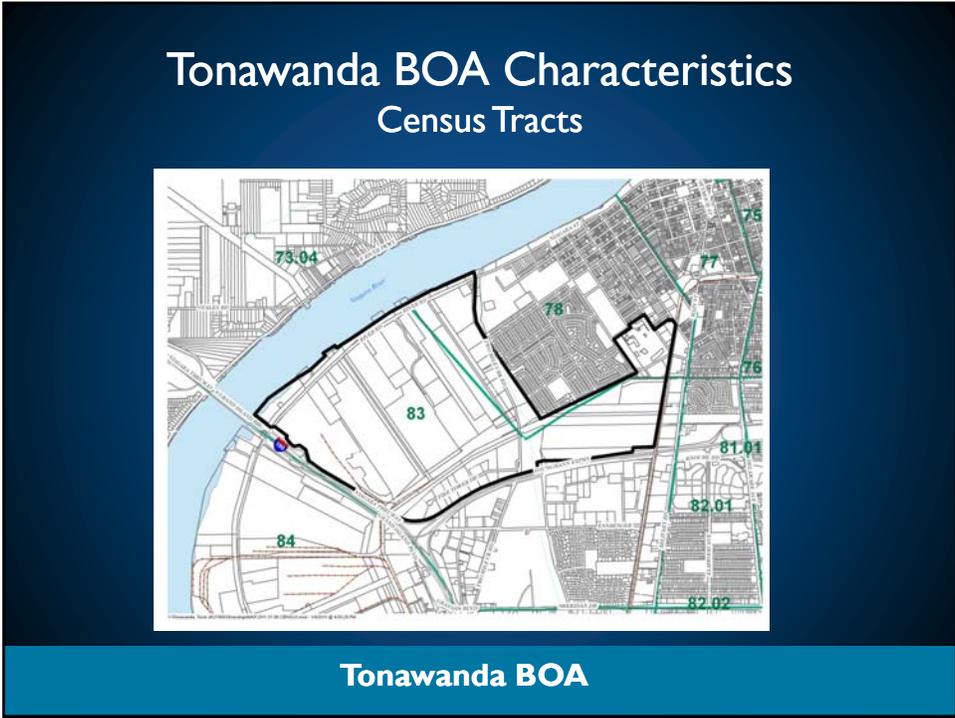
**Tonawanda BOA**



## Tonawanda BOA Images



**Tonawanda BOA**



## Tonawanda BOA Characteristics Population

Area	Population (Year)			Change 1990-2000		Change 2000-2009	
	1990	2000	2009 (Est.)	Number	Percent	Number	Percent
Census Tract 78	6,154	5,615		(539)	-8.8%		
Census Tract 83	3,076	2,864		(212)	-6.9%		
City of Tonawanda	17,284	16,136	14,766	(1,148)	-6.6%	(1,370)	-8.4%
Town of Tonawanda	82,464	78,155	71,749	(4,309)	-5.2%	(6,406)	-8.1%
Erie County	968,532	950,265	909,247	(18,267)	-1.8%	(41,000)	-4.5%
New York State	17,990,455	18,976,457	19,541,453	986,002	5.5%	564,996	3.0%

Source: U.S. Bureau of the Census

**Tonawanda BOA**

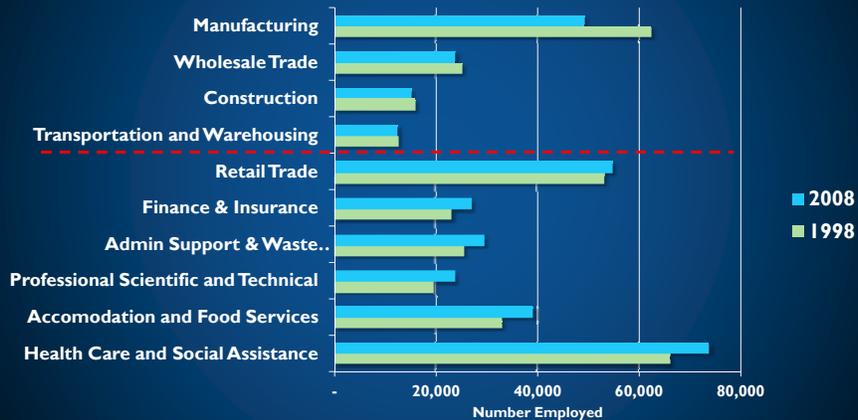
## Tonawanda BOA Characteristics Census Tract (Neighborhood) Profiles

Subject	Tract 78	Tract 83	City of Tonawanda	Town of Tonawanda
Housing Vacancy Rate	5.0%	10.9%	5.3%	3.9%
% Housing Units Owner Occupied	75%	21.3%	72.5%	72.9%
% Housing Units Renter Occupied	25%	78.7%	27.5%	27.1%
% High School Graduates	83.8%	76.7%	85.2%	87.5%
% Individuals Below Poverty Level	9.3%	37.7%	7.1%	6.9%
% Homes Built Before 1939	25.3%	14.5%	41.4%	20.5%
1999 Median Household Income	\$ 36,956	\$ 17,490	\$ 37,523	\$ 41,453
1999 Per Capita Income	\$ 18,109	\$ 10,649	\$ 18,789	\$ 20,947
1999 Median Housing Value	\$ 75,500	\$ 75,800	\$ 73,400	\$ 85,100
Median Age	41.5	28.3	38.9	41.1

Source: U.S. Bureau of the Census

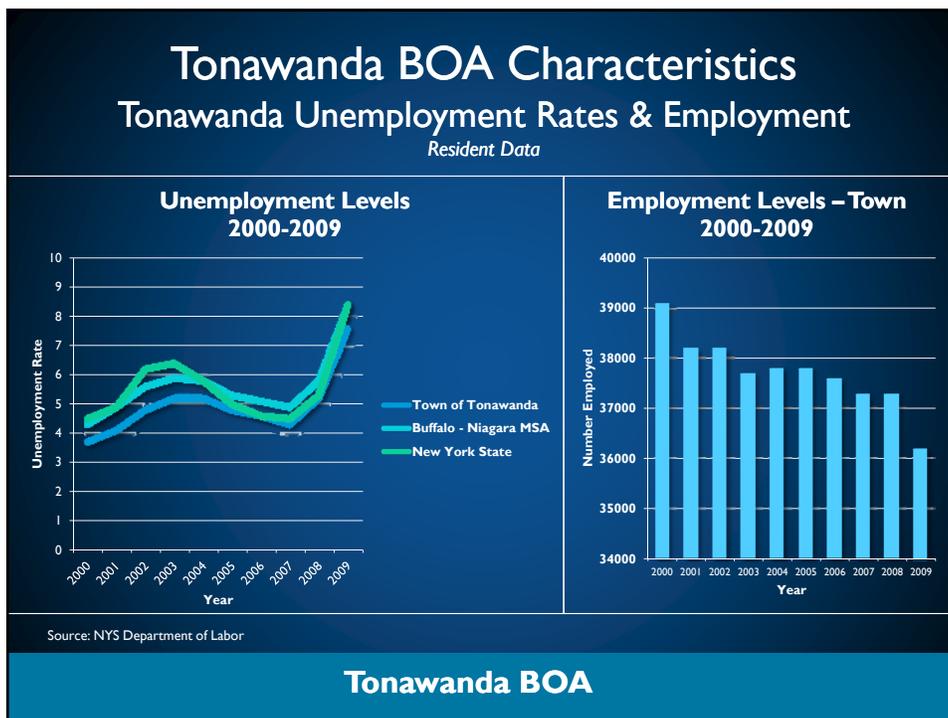
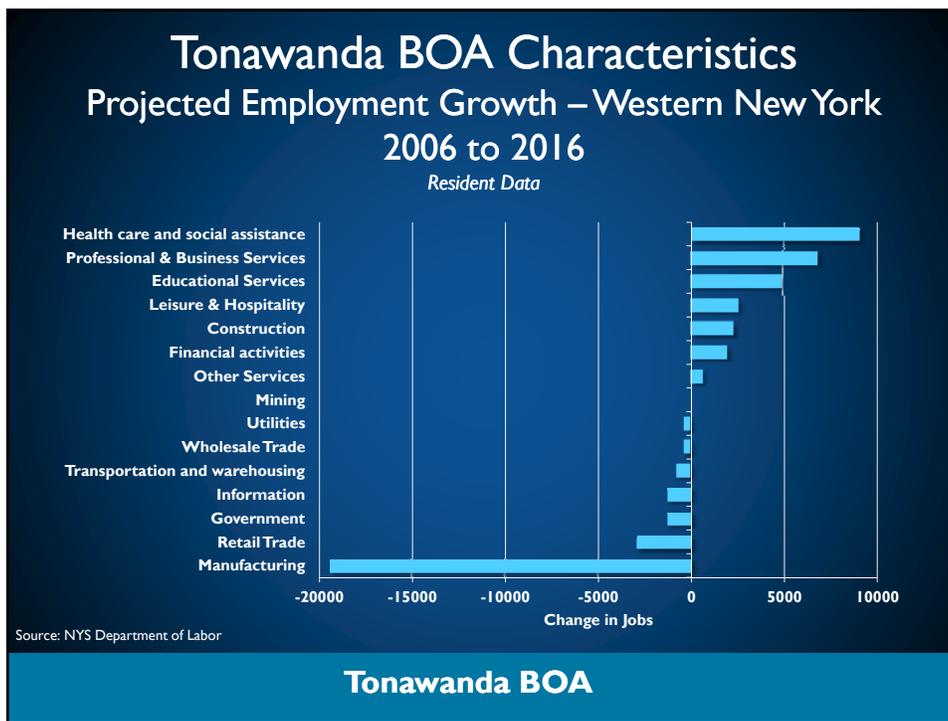
### Tonawanda BOA

## Tonawanda BOA Characteristics Industry Employment – Erie County *1998 and 2008*



Source: U.S. Bureau of the Census, County Business Patterns

### Tonawanda BOA



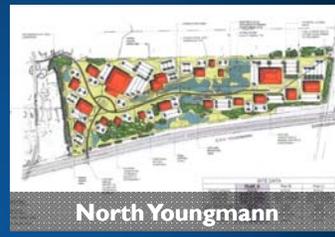
## Tonawanda BOA Characteristics Relevant Plan Recommendations

- Comprehensive Plan
- Local Waterfront Revitalization Plan
- Waterfront Land Use Plan
  - Roadway System/Connectivity
    - River to Spaulding Fibre via proposed North Youngmann Center
  - Shovel Ready Economic Development
  - River Road Image
  - Environmental Protection/Remediation

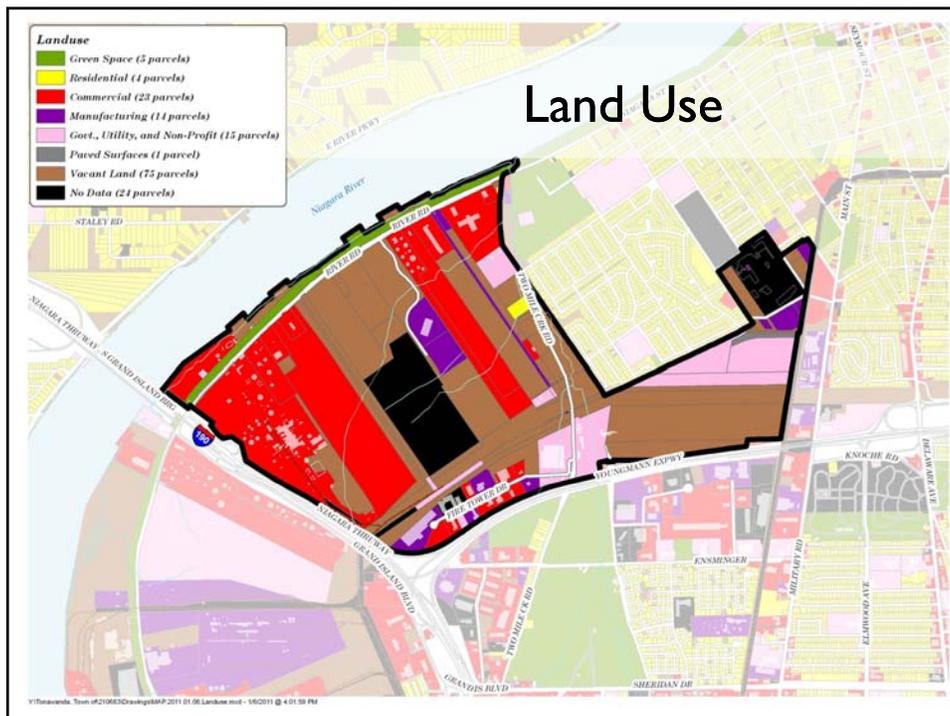
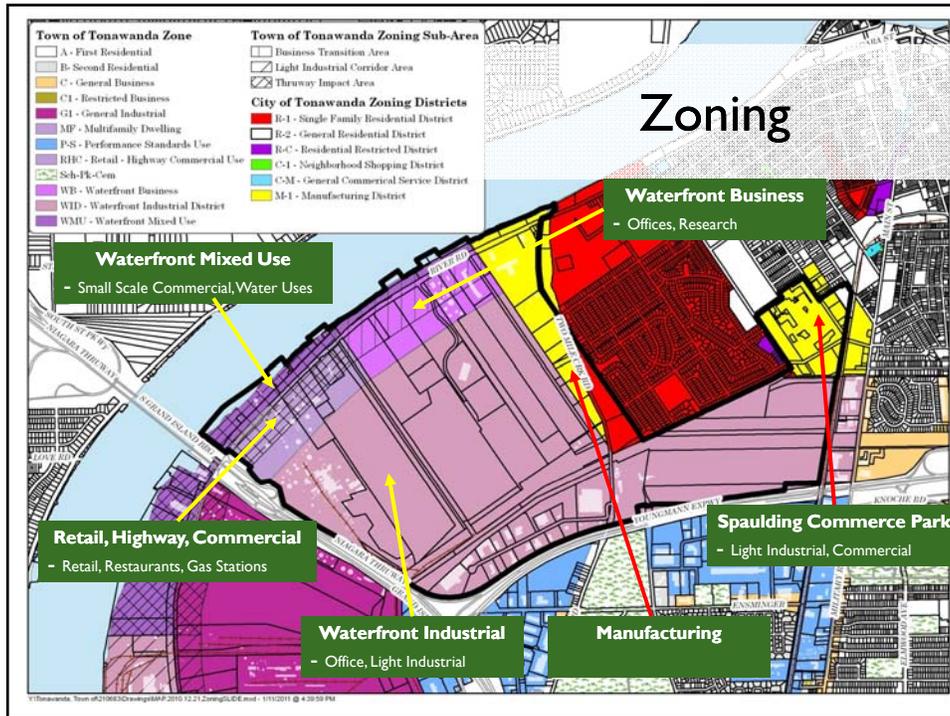


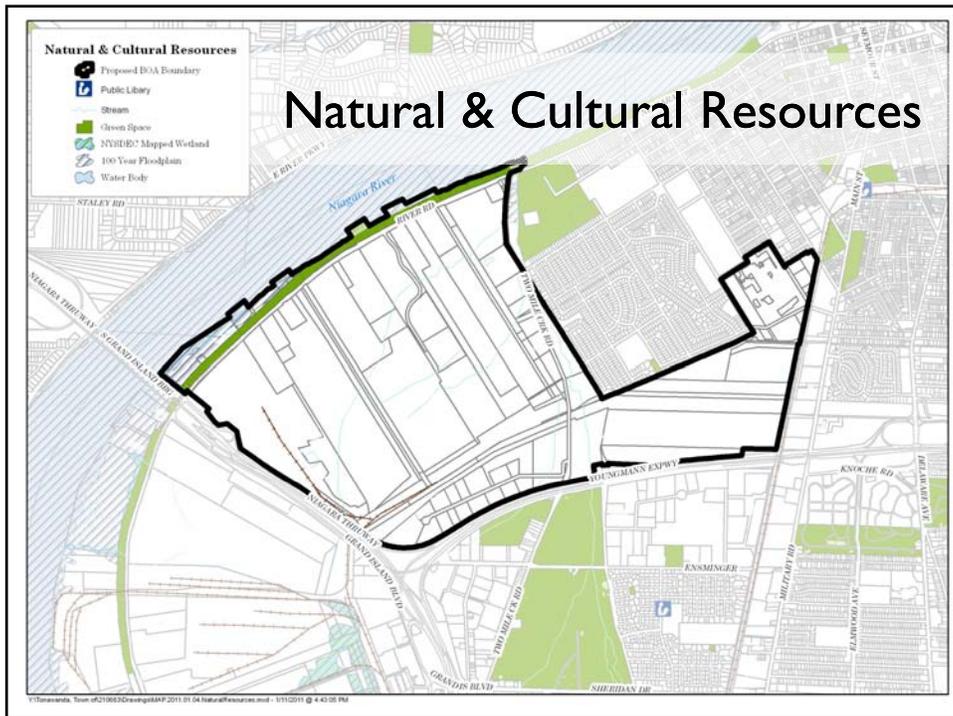
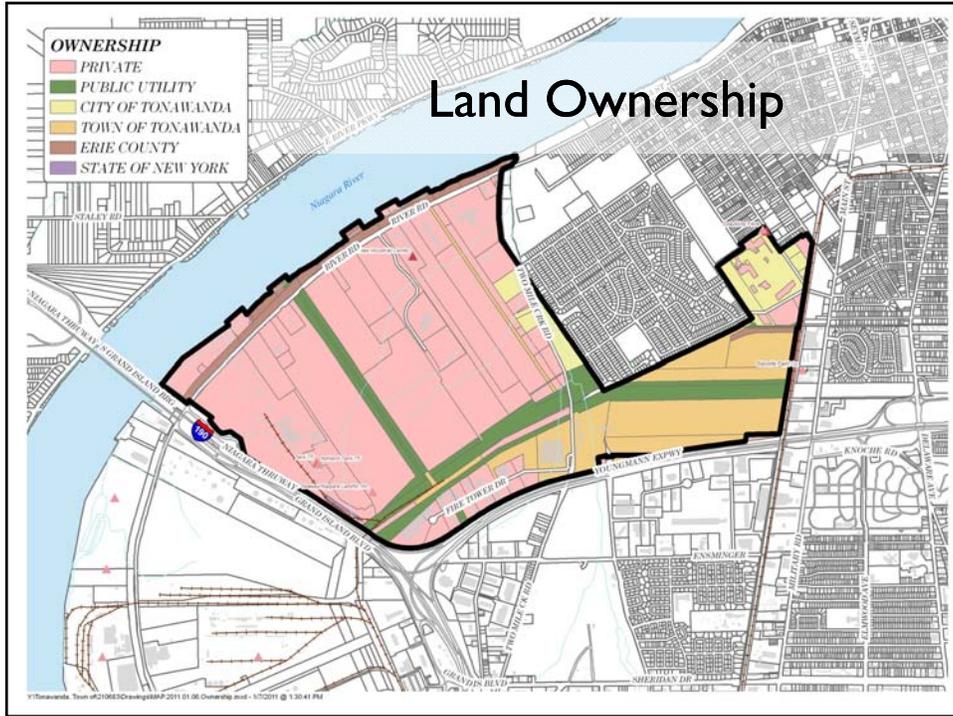
**Tonawanda BOA**

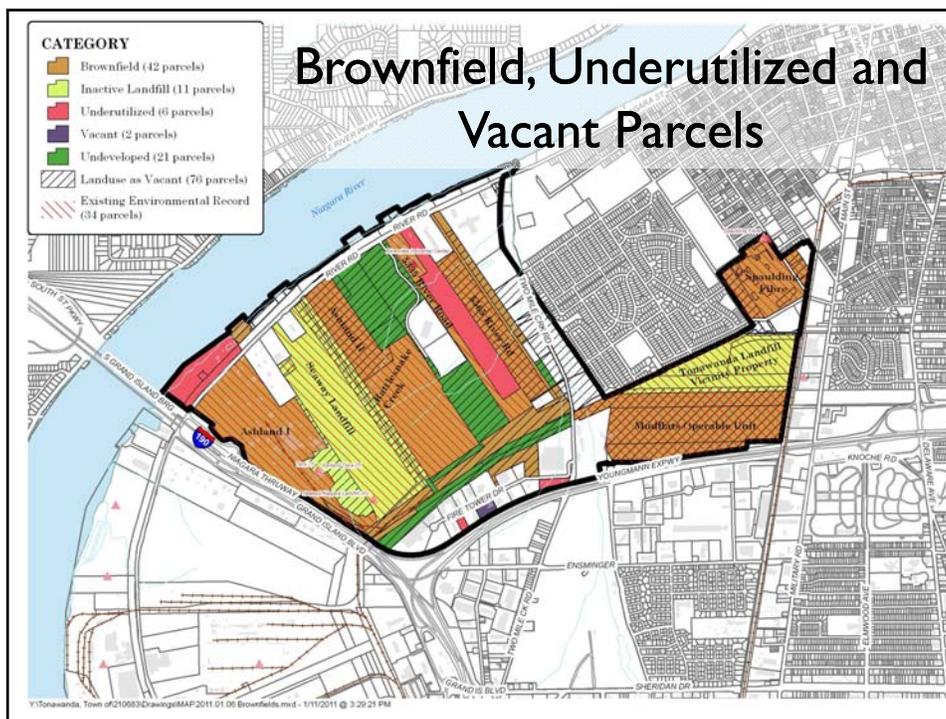
## Tonawanda BOA Characteristics Current or Planned Development



**Tonawanda BOA**







## Environmental Issues Identified Brownfield Sites

- **42 parcels identified as potential brownfields:**
  - Site Reconnaissance
  - Environmental Records
  - Historical Aerials (1927, 1951, 1972)
- **Includes Ashland I and the Tonawanda Landfill**
  - Manhattan Project-related radiological materials need to be removed from the Tonawanda Landfill
  - Hazardous substances/petroleum contamination not fully assessed at Ashland I

**Tonawanda BOA**

## Environmental Issues

### Potential Additional Remediation Needed



- **5335 River Road**
  - Former above and underground tank farm
  - 5 areas of concern (AOCs) identified
  - October 2010 Site Investigation Report:
    - 3 AOCs cleaned up; 2 remain
    - Pipeline
    - Potential Orphan USTs
- **5565 River Road**
  - Historically used for disposal of industrial waste
  - November 2010 Preliminary Site Assessment recommended further investigation for industrial waste

**Tonawanda BOA**

## Environmental Issues

### Partially Remediated Brownfield Sites

- **Ashland II and Rattlesnake Creek**
  - Remediated for Manhattan Project-related radiological materials
- **Seaway Landfill**
  - Manhattan Project-related radiological materials being managed
  - Multiple systems in place to prevent leaching of radiological and hazardous substances
- **Spaulding Fibre**
  - Remediated for hazardous substances
  - 99% complete
- **Tonawanda Landfill Vicinity Property (TLVP)**
  - Comprised of the Town Landfill and Mudflats area
  - Manhattan Project-related radiological materials need to be removed
  - Portions of the Town Landfill are currently being closed and capped

**Tonawanda BOA**

## Brownfield Redevelopment Incentives Financial Incentive Planning Tip

- **Plan early** – Get a team in place ASAP and Establish Timelines
  - Attorney
  - Accountant
  - Architect/Engineer
  - Lobbyist
  - Project Manager/Owner's Representative
  - Community Relations Consultant
- **Identify All Incentives Up-Front** – Best to identify/analyze all benefits together
- **Overlap:** Overlap financial Incentive Planning with site acquisition, permitting, and lending considerations and timing
  - Project Description for permits and incentives need to match
  - Need to tell a good story and get Community and NYS buy-in
    - \* Job Creation
    - \* Investment
    - \* New Real Property Taxes

**Tonawanda BOA**

## Brownfield Redevelopment Incentives Brownfield Opportunity Program (BOA) Benefits

- **The BOA has already (most likely) undertaken initial data collection** and the BOA provides an additional 2% REFUNDABLE tax credit as part of the Brownfield Cleanup Program (BCP).
- Thus – the BOA introduces time and costs savings re data collection plus additional financial incentives to develop a brownfield site.

**Tonawanda BOA**

## Brownfield Redevelopment Incentives

### BCP Tax Benefits

#### Three Refundable New York State Tax Credits:

1. **Brownfield Redevelopment Tax Credit (BRTC)**  
Refundable investment credit based on cleanup and build out and equipment costs (site prep, groundwater treatment, tangible property)
2. **Tax Credit for Remediated Brownfields (TCRB)**  
Refundable Real Property Tax Benefit
3. **Environmental Remediation Insurance Credit (ERIC)**  
Refundable insurance premium credit

**Tonawanda BOA**

## Brownfield Redevelopment Incentives

### BCP Tax Benefits

#### ***BCP: BRTC is the most Significant Refundable NYS Tax Credit***

- **2008 BCP Brownfield Redevelopment Tax Credit Amendments**
  - Recall BRTC consists of (1) Site Preparation, (2) Tangible Property, and (3) Groundwater Remediation Component
- **For Projects Accepted After June 23, 2008:**
  - Amendments to calculation of BRTC Site Preparation/GW Component
  - Amendments to calculation of BRTC Tangible Property Component

**Tonawanda BOA**

## Brownfield Redevelopment Incentives BCP Tax Benefits

### BCP Amendments to BRTC Tax Credits Changes to BCP Site Prep/Ground Water Tax Credit

- Site Preparation and Groundwater Remediation Component increased from 10% to 22% of such costs to 22% to 50%
- Cleanup to Soil Cleanup Objectives as follows:

Use	Unrestricted	Residential	Commercial	Industrial
Track 1	50%	N/A	N/A	N/A
Tracks 2 and 3	N/A	40%	33%	27%
Track 4	N/A	28%	25%	22%

*RESULT – More tax credit available/generated for cleaner cleanups*

**Tonawanda BOA**

## Brownfield Redevelopment Incentives BCP Tax Benefits

### Message – Under the new BCP, the key is Understanding and Maximizing Site Preparation Costs

- Note: Site Preparation Costs Definition Remains Unchanged:

The term "site preparation costs" shall mean all amounts properly chargeable to a capital account, (i) which are paid or incurred in connection with a site's qualification for a certificate of completion, and (ii) all other site preparation costs paid or incurred in connection with preparing a site for the erection of a building or a component of a building, or otherwise to establish a site as usable for its industrial, commercial (including the commercial development of residential housing), recreational or conservation purposes.

Site preparation costs shall include, but not be limited to, the costs of excavation, temporary electric wiring, scaffolding, demolition costs, and the costs of fencing and security facilities. Site preparation costs shall not include the cost of acquiring the site and shall not include amounts included in the cost or other basis for federal income tax purposes of qualified tangible property, as described in paragraph three of this subdivision.

NY Tax Law Section 21(b)(2).

**Tonawanda BOA**

## Brownfield Redevelopment Incentives BCP Tax Benefits

### **BCP: Site Preparation (level of cleanup) Component is KEY**

#### Activities Potentially Qualifying as Site Preparation Activities

- Barricades/Fencing
- Erosion Control
- Post work/signs
- Protection of existing utilities
- Demolition or removal of utilities
- Removal of debris
- Demolition of structure
- Demolition of Foundation
- Remove and relocate rail lines
- Dust Control
- Demolition of roadways
- All soft and hard costs (engineering, architectural, consulting, legal, accounting) related to BCP
- New Roadway construction/access Roads
- Brush removal and disposal
- Topsoil fill, stripping, and stockpiling
- Handling processes related to earth materials
- Rough site grading
- Disposal of regulated waste
- Interim remedial measures
- Final remediation measures
- On-site management of solid non-hazardous wastes
- Community area monitoring during earthwork phases
- Stormwater management during construction

**Tonawanda BOA**

## Brownfield Redevelopment Incentives BCP Tax Benefits

### **BCP Amendments to BRTC Tax Credits** **Changes to BCP Tangible Property Credit Component**

- 1) BRTC for Tangible Property Credit Component increased by additional 2% to maximum 24% of eligible costs if project is within a BOA (Range 10 to 24%)
- 2) BRTC Tangible Property Credit Component calculated in same manner
- 3) BRTC Cap – BRTC that is claimed cannot exceed lesser of :
  - i) For non-manufacturing project: \$35mm or Product of (Site Prep and groundwater remediation costs) x (3)
  - ii) For manufacturing project: \$45mm or Product of (Site Prep and groundwater remediation costs) x (6)

**SUMMARY** - 22% to 50% refund of site prep/cleanup  
- \$3 or \$6 refund for every \$1 spent on site pre/cleanup

**Tonawanda BOA**

## Brownfield Redevelopment Incentives Other Incentives

**To maximize developer interest in brownfield projects, it is important to consider a range of other economic development incentives and programs:**

- Provide lower cost or alternative financing, including grants
- Provides tax credits that significantly reduce/eliminate state tax liability
- Provides reduction or elimination of real property taxes for a fixed amount of time
- Examples of a few major programs are listed on the following slides

**Tonawanda BOA**

## Brownfield Redevelopment Incentives Other Incentives

<b>Local</b>	Industrial Development Agencies Revolving Loan Funds Local Development Corporations
<b>New York State</b>	BOA Enhanced Tax Credit Brownfield Cleanup Program NYS Rehabilitation Tax Credits Excelsior Program Build Now New York Linked Deposit Program NYSERDA
<b>Federal</b>	HUD Community Development Block Grant Economic Development Administration (EDA) HUD Brownfield's Economic Development Initiative (BEDI) New Market Tax Credits Federal Historic Tax Credits
<b>Other</b>	EB-5 Foreign Investment Program Many others!!!

**Tonawanda BOA**

## Brownfield Redevelopment Incentives Industrial Development Agency Incentives

- Straight Lease or Bond Financing (federal Tax-Exempt Bonds)
  - Use of Local Development Corporations for Not-for-profits
- Sales Tax Exemption (local and state) on Build-Out Only
- Mortgage Recording Tax Exemption
- Tax Abatement – Payment in lieu of Taxes (PILOT)/tax stability
- PILOT Increment Financing (PIF)
- Revolving Loan Funds (RLF's)

**Tonawanda BOA**

## Brownfield Redevelopment Incentives New York State Excelsior Program Incentives

### Excelsior Jobs Tax Credit

- Based on salary paid for each net new job
- Scaled percentage of credit but cannot exceed \$5,000/job
- Can be claimed for up to five consecutive years
- Refundable

### Excelsior Investment Tax Credit

- Equals 2% of cost basis of a qualified investment
- Refundable

### Excelsior Research and Development Tax Credit

- Equals 10% of Federal R&D tax credit
- Refundable

### Excelsior Real Property Tax Credit

- Must be located in an Investment Zone or be an RSP
- Credit equals 50% of RPT paid in year prior to year accepted into Excelsior Program
- Credit is 40% in year 2, 30% in year 3, 20% in year 4, and 10% in year 5
- Refundable

**Tonawanda BOA**

## Brownfield Redevelopment Incentives

### HUD Brownfields Economic Development Initiative

- Must be used in conjunction with HUD Section 108
- Must meet HUD national program objectives
- Can be used for: land write-downs, site remediation costs, funding reserves, over-collateralizing the Section 108 loan, direct enhancement of the security of the Section 108 loan, provisions of financing to for-profit businesses at a below-market interest rate
- Maximum BEDI to Section 108 is 1:1
- \$17.5 million appropriated in 2010
- Maximum grant amount TBD

**Tonawanda BOA**

## Brownfield Redevelopment Incentives

### Build Now New York Program

- Helps to complete “pre-permitting” work for priority development sites
- Currently no funding available, but certification still important as a marketing tool to facilitate development

THERE ARE MANY OTHERS – SEE HANDOUT FOR FURTHER DETAILS

**Tonawanda BOA**

## Brownfield Redevelopment Incentives

Case Study: Remington Lofts on the Canal, N.Tonawanda



- Adaptive Reuse - historic 176,000 square foot former manufacturing facility

- Mixed-use - 81 work/live lofts with parking and 1<sup>st</sup> floor commercial/retail space

**Tonawanda BOA**

## Brownfield Redevelopment Incentives

Case Study: Remington Lofts on the Canal, N.Tonawanda

- Approximately \$22,500,000 remediation/rehabilitation costs
- Approximately \$1,700,000 in BCP tax credits
- Approximately \$3,975,000 in Federal Historic Tax Credits
- Approximately \$3,975,000 in State Historic Tax Credits
- \$1,000,000 Restore New York Grant
- \$750,000 New York State Capital Projects Grant
- NCIDA Sales Tax, Mortgage Recording Tax, and PILOT
- NY Canal Corp Grant for canal improvements

**Tonawanda BOA**

## Brownfield Redevelopment Incentives Final Thoughts – You cannot Plan Too Early

- Pursue all available local, state and federal level incentives
- Do not be afraid of contaminated Property - seek it out!!
- Consult with qualified economic development attorney, accountant, and economic development-minded engineer/architect/professional
- Properly understand timing issues related to permit approvals, funding/grant/incentive approvals
- Obtain Incentives Analysis – work with attorney and accountant to identify and pro forma incentives

**Tonawanda BOA**

## Schedule



**Tonawanda BOA**

## Next Steps

- Prepare Draft Plan
  - Market Analysis
  - Stakeholder Discussions
  - Recommendations
    - Economic
    - Environmental
    - Quality of Life/Social
    - Preliminary “Master Plan” Concepts
- Final Public Meeting
  - Late Spring/Summer
  - Review of Draft Plan, Recommendations

**Tonawanda BOA**

## Project Information

- [www.tonawanda.ny.us](http://www.tonawanda.ny.us)
- Jim Jones, Town Engineer, Town of Tonawanda, 877-8805
- Ed Flynn, Senior Planner, LaBella Associates  
[eflynn@labellapc.com](mailto:eflynn@labellapc.com)
- Bob Murray, Esq., Harris Beach,  
[bmurray@harrisbeach.com](mailto:bmurray@harrisbeach.com)
- Richard Rising, Mgr. Economic Development,  
[rrising@harrisbeach.com](mailto:rrising@harrisbeach.com)

**Tonawanda BOA**



### **October 10, 2012 Public Meeting Summary**

The Town of Tonawanda conducted a community meeting to discuss the Town's ongoing revitalization efforts and to provide feedback about the future land use plan's visions, goals and key recommendations.

The meeting included a formal presentation that was facilitated by Kerry Ivers (CPL) and Ken Buckland (The Cecil Group). At the conclusion of the presentation, a comment and questions session was conducted before the open house began. Meeting attendees asked questions about the anticipated future land uses along Sawyer street and surrounding neighborhood. Questions about the planning process and subsequent policy changes (comprehensive plan and zoning code updates) were also raised. The Town, via Jim Jones, explained that the Town's next steps had not yet been formalized. However, he indicated that budgeting for the comprehensive plan update was being explored. Future planning and/regulatory changes would be conducted with public input and information would be circulated in a variety of way.

The public meeting also included an open house with graphics boards as the "stations." Meeting attendees were invited to review the boards on display and share their comments, either verbally with staff standing by each station or via writing on comment sheets made available at the meeting. To date, two comment sheets were submitted.

In general, the commentary and feedback from the community seemed to favor the concepts and ideas set forth in the plan. Specifically, the comments were mostly on implementing the aspects of the plan that improve public access and enjoyment of the waterfront. No significant modifications to land use or redevelopment concepts were identified.

The information provided at the meeting (presentation and handouts) will be made available online at the Town's website.



## Meeting Notes

### 1. Future Land Use Map

The committee reviewed the draft future land use map, which contained four character areas. Discussion of each one is provided below.

#### Waterfront Priority Area

- Discussed the boundary of the Waterfront Priority Area. Should the waterfront priority boundary cross river road (specific depth TBD) to ensure that future investment/development better reflects the waterfront. Committee discussed the fact that in Tonawanda, overlay zones and design guidelines have not been as effective in achieving the visual character or quality of development that the Town wants.
- What's the prototype of the type of the development that might be sited across the street (that would fit with the waterfront proximity)? That will help determine the depth of the boundary across River Road.
- Consider relocation program to encourage higher value land uses in waterfront area and relocate non-waterfront developments to lower valued land away from the waterfront.
- Need to explore rear yard buffer for those properties on the east side of River road to minimize negative impact of industrial lands or vacant land behind the properties fronting on River Road.
- Where are access points for existing industrial development that currently would be affected by different development along the road frontage?
- Need to look at waterfront and consider big changes that could occur 10-20 years down the road. What if the water treatment plant goes away? Huntley could shut down over time. How would land use change if those current uses go away? Plan needs to look at long term land use contingencies.
- Transportation fleets are part of the air pollution issue. Minimizing transportation routes through this area will improve air quality.
- Opportunity to develop a case study – consider exploring the truck terminal relocation scenario.
- Environmental impacts and human health impacts associated with potential redevelopment need to be outlined.
- Good food will attract people from everywhere.
- However, convenience retail will not. That will be more of a challenge for this overall area potentially. General rule of thumb, a convenience store requires 10K-12K people within a 5 minute drive.

#### Business Park

- The land uses designated for this area makes sense.
- Same issue/comment related to convenience retail.
- Opportunity for mixed use development – look at BOA recommendation.
- Consider trail connections



Meeting Notes  
March 27, 2012

- Minimum destination retail usually requires about 80,000 sf mall of smaller businesses to attract people to the location.

#### Industrial

- Much of the areas designated for industrial, are industrial now. Only exception is the Sawyer and James Avenue area, which is currently distressed residential area. The committee discussed the proposed Industrial designation and is in favor of the idea
- However, there are some important concerns about how and when to communicate those future land use plans to current residents.
- Partner with Clean Air Coalition to interact with the neighborhood residents in that area. They have existing relationships.
- This neighborhood is classified as an environmental justice neighborhood b/c of their proximity to permitted air emissions facilities. Focus on raising awareness about clean air. CARE grant (\$100,000) to continue community outreach. Erin Haney is the main contact.
- Some businesses wouldn't want to be located in close proximity to this area now, b/c of the residential component.
- Opportunity for CDBG funds to purchase properties.

#### Residential

- Defined in the other two areas where it currently exists and where it makes sense to sustain in the long run.

#### General questions to consider:

- Will Canadian economy be a factor in this area? How will that influence development in this area?
- Could this be a location for a New Bills Stadium? Hotels? Conference space? Meeting venues?

#### **2. Future Contacts for Economic/Market Analysis and future partnership identification**

- Tom Montante – Developer of Riverview Solar Park. (TM Montante Development / Broad Elm Development)
- Mike Tiedeman – housing developer
- Mike Alpern – real estate
- Rich Schechter – Pyramid
- John Battaglia (Ensol – runs the landfill)
- Huntley Power – need to get contacts from the Town
- GM – Steve Finch (Facilities)
- Ciminelli – Developer (need contact from Town)
- EPA – Charles Harewood prime contact. Project coordinator for the E3.



Meeting Notes  
March 27, 2012

### **3. Connections and Streetscaping Maps**

- Discussed connections map and identified potential new connection and the implications of future connections being located too closely to Tonawanda Coke.
- Discussed the streetscaping priority and suggested a few modifications.
- Expand width of streetscaping priority buffer to include both sides of the 190.
- Remember that greening town streets is also an important air quality remediation strategy. The plan should explicitly identify those benefits.
- Discussed the Boys and girls club existing tree program and the opportunity to expand/enhance this and other similar programs to encourage sustainable greening of Tonawanda's streets, particularly in the waterfront land use boundary. Sustainable business development opportunities – using a brownfield to grow trees.
- Town Highway Department has a small staging area for street trees.
- Consider adding murals on the tanks to enhance their visual quality.
- Clean air through the CARE program. Community strategy to address air quality and community development

### **4. General comments**

Need to plan for community outreach both through existing meetings and through a stand alone public meeting. The public meeting will be held in April or early May. The Town will need to identify some target dates.