

Damian M. Ulatowski
Supervisor

Robert L. Edick
Deputy Supervisor

Office of the Supervisor
Town of Clay



"One of America's 100 Best Places to Live"

Councilors:
Joseph A. Bick
Naomi R. Bray
Bruce N. Johnson
Clarence A. Rycraft
William C. Weaver

December 3, 2009

Ms. Lorraine Cortes-Vazques
Secretary of State
New York State Department of State
One Commerce Plaza
99 Washington Avenue
Albany, New York 12231-0001

Dear Secretary Cortes-Vazques,

The Town of Clay is hereby submitting an application for funding to complete a Nomination in the Brownfields Opportunity Area (BOA) program. Redevelopment of this brownfield is a recommendation included in our Local Waterfront Revitalization Program (LWRP) report recently submitted to the DOS.

Please free to contact me should you have any questions relating to our application.

Sincerely,

Damian M. Ulatowski
Town Supervisor

BROWNFIELD OPPORTUNITY AREAS PROGRAM APPLICATION

Three Rivers Point / Maider Road

for the

TOWN OF CLAY Onondaga County, New York

Prepared for:



TOWN OF CLAY
4401 Route 31
Clay, New York 13041

Prepared by:



8232 Loop Road
Baldwinsville, New York 13027
(315) 638-8587
Project No. 2009165

December 2009

TABLE OF CONTENTS

APPLICATION AND SUPPORTING DOCUMENTS

NOTICE OF INTENT TO PARTICIPATE

PUBLIC MEETING SUMMARY

LEAD APPLICANT RESOLUTION

REDEVELOPMENT PRE-NOMINATION STUDY

LETTERS OF SUPPORT

APPLICATION AND SUPPORTING DOCUMENTS



***New York State
Departments of State and Environmental Conservation
Brownfield Opportunity Areas Program Application***

– Applications will be accepted on a continuous basis --

This application consists of: Parts A - H (pages 1- 7); and How to Fill Out the Application (pages 8 - 10).

Part A.1. - BOA STEP (Check Only One)	
<input type="checkbox"/> Step 1: PRE-NOMINATION STUDY	
<input type="checkbox"/> Step 2: NOMINATION - A Pre-Nomination Study prepared in accordance with the Guidance for Applicants must be included as an attachment, if applicant is entering at Step 2.	
<input type="checkbox"/> Step 3: IMPLEMENTATION STRATEGY (may include SITE ASSESSMENT) - If site assessment funding is being requested, a Step 3 Application Site Assessment Supplement for each site assessment must be included as an attachment.	
Part A.2. - BOA NAME, LOCATION and SIZE	
1. BOA Name:	2. County(ies):
3. NYS Senate District Number(s): NYS Assembly District Number(s):	4. Census Tract Number(s):
5. BOA size in acres: _____ (recommend: 50 - 500 acres)	6. DEC BOA No. _____ (existing contracts only)
7. USGS 7.5 Minute Quadrangle Map (1 inch represents 2000 feet) showing the BOA location must be attached.	
Part B.1. - APPLICANT INFORMATION	
1. Applicant Name(s):	
Fiscal Administrator and Point of Contact: _____ (for single or joint applications)	
2. Type of Applicant(s):	
<input type="checkbox"/> Municipality	<input type="checkbox"/> Community Based Organization
<input type="checkbox"/> New York City Community Board	<input type="checkbox"/> Joint Application (including two or more of the above)
3. Applicant's Transmittal Letter - Application package must include transmittal letter addressed to the New York State Secretary of State and Commissioner of the Department of Environmental Conservation indicating the applicant's intent to participate in the NYS Brownfield Opportunity Areas Program.	
4. Notice of Intent to Participate - Application package must include a copy of a notice from a local or regional newspaper, dated no later than the certification date of the application, that indicates: 1) the applicant's intent to apply for BOA Program funds; and 2) the availability of such application for review for a period of 30 days from the date of the notice.	
5. Public Meeting Summary - A Step 2 application must include a description of a public meeting held on the draft application. Attach summary from a public meeting conducted on the draft Step 2 application. It should include: the date, time, and location; attendees; and a summary of substantive comments.	

NOTICE OF INTENT TO PARTICIPATE

The Town of Clay has submitted a Public Notice to a local paper regarding the Town's intent to apply for funding through the BOA Program. This Public Notice included notification that the Application would be available for public review at the North Syracuse Public Library and at Town Hall for a period of no less than 30 days. A copy of the Notice as it appears in the newspaper, along with an affidavit from the newspaper, will be provided to the Department of State as soon as received.

PUBLIC MEETING SUMMARY

The Town of Clay has submitted a Public Notice to a local paper giving notice of a Public Meeting to be held at Town Hall on December 21, 2009. The date and time of the meeting, an attendee's list and a summary of any comments made by the public will be forwarded to the Department of State the week of January 4, 2010.

Part B.2. - FOR APPLICANTS THAT ARE MUNICIPALITIES
Each municipality, whether sole or a joint applicant, must complete this Part.

1. Name of Municipality: Town of Clay

2. Name and Title of Municipality's Authorized Representative: Damian M. Ulatowski, Town Supervisor

3. Mailing Address: 4401 State Route 31

4. City/Town: Town of Clay 5. Zip Code: 13041

6. Federal Tax Identification Number: 15600901

7. Phone: (315) 652-3800 8. Fax: (315) 622-7259 9. E-mail: supervisor@townofclay.org

Part B.3. - MUNICIPAL AUTHORIZATION AND CERTIFICATION
Each municipality, whether sole or a joint applicant, must complete this Part.

New York State municipalities are defined as cities, towns, villages, counties, local public authorities or public benefit corporations, school districts, improvement districts, and Indian nations or tribes. Municipal applicants must clearly demonstrate that their respective chief executive official and governing or organizational body is fully aware of the Brownfield Opportunity Areas grant application, and has authorized the submission of the application through one or more of the methods listed below. Items 1 and 2 are required for all applicants except cities, villages, and towns. Item 3 is required for all applicants.

Place a check in the box for those items that are included with the application.

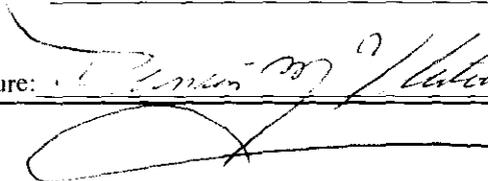
- 1. A statement of support from the chief elected official representing the city, town, or village within which the proposed Brownfield Opportunity Area is located is required, and is included.
- 2. The entity's charter, by-laws, or other governing instrument must clearly indicate the applicant's authority to apply for and accept grants. A copy of the provision from the applicant's appropriate document that substantiates its authority is required and is included. For Indian nations or tribes, documentation of authority from the appropriate governing tribal authority is required and included.
- 3. A completed BOA standard resolution is required and is included. It identifies the applicant's authorized representative by title, commitment to complete Step and fund applicant's share. (Form available on DOS website at http://www.nyswaterfronts.com/BOA_package.asp)

The undersigned on behalf of the municipality does hereby certify that:

- All statements made for the purpose of obtaining state assistance for the proposed Step either are set out in full in this application, or are set out in full in the documents attached to this application and incorporated by reference, and are true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal law.
- The individual whose signature appears hereon is the municipality's chief executive officer or authorized representative and is authorized to sign this application for the municipality.

Authorized Representative Department/Entity: Town of Clay

Print name: Damian M. Ulatowski Title: Town Supervisor

Signature:  Date: 12/3/09

Part B.4. - FOR APPLICANTS THAT ARE COMMUNITY BOARDS
Each community board, whether sole or a joint applicant, must complete this Part.

1. Name of Community Board:		
2. Name and Title of Community Board's Authorized Representative:		
3. Mailing Address:		
4. City/Town:	5. Zip Code:	
6. Federal Tax Identification Number:		
7. Phone:	8. Fax:	9. E-mail:

Part B.5 - COMMUNITY BOARD AUTHORIZATION AND CERTIFICATION
Each community board, whether sole or joint applicant, must complete this Part.

Community Boards are defined as New York City Community Boards as set forth in Section 2800 of the New York City Charter. Community Boards must clearly demonstrate that their respective chief executive official and governing or organizational body is fully aware of the Brownfield Opportunity Areas grant application, and has authorized the submission of the application as indicated below:

Place a check in the box for those items that are included with the application.

- 1. A statement of support from the chief elected official representing the City of New York is required and is included.
- 2. A completed BOA standard resolution is required and is included. It identifies the applicant's authorized representative by title, commitment to complete Step and fund applicant's share. (Form available on DOS website at http://www.nyswaterfronts.com/BOA_package.asp)

The undersigned on behalf of the community board does hereby certify that:

- All statements made for the purpose of obtaining state assistance for the proposed Step either are set out in full in this application, or are set out in full in the documents attached to this application and incorporated by reference, and are true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal law.
- The individual whose signature appears hereon is the community board's chief executive officer or authorized representative and is authorized to sign this application for the community board.

Authorized Representative Department/Entity: _____

Print name: _____ Title: _____

Signature: _____ Date: _____

Part B.6 - FOR APPLICANTS THAT ARE COMMUNITY BASED ORGANIZATIONS
Each community based organization, whether sole or a joint applicant, must complete this Part.

1. Name of Community Based Organization (CBO):

2. Name and Title of CBO Authorized Representative:

3. Mailing address:

4. City/Town:

5. Zip Code:

6. Federal Tax Identification Number:

7. Charities Registration Number:

8. Phone:

9. Fax:

10. E-mail:

Part B.7. - COMMUNITY BASED ORGANIZATION (CBO) AUTHORIZATION and CERTIFICATION
Each community based organization, whether sole or a joint applicant, must complete this Part.

Community based organizations (CBO) must clearly demonstrate that their respective chief executive official and governing or organizational body is fully aware of the Brownfield Opportunity Areas (BOA) grant application and has authorized the submission of the application. All items below are required except 3, if the municipality is also a joint applicant.

Place a check in the box for the items below which must be included with the application.

- 1. BOA standard resolution identifying the applicant’s authorized representative by title, and commitment to complete Step and fund applicant’s share. (Form available on DOS website at http://www.nyswaterfronts.com/BOA_package.asp)
- 2. A copy of the CBO’s by-laws and mission statement indicating 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.
- 3. A statement of support from the chief elected official representing the city, town, or village within which the proposed BOA is located, if municipality is not a joint applicant.
- 4. Proof of up-to-date filings with the Attorney General’s Charities Bureau, including all required periodic or annual written reports.
- 5. Appropriate documentation demonstrating that the CBO represents a community with a demonstrated financial need as indicated by high unemployment, low resident incomes, depressed property values, or high commercial vacancy rates.
- 6. Appropriate documentation demonstrating that the CBO is a not-for-profit corporation, incorporated and exempt from taxation under Section 501 (c) (3) of the Internal Revenue Code, at time of application through completion of the Step applied for. CBO must also be listed on the appropriate IRS website.
- 7. Appropriate documentation demonstrating that the CBO has 25 percent or more of its board of directors residing in the BOA community.
- 8. Not more than 25 percent of the CBO’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. Appropriate documentation that demonstrates compliance is included.

The undersigned on behalf of the CBO does hereby certify that:

- All statements made for the purpose of obtaining state assistance for the Step either are set out in full in this application, or are set out in full in the documents attached to this application and incorporated by reference, and are true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal law.
- The individual whose signature appears hereon is the CBO’s chief executive officer or authorized representative and is authorized to sign this application for the CBO.

Authorized Representative Department/Entity: _____

Print Name _____ Title: _____

Signature: _____ Date: _____

Part B.8. - DESCRIPTIVE PROFILE of COMMUNITY ORGANIZATION

Each community based organization and community board, whether sole or a joint applicant, must complete this Part.

Include, as an attachment, a response that addresses the four items below.

1. **RELATIONSHIP BETWEEN THE COMMUNITY ORGANIZATION AND MUNICIPALITY** - Describe the relationship between the organization and the municipality (city, town, or village) within which the proposed Brownfield Opportunity Area is located; the organization's experience in working with the municipality; and the municipality's support for the project.
2. **RELATIONSHIP TO THE BOA AREA** - Describe the relationship between the organization and the BOA area.
3. **EXPERIENCE IN COMPLETING PLANNING PROJECTS** - Describe the organization's experience in conducting and completing community based planning projects.
4. **FINANCIAL AND INSTITUTIONAL ACCOUNTABILITY** - Describe how the organization is held, or holds itself, accountable for its financial and institutional decisions and practices. Describe how the organization will handle the cash flow issues associated with the BOA Program being a reimbursement program (i.e. applicants are reimbursed for 90% of costs incurred in accordance with BOA Program Record Keeping and Payment Guide available on DOS website at http://www.nyswaterfronts.com/BOA_package.asp).

Part C. - PROJECT DESCRIPTION AND OTHER CRITERIA

Include, as an attachment, a response that addresses the four items below.

1. **SUMMARY PROJECT DESCRIPTION** - Describe the proposed project in four sentences or less. Include primary objectives to be achieved, issues or problems to be addressed, and anticipated community benefits in terms of economic and environmental improvements and community revitalization. Present your project description in the following format:

The [applicant name] intends to complete a [Pre-Nomination Study, Nomination, or Implementation Strategy] for an approximate ___ acre area characterized with ___ potential brownfield sites that are located at [name of community, neighborhood or geographic area]. The primary community revitalization objectives to be achieved by this project include: description of economic and environmental objectives. Anticipated community benefits resulting from this project include ___.
2. **IN-DEPTH PROJECT DESCRIPTION** - Provide a clear and thorough description of the proposed project and describe how the project meets the Application Evaluation Criteria and Scoring System described in the Guidance for Applicants.
3. **COMPLEMENTARY PROJECTS** - Describe other public or private planning, development initiatives and projects proposed or in progress in or adjacent to the proposed Brownfield Opportunity Area, and how the project proposed for funding, as represented by this application, complements related activities funded or proposed for funding under other local, state, or federal programs.
4. **INVOLVEMENT BY THE PUBLIC AND GOVERNMENT AGENCIES** - Describe the process, manner and extent to which the public and government agencies with jurisdiction over relevant issues have been or will be involved in the process to establish the proposed Brownfield Opportunity Area.

Part D. - LEVEL of SUPPORT - (Fill out for Step 2 only.)
<p>Include a response as an attachment.</p> <p>Describe the level of support from owners of vacant, underutilized and brownfield sites, residents of the BOA, and local and state officials representing the BOA. Letters of support do not substitute for a summary description.</p>
Part E. - APPLICANT’S PROJECT PERSONNEL and MANAGEMENT TEAM
<p>Include a response as an attachment.</p> <p>Identify the applicant’s employees that are key personnel that will oversee the project and manage the grant. Briefly describe their qualifications and relevant experiences.</p>
Part F. - PROJECT SCOPE of WORK and SCHEDULE
<p>Include a response as an attachment.</p> <p>Describe the project’s primary tasks and provide a schedule with estimated time-frames (using months) to complete the project.</p>
Part G. - APPLICANT SHARE
<p>Include a response as an attachment.</p> <p>APPLICANT SHARE - Explain how the applicant will fund its 10% share of eligible costs incurred identified in Part H. Applicant should indicate revenue sources that will be used. Describe all revenue sources, other than the BOA grant, that are committed to the project.</p>
Part H. - PROJECT BUDGET
<p>The budget will be evaluated and scored based on the Application Evaluation Criteria and Scoring System in the Guidance for Applicant’s.</p> <p>By submission of this application, the applicant certifies that all components of the requested Total Eligible Project Budget are eligible, reasonable and relevant for the conduct of the proposed project and that prudent analysis has been undertaken, as described herein, to insure that all costs are consistent with current prevailing costs for such goods and services in the geographic area benefitting from the project. Describe how it was determined that the relevant costs were reasonable (i.e., quotes, historic pricing, etc.).</p>

**NEW YORK STATE DEPARTMENTS OF
STATE AND ENVIRONMENTAL CONSERVATION**

BROWNFIELD OPPORTUNITY AREAS PROGRAM APPLICATION

**Three Rivers Point/Maider Road Brownfield Opportunity Area
Town of Clay, Onondaga County, New York**

Part C – Project Description and Other Criteria

The Town of Clay intends to complete a Nomination for an approximately 79-acre area characterized with four potential brownfield sites that are located on Maider Road and at Three Rivers Point. The primary community revitalization objectives to be achieved by this project include the redevelopment of Three Rivers Point as a multi-use focal point of the community with access by both water and land to an area including single and multi-family housing, office space, eateries, acknowledgment of the area's history and open public space. The redevelopment of properties along Maider Road with an emphasis on waterfront development and linking Maider Road development to Three Rivers Point is also a major revitalization objective of this project.

The Town of Clay has completed a Local Waterfront Revitalization Plan (LWRP) that is currently under review by the Department of State. The Brownfield Opportunity Area (BOA) is included in the defined Waterfront Corridor of the LWRP. Due to its strategic geographic location at the confluence of the Seneca and Oneida Rivers, Three Rivers Point was recognized as an ideal location for water-enhanced and water-dependent redevelopment. Properties along the west end of Maider Road were also identified as ideal for redevelopment, emphasizing water-enhanced and dependent uses. Recommendations of the LWRP included redevelopment of Three Rivers Point as a multi-use center, including residential housing, office space, retail space, dining establishments and public open space. This center will include elements commemorating the Native American historic significance of this location. Views of the waterfront will be emphasized in this development. Development is intended to create a destination point for boaters traveling the waterway and for the general public. Public docking and access from the water will be included.

Redevelopment of former industrial sites along Maider Road into a mixed residential/retail community is also included as a recommendation of the LWRP. This will include new residential development, docking and marine facilities, and connecting greenways. The LWRP also recommends the construction of dedicated pedestrian walkways linking Three Rivers Point and Maider Road.

The following table outlines the manner in which this area and the redevelopment objectives described above meet the Application Evaluation Criteria and Scoring System.

Funding Preferences	
Concentration of Brownfields	There are two known brownfield sites on Maider Road and one additional active commercial site that may present future environmental concerns. Three Rivers Point was the site of a number of buildings that have since been demolished. These buildings did have on-site septic systems and are likely to have once had fuel oil tanks. The past use of these buildings may present an environmental concern.
Strategic Opportunities	This area presents a unique and attractive redevelopment opportunity because of its waterfront location on the Oneida and Seneca Rivers. Three Rivers Point has more boater traffic than any other stretch of the Canal System. Development of waterfront property has proven to be an economic stimulus in other communities across the State. Plans for redevelopment in this BOA are intended to remediate environmentally impacted sites, revitalize the area, provide new public utilities to the area, and increase property values.
Indicators of Economic Distress	Currently all parcels on Three Rivers are vacant. In addition, a number of residential properties on Maider Road are vacant. The Cibro and Atlantic Richfield sites are both vacant. The presence of the existing brownfields and the vacant properties has a negative effect on adjacent and nearby property values.

Funding Preferences	
Community Partners	The Town of Clay has no formal community partners on this project. However, a Stakeholders Group of citizens who live and/or work in the designated Waterfront Corridor was developed as part of the LWRP. This Stakeholders Group was instrumental in formulating the recommendations presented in the LWRP and strongly endorses any efforts to revitalize Three Rivers Point and the west end of Maider Road. The Town has also had discussions with the NYS Canal Corporation regarding improvements at Three Rivers Point.
Budget Criteria	
Eligible Costs	All costs presented are eligible for this project.
Relevant Costs	All costs presented are relevant for the project and scope of work.
Reasonable Costs	Costs presented are based on historic pricing.
Secondary Rating Criteria	
Economic Value	Waterfront redevelopment has proven in other locations across the State to play a vital role in community economic stimulus. The entire BOA is an attractive area for redevelopment. Environmental remediation of select sites will greatly facilitate redevelopment opportunities. The BOA is in the Erie Canal National Heritage Corridor. Redevelopment of parcels along the Canal is consistent with efforts by New York State and the New York State Canal Corporation.
Partnership Value	The redevelopment of Three Rivers Point has been supported by County, State and Federal representatives. Letters of support are attached. Efforts by the Town to remediate publicly owned sites could be used to leverage private investment on privately held properties.

Environmental Value	Remediation efforts in this BOA will likely have possible impacts to the Seneca and Oneida Rivers’ water quality.
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In addition to the LWRP mentioned above, the Town of Clay has undertaken a number of initiatives aimed at evaluating and providing recommendations for redevelopment in and around the proposed BOA. In 1999, a *Land Use and Circulation Study* was completed for Routes 31 and 57 through the Town of Clay. This study included that portion of Route 57 passing through the BOA. In 2000, the Town retained a consultant to develop a concept plan for redevelopment of Three Rivers Point. In 2006, the Town completed the *Northern Land Use Study* and the *Route 31 & Route 57 Corridor Study*. Both of these studies included lands in, and adjacent to, the BOA. The Syracuse Metropolitan Transportation Council is currently in the process of selecting a consultant (on behalf of the Town of Clay) to complete a traffic study and master plan development for major traffic route in the Three Rivers Point area.

The Town of Clay intends to develop a Stakeholders Group of interested and impacted citizens to assist in the formulation of recommendations and actions related to this Nomination. Also, because of their jurisdiction, the New York State Canal Corporation and New York State Department of Environmental Conservation (DEC) are expected to play vital roles in this project. Waterfront work, specifically related to reconstruction of the seawall at Three Rivers Point, has been discussed with the Canal Corporation in the past. The DEC has been heavily involved in the investigations and remediation of activities related to the Cibro site. Other agencies that may be consulted on this project include the Army Corp of Engineers, NYS Department of Transportation and the Onondaga County Department of Transportation.

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BROWNFIELD OPPORTUNITY AREAS PROGRAM APPLICATION

**Three Rivers Point/Maider Road Brownfield Opportunity Area
Town of Clay, Onondaga County, New York**

Part D – Level Of Support

The Town of Clay has no formal community partners on this project. However, a Stakeholders Group of citizens who live and/or work in the designated Waterfront Corridor was developed as part of the Local Waterfront Revitalization Plan (LWRP). Some of these individuals reside in the Brownfield Opportunity Area (BOA). This Stakeholders Group was instrumental in formulating the recommendations presented in the LWRP and strongly endorses any efforts to revitalize Three Rivers Point and the west end of Maider Road. The Town has also had discussions with the NYS Canal Corporation regarding improvements at Three Rivers Point. The Canal Corporation has agreed to reconstruct a deteriorated seawall at Three Rivers Point when funding becomes available.

Support regarding efforts to redevelop and revitalize this area have been given by a number of local and State representatives. Copies of letters of support are attached.

**NEW YORK STATE DEPARTMENTS OF
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BROWNFIELD OPPORTUNITY AREAS PROGRAM APPLICATION

**Three Rivers Point/Maider Road Brownfield Opportunity Area
Town of Clay, Onondaga County, New York**

Part E – Applicant’s Project Personnel and Management Team

This project and all activities related to the project will be managed by Damian M. Ulatowski, Town Supervisor. Supervisor Ulatowski has been an elected Town of Clay representative for nine years and has held the position of Town Supervisor for 1½ years where he has managed the entire Town budget, including a number of State grants for various initiatives.

Legal assistance will be provided by Robert Germain, Esquire, Corporation Counsel for the Town of Clay. Mr. Germain is admitted to the New York State Bar and has been a practicing attorney for 20 years specializing in municipal law, environmental law and commercial real estate development.

Various employees of the Town, including the following, will carry out administration activities:

Dave Balcer	Planner for the Town
Dawn Brocius	Administrative Assistant to the Supervisor
Mark Territo	Planning Commissioner
John Shehadi	Commissioner of Finance
Paula Caron	Account Clerk II with Finance Department
Barbara Laws	Information Aide/Supervisor’s Office
Penelope Thompson	Paralegal and Secretary to Town Attorney.

The Town intends to retain the services of an engineering firm to complete the Nomination Study. This firm has not yet been selected. Selection will be made by the Town Board based on proposals submitted by interested parties. This will be a qualifications-based selection process.

**NEW YORK STATE DEPARTMENTS OF
STATE AND ENVIRONMENTAL CONSERVATION**

BROWNFIELD OPPORTUNITY AREAS PROGRAM APPLICATION

**Three Rivers Point/Maider Road Brownfield Opportunity Area
Town of Clay, Onondaga County, New York**

Part F – Project Scope Of Work And Schedule

A Brownfield Opportunity Areas (BOA) Plan consists of two phases: a Nomination phase and an Implementation and Strategy phase. This project is to complete the Nomination phase.

The Nomination phase of the BOA Plan will be organized in the following manner:

- ***Executive Summary***
 - ***Section 1 – Project Description and Boundary***
 - Lead Project Sponsors
 - Project Overview and Description
 - Community Vision, Goals and Objectives
 - Brownfield Opportunity Area Boundary Description and Justification
 - ***Section 2 – Public Participation Plan and Techniques to Enlist Partners***
 - Public Participation Plan
 - Techniques to Enlist Partners
 - ***Section 3 – Analysis of the Brownfield Opportunity Area***
 - Community and Regional Setting
 - Inventory and Analysis
 - Existing Land Use and Zoning

- Brownfield, Abandoned and Vacant Sites
- Strategic Sites
- Land Ownership
- Parks and Open Space
- Building Inventory
- Historic or Archeologically Significant Areas
- Transportation Systems
- Infrastructure
- Natural Resources and Environmental Features
- Economic and Market Trends Analysis
- Summary Analysis, Findings and Recommendations of the BOA and Strategic Sites

Completing this phase will require accurately defining the BOA boundary, establishment of project goals and objectives, development of a participation plan to enlist partners in the project and a full description of the areas infrastructure and natural features.

The Nomination Report will be submitted to the Department of State (DOS) for review one section at a time. The anticipated schedule for submittal of each section is as follows:

Section 1	Project Description and Boundary	Three months following receipt of the grant.
Section 2	Public Participation Plan and Techniques to Enlist Partners	Four months following receipt of the grant.
Section 3	Analysis of the Brownfield Opportunity Area	Eight months following receipt of the grant.
Total Project Duration – 15 months		

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BROWNFIELD OPPORTUNITY AREAS PROGRAM APPLICATION

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Part G – Applicant Share

As required, the Town of Clay will fund 10% of the project costs. The Town's share will be paid by in-kind services for costs of Town employees administering the grant and through direct costs paid to the Town Attorney and the firm retained by the Town to complete the study. All funds will be paid by from Town funds.

**NEW YORK STATE DEPARTMENTS OF
STATE AND ENVIRONMENTAL CONSERVATION**

BROWNFIELD OPPORTUNITY AREAS PROGRAM APPLICATION

**Three Rivers Point/Maider Road Brownfield Opportunity Area
Town of Clay, Onondaga County, New York**

Part H – Project Budget

The following budget was derived based on historic pricing for similar work procured in the past.

Personal Services: Personnel services are based on estimated hours of service by each individual listed below in the preparation of support documents to be used in the report, providing information to the firm retained to complete the report, administration of the grant and filing status reports to the Department of State (DOS).

Individual	Hourly Rate	Hourly Fringe	Estimated Hours	Estimated Cost
Planner	\$18.56	\$11.85	32	\$975
Administrative Assistant	\$23.08	\$7.71	45	\$1,385
Planning Commissioner	\$32.12	\$9.49	20	\$830
Commissioner of Finance	\$14.04	\$2.80	75	\$1,265
Account Clerk	\$23.77	\$7.85	120	\$3,795
Information Aide	\$13.70	\$2.71	225	\$3,690
Paralegal	\$26.80	\$8.48	225	\$7,940

Nonpersonal Services: Nonpersonal services include costs for duplicating and binding services, equipment rental, travel expenses, costs for retaining engineering, legal and specialized professional services and costs for obtaining information from other sources such as Freedom of Information Requests, etc.

Supplies and Materials

Costs include fees for printing maps, site plans, surveys, and drawings, as well as duplicating and binding costs\$ 4,000

Equipment

Costs for rental of geographic positioning system (GPS) equipment and surveying equipment to assist in locating property boundaries and site features.....\$ 2,400

Travel

Travel expenses for Town personnel and hired consultants to travel to the project site, meetings, and public information sessions.....\$ 1,400

Contractual

Fees paid to the Town’s attorney, engineer retained to complete the report and other professional services (economic analysis professional).....\$280,000

Other

Fees for obtaining information on individual properties.\$ 2,000

Budget Category Provide, as an attachment, sufficient details to justify the estimated budget. See Budget Requirements for details.	Column 1 Planning Budget for Steps 1, 2, or 3	Column 2 Site Assessment Budget for Step 3 See Note 1	Total Project Budget Columns 1 &2
1. Personal Services a. Salaries and Wages b. Fringe Benefits <p style="text-align: right;"><i>Subtotal</i></p>	\$ _____ \$ _____ \$ _____	\$ _____ \$ _____ \$ _____	\$ _____ \$ _____ \$ _____
2. Nonpersonal Services a. Supplies and Materials b. Equipment c. Travel d. Contractual e. Other Note: Indirect costs of the Applicant are not eligible costs. <p style="text-align: right;"><i>Subtotal</i></p>	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
Total Eligible Project Budget	\$ _____	\$ _____	\$ _____
State Assistance Amount Requested (90% of Total Eligible Project Budget):			\$ _____
Required Applicant Share (10 % of Total Eligible Project Budget):			\$ _____
Note 1: This column must include the total estimated budget to complete all the site assessments requested in this application. A Step 3 Application Site Assessment Supplement must be completed for each site and included in the Step 3 Application package.			

Application Format and Submission

Application Format Requirements and Number of Copies: Applicants must submit 6 copies of their grant application (3 paper copies including one signed original; and 3 compact disks, each disk shall contain one copy of the application in Adobe Acrobat Portable Document Format). See Guidance for Applicants for more detail.

Application Submission: Applications will be accepted on a continuous basis and must be sent to the:

BROWNFIELD OPPORTUNITY AREAS PROGRAM
 Bureau of Fiscal Management, 11th Floor, Suite 1110
 New York State Department of State
 99 Washington Avenue
 Albany, New York 12231-0001

Facsimile and e-mail transmissions will not be accepted.

LEAD APPLICANT RESOLUTION

The Town of Clay Town Board is taking up a resolution for this matter on December 7, 2009. The results of this resolution will be forwarded to the Department of State.

REDEVELOPMENT PRE-NOMINATION STUDY

**BROWNFIELD
OPPORTUNITY AREA
REDEVELOPMENT
PRE-NOMINATION STUDY
Three Rivers Point / Maider Road
for the
TOWN OF CLAY
Onondaga County, New York**

Prepared for:



TOWN OF CLAY
4401 Route 31
Clay, New York 13041

Prepared by:



8232 Loop Road
Baldwinsville, New York 13027
(315) 638-8587
Project No. 2009165

December 2009

TABLE OF CONTENTS

	<u>PAGE</u>
1.0 DESCRIPTION OF PROJECT AND BOUNDARY	1
1.1 Community Overview and Description	1
1.2 Project Overview and Description	2
1.3 Community Vision, Goals and Objectives.....	3
1.4 Brownfield Opportunity Area Boundary Description	3
1.5 Community Participation	3
2.0 PRELIMINARY ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA	4
2.1 Existing Land Use and Zoning	4
2.2 Brownfield, Abandoned and Vacant Sites	5
2.3 Land Ownership.....	6
2.4 Natural Resources	7
2.5 Summary of Preliminary Analysis and Recommendations	9

MAPS

- Figure 1 – Community Context Map
- Figure 2 – Study Area Context Map
- Figure 3 – BOA Boundary Map
- Figure 4 – Existing Land Use Map
- Figure 5 – Existing Zoning Map
- Figure 6 – Underutilized Sites Location Map
- Figure 7 – Land Ownership Patterns Map
- Figure 8 – Natural Resources Map
- Figure 9 – Actions for Revitalization Map

1.0 DESCRIPTION OF PROJECT AND BOUNDARY

1.1 Community Overview and Description

The Town of Clay is located in northern Onondaga County, approximately 2.5 miles north of the City of Syracuse, approximately 1 mile northwest of Onondaga Lake and approximately 1 mile west of Oneida Lake. The Town is approximately 52 square miles in size, and is bordered by the Town of Lysander to the west, the Town of Salina to the south and the Town of Cicero to the east. The Towns of Schroepfel and Hastings, located in Oswego County, border the Town of Clay to the north. The Town has approximately 26 miles of shoreline along the Seneca River, the Oneida River and the Erie Canal. Refer to *Figure 1 – Community Context Map*.

The Town of Clay has a total population of approximately 59,000. Approximately 90% of the population was reported as “White” in the 2000 Census, with the remaining population reported to be African American, American Indian, Asian, Pacific Islander or other race. This population is housed in approximately 24,000 housing units, with 73% of these units owner-occupied. Approximately 27% of the units are renter-occupied. Less than 5% of housing units in the Town are vacant. Owner-occupied residences in the Town have a median value of approximately \$85,500. The median monthly cost to owners of these residences is approximately \$1,050 (including mortgage payment).

Approximately 64% of the Town’s population is reported to be 25 years or older. Of this portion of the population, 90% hold a high school diploma and approximately 28% have a college bachelor’s degree or higher. Approximately 69% of individuals over 25 years of age are reported to be married.

Of the total Town population, 5% is reported to have been born outside the United States. Seven percent of the population speaks a language other than English in their home.

The Town is home to approximately 6,000 military veterans.

Within the Town's population, approximately 33,000 individuals over the age of 16 are in the labor force. The median household income is reported to be approximately \$50,500 (1999 dollars). Approximately 4% of families and 6% of individuals living in the Town are reported to be living below the poverty level.

Agriculture had once played a significant role in the local economy. There are currently no critical agricultural lands remaining in the Town or in the proposed Brownfield Opportunity Area (BOA).

1.2 Project Overview and Description

The proposed BOA is located in the northwest corner of the Town where the Seneca and Oneida Rivers join to form the Oswego River. Refer to *Figure 2 – Study Area Context Map*. The area includes approximately 2,000 linear feet of waterfront property and 79 acres. The area extends from Three Rivers Point to the east along Maider Road. There are 22 tax parcels within the BOA. Twelve of these are residential lots, two are vacant wooded lots, three are current or former industrial sites and four are vacant former commercial properties.

Historically there have been a hotel, nightclub and restaurants located at Three Rivers Point. These establishments have since closed and today there are no commercial operations located at Three Rivers Point.

The west end of Maider Road has historically been a mixed-use area consisting of industrial facilities and single-family residences. Two asphalt terminals had been established on Maider Road in the first half of the 1900's. Both facilities were located in this area to take advantage of the Barge Canal as a transportation route. There is currently an active concrete batch plant located on Maider Road. A CSX rail line running from Syracuse to Oswego crosses the BOA.

The redevelopment of the BOA, with its extensive waterfront, would provide an opportunity to revitalize the Three Rivers Point area as a mixed residential and commercial area. The resolution of

the potential environmental contamination issues would remove a significant impediment to the redevelopment efforts.

1.3 Community Vision, Goals and Objectives

The objectives for redevelopment in the BOA is to encourage the development of water-dependent activities and the development of projects that are enhanced by their proximity and association with the waterfront. This includes the development of public spaces accessible to the waterfront, single and multi-family housing designed to take advantage of the waterfront, development of marinas and other boating support facilities, and the development of retail and restaurant space to serve the general public and boating traffic along the Canal. All development is intended to be pedestrian-friendly and take advantage of the waterfront as much as possible.

1.4 Brownfield Opportunity Area Boundary Description and Justification

The BOA is bounded by the Oneida River to the north and the Seneca River to the northwest and west. It extends easterly to the eastern boundary of the Atlantic Richfield parcel and the eastern boundary of the former Cibro property. The southern boundary of the BOA is the southern boundary of the former Cibro property, one adjacent privately-held property and the southern boundary of parcels at Three Rivers Point owned by the Town of Clay. Refer to *Figure 3 – BOA Boundary Map*.

1.5 Community Participation

The Town of Clay has convened a Stakeholders Group which assisted in development of its Local Waterfront Revitalization Plan (LWRP). This group was instrumental in formulating the plans and projects outlined in the LWRP. The Town intends to continue to engage the general public, as well as specific stakeholders, in the planning and development stages of area-wide planning for the BOA.

2.0 PRELIMINARY ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

2.1 Existing Land Use and Zoning

The majority of parcels located in the BOA are currently vacant. Of the 22 parcels, only eight are currently occupied. The BOA consists of a total of approximately 79 acres and of this total, less than six acres are in active use. Of the occupied properties, seven are residential and one is industrial.

Land use classifications in the BOA include wooded, undeveloped/vacant, industrial/manufacturing and residential. The acreage breakdown of land use classifications in the BOA is as follows:

- Wooded.....55 acres
- Undeveloped/Vacant..... 6 acres
- Industrial/Manufacturing 7 acres
- Residential 4 acres
- Inactive Industrial11 acres

Refer to *Figure 4 – Existing Land Use Map*.

Zoning districts in the BOA include industrial land, residential land and government-owned land. There are two parcels zoned industrial and nine residential properties. The remaining parcels are owned by the Town of Clay. The acreage breakdown of zoned property in the BOA is as follows:

- Industrial (I-2)..... 9.2 acres
- Residential (RA-100)..... 3.9 acres
- Government Owned (GOV).....65.6 acres

Refer to *Figure 5 – Existing Zoning Map*.

Properties adjacent to the BOA are primarily residential. The New York State Canal Corporation owns some of the waterfront property to the north of the BOA, along the Oneida and Seneca Rivers.

Approximately 63 acres of the total BOA consist of two former industrial sites that are either undergoing environmental investigation or remediation, or are anticipated to require environmental remediation prior to redevelopment. One of these sites, consisting of 59 acres, is owned by the Town of Clay. The other site is privately owned. An additional 5 acres of land owned by the Town of Clay is currently vacant. A portion of this acreage may require investigations into the former use of underground storage tanks for heating fuel and on-site septic systems.

The BOA is in a designated Waterfront Corridor, as defined by the Town of Clay Local Waterfront Revitalization Program plan. This plan is currently under review with the New York State Department of State.

2.2 Brownfield, Abandoned and Vacant Sites

The former Cibro asphalt plant (Tax ID Nos. 017.-03-09.1 and 017.-03-11.0) is a 66-acre site located on the west end of Maider Road. From the 1920's to the 1990's, this site was a bulk storage facility for fuel oil and asphalt. This facility included waterfront docks on the Oneida River for unloading petroleum products from barges. A number of underground and aboveground storage tanks have been removed from the site. The Town of Clay was approved for funding through the New York State Department of Environmental Conservation (DEC) Environmental Restoration Program. Investigations for water and soil contamination are currently underway. This site is thought to have issues related to subsurface soil and groundwater contamination.

A former Atlantic Refining Company Asphalt Terminal (Tax ID No. 016.-01-03.1) is located across Maider Road from the former Cibro facility. This site is known to have been a storage facility for

naphtha, kerosene and asphalt. Fuel oil may also have been stored at this location. Contamination investigations are currently underway on this site.

Three Rivers Point is located on the banks at the confluence of the Seneca and Oneida Rivers (Tax ID Nos. 017.-01-02.1, 017.-01-02.2, 017.-02-01.0 and 017.-01-02.3). This site has historically been a popular location for entertainment/restaurant/hotel facilities. Over the years, these facilities have fallen into disrepair and all buildings on Three Rivers Point have been razed over the last ten years. The Point is now vacant and not in use.

A number of residential properties along the west end of Maider Road are vacant.

Refer to *Figure 6 – Underutilized Sites Location Map*.

2.3 Land Ownership

Land ownership in the BOA is as follows:

- Total BOA Acreage79 acres
- Land Held In Public Ownership63 acres
- Land Held In Private Ownership13 acres
- Lands Committed to Roadways and Rights-of-Way 3 acres
- Brownfield Property Held in Public Ownership.....55 acres
- Brownfield Property Held in Private Ownership..... 7 acres

Refer to *Figure 7 – Land Ownership Patterns Map*.

2.4 Natural Resources

The elevation of the BOA ranges from approximately 370 to 380 feet above sea level. The entire BOA is located in the areas of the Erie-Ontario Lowlands, slightly sloping from north to south, with rolling landscape bordering the area to the south. Based on the United States Department of Agricultural, Soil Conservation Service (SCS), 1977 Soil Survey of Onondaga County, New York, a loam soil with varying percentages of silt, sand and gravel content is found throughout the area. A majority of the soils were formed from landscapes of lake-plain and valley areas dominated by deep soils that formed in silty or clayey glacio-lacustrine sediment. The soils associated with this group are moderately well drained to very poorly drained, and are medium to moderately fine textured with lime content from medium to high.

These soils are well suited for farming, although limiting factors such as erodability, seasonal wetness and the slow rate of permeability into the substrata can make it difficult for urban use.

Water quality in the Seneca and Oneida Rivers from Cross Lake to Oneida Lake is monitored by an ongoing study being completed by the Onondaga County Department of Water Environment Protection (OCDWEP). This study has seven sampling locations in the two rivers within the Town of Clay. Data collected from these locations include water temperature, dissolved oxygen, specific conductivity, salinity, pH and oxygen reduction potential (ORP).

Onondaga County has performed water quality monitoring at selected stations along the Seneca-Oneida-Oswego River system since 1993. The water quality survey study area spans the Seneca River from Cross Lake to Three Rivers junction, as well as portions of the Oneida and Oswego Rivers. The most recent report, dated November 2007, covers the 2006 monitoring period. The wet summer of 2006 kept stream flow high in the Seneca River throughout most of the summer and prevented violations of ambient water quality standards for ammonia-nitrogen and nitrite-nitrogen. Frequent measurements detected brief periods where dissolved oxygen concentrations dropped below the standards. Overall, water quality data collected from the Seneca River during 2006 was comparable to the data collected in previous surveys. The introduction of zebra mussels in the early

1990's resulted in dramatic changes in water quality in the river. The river's water quality conditions continue to be strongly influenced by zebra mussels.

There are two municipal wastewater treatment plants within the Town of Clay. Both of these plants are owned and operated by the OCDWEP. The Wetzel Road treatment plant is located on the west end of Wetzel Road, on the east shore of the Seneca River, and is a trickling filter secondary treatment plant with post-chlorination. Typical daily flow through this plant is approximately 2.5 million gallons. The Oak Orchard treatment plant is located on Oak Orchard Road, on the south shore of the Oneida River. Typical daily flow through this plant is 5.7 million gallons. This plant employs the pure oxygen aeration activated sludge process.

While not documented, there are other point source discharges of stormwater to both rivers from highway and private drainage culverts.

There are also point source discharges to the Seneca and Oneida Rivers upstream of the Town of Clay from other municipal and industrial wastewater treatment plants. While outside the Town, these discharges contribute to the water quality in the Waterfront Corridor.

Non-point discharge sources to the Rivers include overland runoff, roadway runoff and stormwater runoff from agricultural fields.

Both the Seneca and Oneida Rivers are classified by the DEC as Class B waters. Class B waters are suitable for primary and secondary contact recreation and fishing. Class B waters are also considered suitable for fish propagation and survival. Tributaries to the Rivers along the Waterfront Corridor are primarily Class C waters. Suitable usage for Class C waters is fishing.

Wetlands are defined by the United States Army Corps of Engineers (ACOE) and the United States Environmental Protection Agency (EPA) as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marches, bogs and similar areas." Wetlands are protected

under the 1977 Clean Water Act and Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act). Due to their high level of nutrients, wetlands are very productive ecosystems. They sustain a vast array of plant life, that in turn supports a wide variety of wildlife. In addition to their habitat value, wetlands serve to mitigate flood damage and filter excess nutrients from surface runoff.

Wetlands in New York State are regulated by both the DEC and the ACOE. The DEC regulates wetlands that are 12.4 acres in size or larger and smaller wetlands of unusual significance. The ACOE regulates areas meeting the definition of a wetland regardless of size. A permit is required to perform any work resulting in the disturbance of a DEC-regulated wetland or the disturbance to any area within 100 feet of a designated wetland. The ACOE does not require a permit (notification only) for disturbances of less than 0.1 acres. A permit is required by the ACOE for projects that disturb more than 0.1 acre. (A nationwide permit is used for disturbances less than 0.5 acres. An individual permit specific to the project being undertaken is required for disturbances over 0.5 acres).

There are no designated wetlands in the BOA.

Flooding has not been a significant threat to real property in the Town of Clay over the past 50 years. Since 1970, there have been just four declared Presidential Disasters in Onondaga County resulting from rain and storm events. Real-property damage within the BOA from these four events is likely to have been minimal. The 100-year flood boundary covers a small portion of the Three Rivers Point area. The area north of Maider Road and a portion of the former Atlantic Asphalt Terminal.

Refer to *Figure 8 – Natural Resources Map*.

2.5 Summary of Preliminary Analysis and Recommendations

As outlined in the Town's LWRP, the following were identified as development opportunities for properties within the BOA:

- Redevelopment of the now vacant Three Rivers Point into a multi-use center, including residential housing, office space, retail space, dining establishments and public open space. This center will include elements commemorating the Native American historic significance of this location and recognition of this site as a former world-class entertainment nightclub. Views of the waterfront will be emphasized in this development. Development is intended to create a destination point for boaters traveling the waterway and for the general public. Public docking and access from the water will be included.
- Redevelopment of former industrial sites along Maider Road into a mixed residential/retail community. Included will be new residential developments, docking and marine facilities, a riverfront walkway and connecting greenways. (Note: This will require environmental remediation of former industrial parcels along Maider Road.)
- Construction of dedicated pedestrian walkways linking Three Rivers Point with the proposed Maider Road development.

The following projects are considered in response to issues and opportunities previously identified. These recommendations seek to provide a balance of residential and commercial development, while conserving the natural environment and historic heritage of the waterfront.

- ***Development of Three Rivers Point***

Development of Three Rivers Point has been identified as the highest priority waterfront redevelopment opportunity in the Town of Clay. The first phase of development should include reconstruction of the seawall, construction of docking facilities and construction of a shoreline walkway. This work may be completed by, or in conjunction with, the New York State Canal Corporation. The shoreline walkway should include a hard decorative walking surface, lighting and benches. The walkway should extend either under Route 57 and the CSX rail bridge (preferably) or up to Route 57. If it runs up to Route 57, it should be at a location that will be amenable to a pedestrian crosswalk in the future. Docking facilities should include marine power hookups and water connections.

The Town owns a number of parcels on the Point totaling approximately 5 acres. A portion of this land should be set aside for public green space and public facilities. This public area provides an opportunity to commemorate and recognize the historic significance of this site. Public facilities should include green space and restrooms with showers.

The balance of the Town land on the Point should be re-zoned to encourage mixed-use development consisting of eating establishments, boutique retail, office space and high-density housing. The land should then be sold to private development interests with pre-approved plans that meet the Town's intent for this site.

- ***Expansion of Public Sewers to Three Rivers Point***

Three Rivers Point has public water, but is not linked to the public sanitary sewer system. The lack of a public sewer system at Three Rivers Point will greatly limit its development potential. It is recommended that a project be undertaken to extend public sanitary sewers to this area. The construction of sanitary sewers along Gaskin Road and Route 57 would greatly enhance the potential development and redevelopment of this waterfront area, as well as protect water quality. These sewers would provide an opportunity for higher density development that currently does not exist.

- ***Development of a Redevelopment Plan for Maider Road***

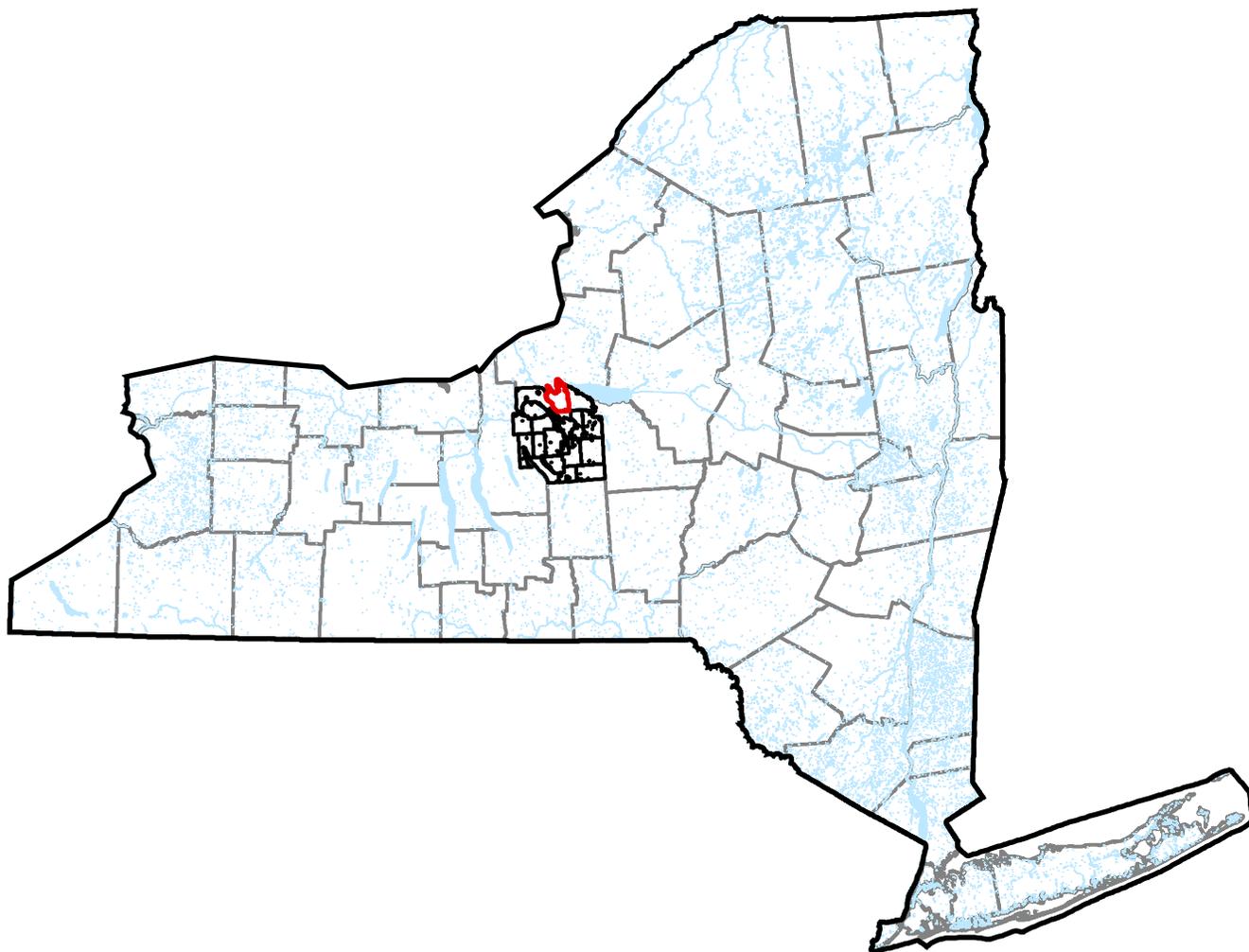
Maider Road, situated along the Oneida River adjacent to Three Rivers Point and Route 57, presents a terrific opportunity for future development. However, a number of obstacles exist to any future growth of Maider Road. One active and one inactive industrial site remain in the heart of this area. Another former industrial area is currently undergoing environmental investigations and remediation. The area's proximity to Route 57 provides easy access to the more developed portions of the Town to the south and Oswego County to the north. However, increased traffic at the Maider Road intersection with Route 57 due to future development could present concerns. Public water is limited to the west end of Maider Road. There are no sanitary sewers serving this area.

The Maider Road area is an ideal location for both water-dependent and water-enhanced uses. With an accessible shoreline, it provides a great opportunity for docking and marine services. Following closure and remediation of the former industrial sites, there will be ample land available for planned residential development. Residential development of this area should have an emphasis on water usage and access. In addition, development of this area should take advantage of, and preserve, scenic views. Pedestrian and vehicular traffic connections to Three Rivers Point should also be considered.

The redevelopment of Maider Road and the surrounding area is very complex and beyond the scope of this plan. It is our recommendation that a redevelopment plan be formulated for the future of Maider Road and the surrounding area. The plan should include all of the opportunities and concerns raised above. Such a plan will consider the types of development that best suit the area and the need for any rezoning to encourage this development.

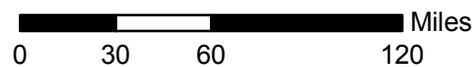
Refer to *Figure 9 – Actions for Revitalization Map*.

MAPS



Legend

-  Onondaga County Cities and Towns
-  Town of Clay
-  New York State
-  New York State Lakes and Rivers
-  New York State Counties



8232 LOOP ROAD
BALDWINVILLE, NY 13027
T: (315) 638-8587 F: (315) 638-9740
200 NORTH GEORGE STREET
ROME, NY 13440
T: (315) 281-1005 F: (315) 334-4394
WWW.PLUMLEYENG.COM

Civil and Environmental Engineering

COMMUNITY CONTEXT MAP
BROWNFIELD OPPORTUNITY AREAS PROGRAM
PRE-NOMINATION STUDY

TOWN OF CLAY

TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

PROJECT No.:
FILE NAME: 2009165
SCALE: FIGURE 1
DATE: 1"=2.5 MI
DEC. 2009



TOWN OF SCHROEPEL

TOWN OF HASTINGS

ONEIDA LAKE

TOWN OF LYSANDER

SITE

TOWN OF CICERO

ONONDAGA LAKE

TOWN OF SALINA

CITY OF SYRACUSE

Legend

-  Brownfield Opportunity Area
-  Town of Clay



USGS Topographic Maps - Baldwinsville, Brewerton, Central Square, Syracuse West, Camillus, Cicero, Mallory, Pennellville, and Syracuse East 7.5-Minute Quads.



8232 LOOP ROAD
BALDWINVILLE, NY 13027
T: (315) 638-8587 F: (315) 638-9740
200 NORTH GEORGE STREET
ROME, NY 13440
T: (315) 281-1005 F: (315) 334-4394
WWW.PLUMLEYENG.COM

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STUDY AREA CONTEXT MAP

**BROWNFIELD OPPORTUNITY AREAS PROGRAM
PRE-NOMINATION STUDY**

TOWN OF CLAY

TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

PROJECT No.:
FILE NAME: 2009165
SCALE: FIGURE 2
DATE: 1"=2.5 MI
DEC. 2009



NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.



PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027

TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

Civil and Environmental Engineering

PROJECT: **BROWNFIELD OPPORTUNITY
AREAS PROGRAM**

CLIENT: TOWN OF CLAY

LOCATION: TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

TITLE: **BOA BOUNDARY MAP**

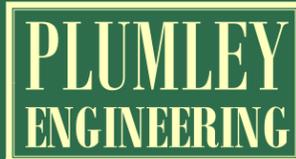
PROJECT No.: 2009165

DATE: DECEMBER 2009

**FIGURE
3**



NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.



PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027

TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

Civil and Environmental Engineering

PROJECT: **BROWNFIELD OPPORTUNITY
AREAS PROGRAM**

CLIENT: TOWN OF CLAY

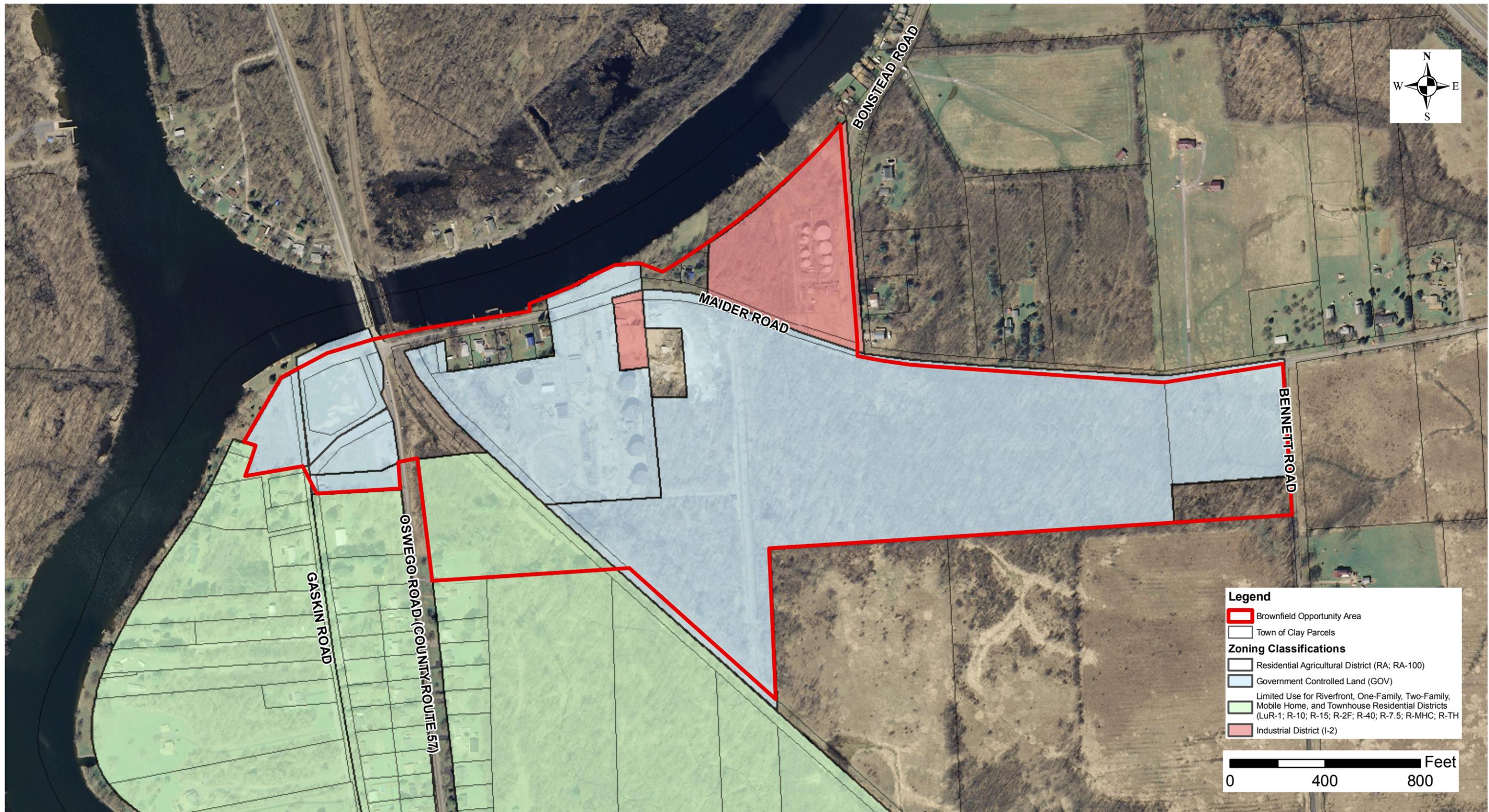
LOCATION: TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

TITLE: **EXISTING LAND USE MAP**

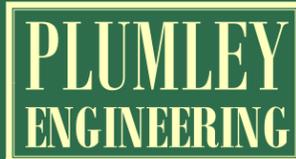
PROJECT No.: 2009165

DATE: DECEMBER 2009

**FIGURE
4**



NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.



PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027

TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

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PROJECT: **BROWNFIELD OPPORTUNITY
AREAS PROGRAM**

CLIENT: TOWN OF CLAY

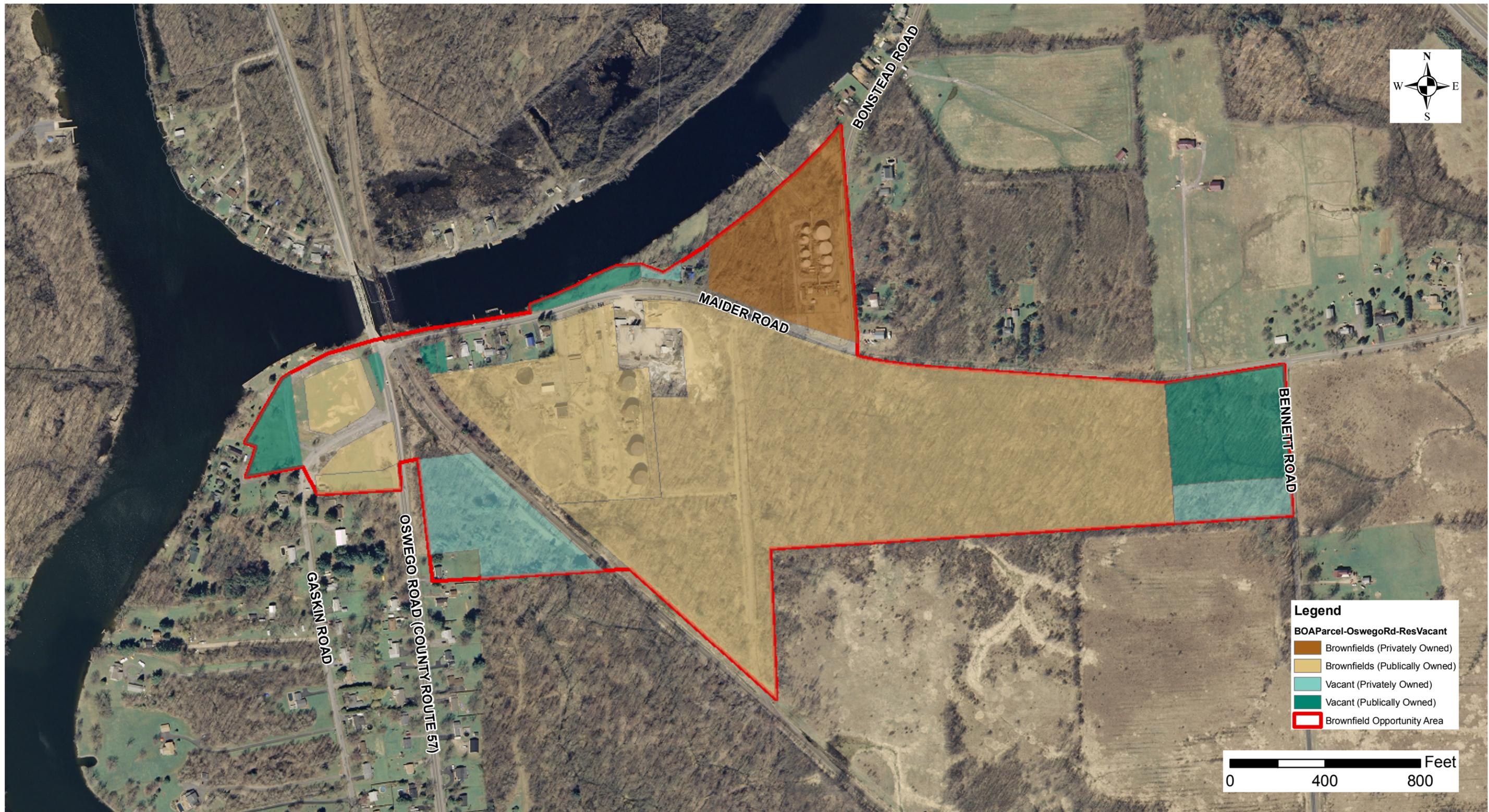
LOCATION: TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

TITLE: **EXISTING ZONING MAP**

PROJECT No.: 2009165

DATE: DECEMBER 2009

**FIGURE
5**



NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.



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8232 LOOP ROAD
BALDWINVILLE, NY 13027
TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

Civil and Environmental Engineering

PROJECT: **BROWNFIELD OPPORTUNITY
AREAS PROGRAM**

CLIENT: TOWN OF CLAY

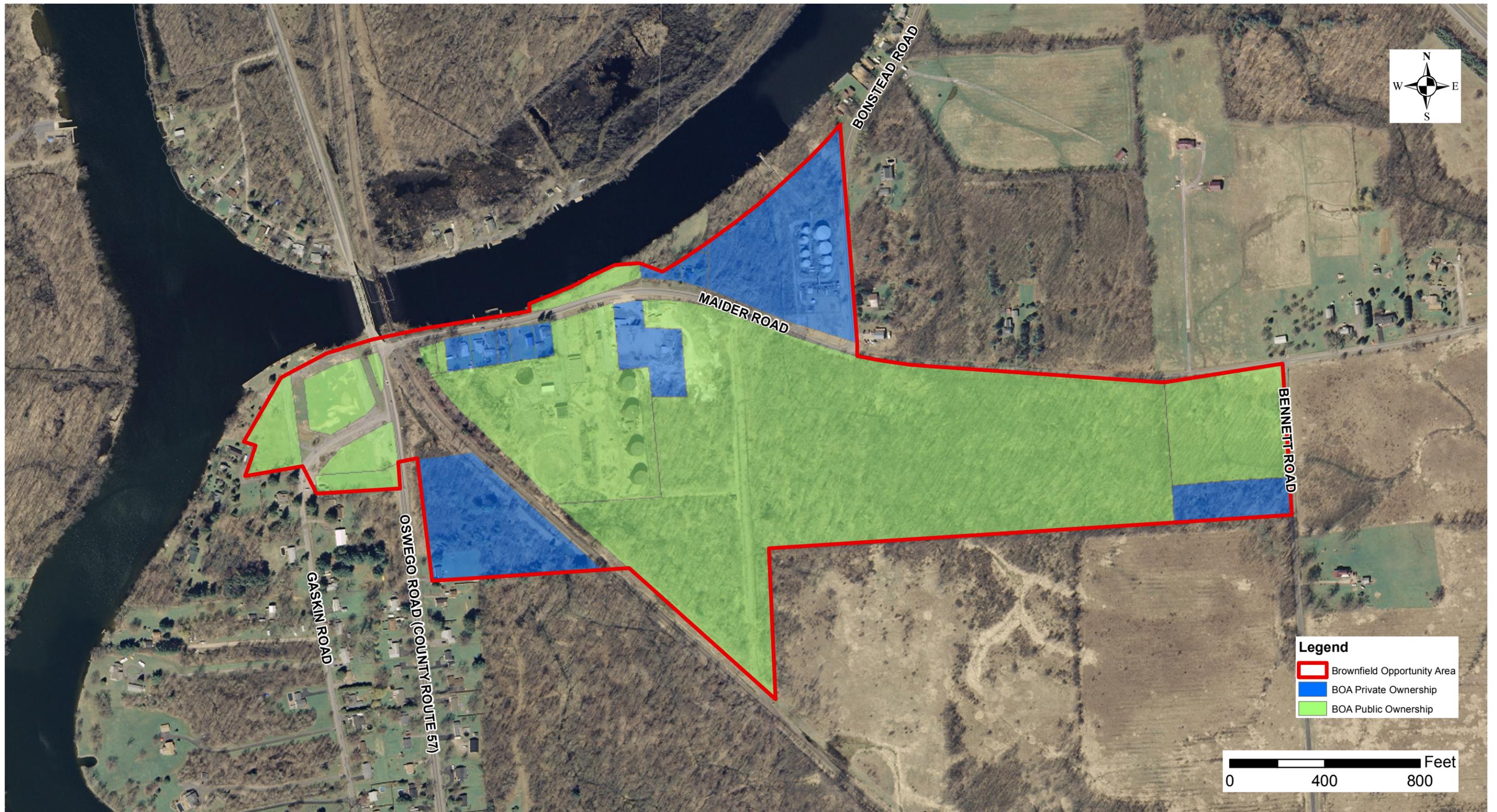
LOCATION: TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

TITLE: **UNDERUTILIZED SITES
LOCATION MAP**

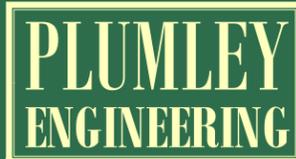
PROJECT No.: 2009165

DATE: DECEMBER 2009

**FIGURE
6**



NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.



PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027

TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

Civil and Environmental Engineering

PROJECT: **BROWNFIELD OPPORTUNITY AREAS PROGRAM**

CLIENT: TOWN OF CLAY

LOCATION: TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

TITLE: **LAND OWNERSHIP PATTERNS MAP**

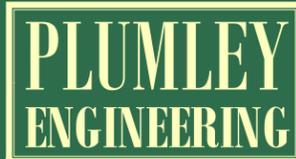
PROJECT No.: 2009165

DATE: DECEMBER 2009

FIGURE 7



NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.



PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027

TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

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PROJECT: **BROWNFIELD OPPORTUNITY
AREAS PROGRAM**

CLIENT: TOWN OF CLAY

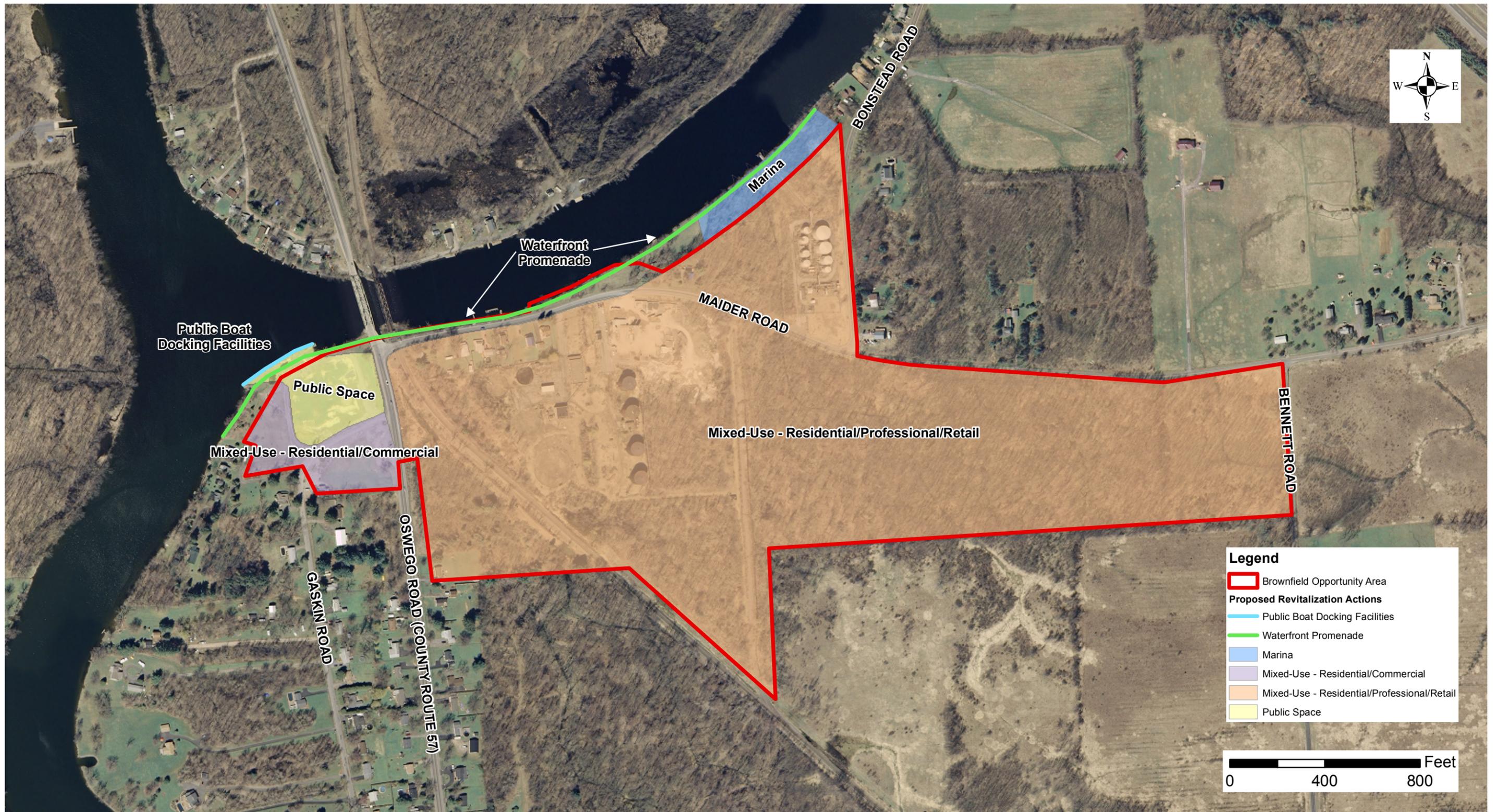
LOCATION: TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

TITLE: **NATURAL RESOURCES MAP**

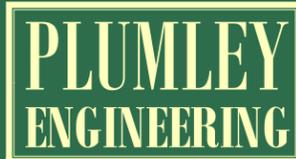
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DATE: DECEMBER 2009

**FIGURE
8**



NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.



PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027
TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

Civil and Environmental Engineering

PROJECT: **BROWNFIELD OPPORTUNITY AREAS PROGRAM**
 CLIENT: TOWN OF CLAY
 LOCATION: TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK

TITLE: **ACTIONS FOR REVITALIZATION MAP**
 PROJECT No.: 2009165
 DATE: DECEMBER 2009

FIGURE 9

LETTERS OF SUPPORT



WILMORITE

August 6, 2002

*Commercial Real Estate
Development & Management*

Wilmorite Property Management, LLC
1265 Scottsville Road
Rochester, New York 14624

Telephone (716) 464-9400
www.wilmorite.com

Mr. Charles A. Gargano
Chairman
New York State Empire State Development Corporation
30 South Pearl Street
Albany, NY 12245

Re: EMPIRE OPPORTUNITY FUND
TOWN OF CLAY
THREE RIVERS POINT REDEVELOPMENT PROJECT

Dear Chairman Gargano:

I am writing this letter in support of the Town of Clay's application for funding pursuant to the Empire Opportunity Fund program. Please allow this letter to serve as my written endorsement of the Clay Three Rivers Point project and the Town's application for funding.

As an executive of Wilmorite Property Management, L.L.C., which owns and operates Great Northern Mall in the Town of Clay, we are intimately aware of the demographics in the area and the negative effect on commercial activity that can be anticipated from the opening of Destiny NY/USA. The Town of Clay's proactive response to this situation and its positive governmental posture, in general, as illustrated by its attempt to redevelop Three Rivers Point as a tourist attraction, deserves State support.

I urge you to approve their application to fund this project from the Empire Opportunity Fund.

Sincerely,

WILMORITE PROPERTY MANAGEMENT, L.L.C.

Alfred W. Friedrich
Senior Vice President

AWF/jlh

Town Council
Mark V. Marzullo
Chester A. Dudzinski, Jr.
Thomas C. Schunck
Donald J. Brodhead

Supervisor
Frances R. Kip
(315) 699-1414

Town Clerk
Tracy M. Cosilino
(315) 699-8109

Receiver of Taxes
Sharon M. Edick
(315) 699-2756
Fax (315) 699-9562



TOWN OF CICERO

COUNTY OF ONONDAGA

P.O. BOX 1517, CICERO, NEW YORK 13039-1517 • FAX 315-699-0039

Highway Superintendent
Christopher J. Woznica
(315) 699-2745
Fax (315) 699-2745

Town Justices
Harvey W. Chase
Carl T. Putzer
(315) 699-8473
FAX (315) 699-7017

August 8, 2002

NYS Empire State Development Corporation
ATTN: Mr. Charles A Gargano, Chairman
30 South Pearl St
Albany, NY 12245

SUBJECT: Empire Development Fund

Dear Mr. Gargano,

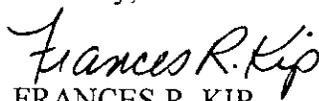
I am writing in support of the Town of Clay's proposed Three River Point Redevelopment Project. I believe the Town of Clay's proposal will have a strong, substantial and immediate impact on their community as well as the Town of Cicero.

The Three Rivers Point is less than a five minute boat ride down the Oneida River from Cicero. As you may be aware, the Oneida River is part of the New York State Barge Canal system; what you may not be aware of is that of the 57 locks on the Barge Canal lock 23, located in this targeted area, is the busiest. Investing in this project will result in the greatest return, dollar for dollar, from tourism, lodging and retail sales than any other point on the canal.

We have a shared deep and rich history that surrounds this area. The Town of Clay, in conjunction with Onondaga County, other state agencies and the federal government, has made great strides in their plans to revitalize this economically important area; but there is still much more to do. To this end, I strongly encourage you to support their endeavor and our shared future.

If you should have any questions, or if I can be of further assistance, please do not hesitate to contact me at 315-699-1414.

Sincerely,


FRANCES R. KIP
Supervisor

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY

1100 Civic Center • 421 Montgomery Street • Syracuse, New York 13202 • [315] 435-2611 • Fax [315] 435-2439 • E-Mail: onsocpa@nysnet.net

Matthew J. Driscoll
Mayor

Karen B. Kitney
Director

Nicholas J. Pirro
County Executive

August 7, 2002

Mr. Charles A. Gargano
NYS Empire State Development Corporation
30 South Pearl Street
Albany, New York 12245

Re: Empire Opportunity Fund
Town of Clay: Three Rivers Point Redevelopment Project

Dear Mr. Gargano:

I am writing in support of the Town of Clay's application for funding pursuant to the Empire Opportunity Fund program. Please allow this letter to serve as my written endorsement of the Clay Three Rivers Point project and the Town's application for funding.

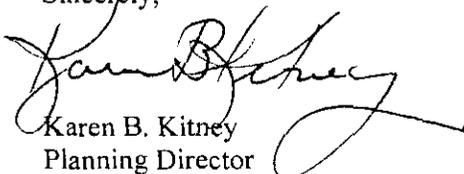
The Syracuse Onondaga County Planning Agency has worked with the Town of Clay on planning and development issues for more than 30 years. The Three Rivers Point Project is consistent with the County's *2010 Development Guide* that establishes job creation as a major goal, recognizes the importance of history and a superior natural environment for tourism, and recommends investment in existing community centers. The Three Rivers project incorporates the design principles of new urbanism from *The Onondaga Settlement Plan*.

Located in the most heavily traveled section of the canal system, the Three Rivers project is ideally situated to provide a significant attraction for both local and statewide boaters on the canal system. The proposed project creates a significant hamlet in the Town of Clay, on a site of historic importance. The hamlet's design will make it a unique destination along the Canal, pedestrian friendly and inviting for boaters seeking services, restaurants, shops, and entertainment onshore. The proposal buttresses tourist attractions with the economic demand of permanent residents.

This project will create an exciting lifestyle option for town residents by capitalizing on one of the most important natural features in the county. The river and canal system will provide international and local boaters with access to a cutting edge new urbanism development in the heart of Central New York.

Please contact me if you have any questions or require additional information.

Sincerely,


Karen B. Kitney
Planning Director



THE SENATE
STATE OF NEW YORK

August 5, 2002

JOHN A. DeFRANCISCO
SENATOR, 49TH DISTRICT
CHAIRMAN
TOURISM, RECREATION
& SPORTS DEVELOPMENT
COMMITTEES
BANKS
CODES
ENERGY & TELECOMMUNICATIONS
HEALTH
INVESTIGATIONS, TAXATION
& GOVERNMENTAL OPERATIONS
JUDICIARY
LOCAL GOVERNMENT
RACING, GAMING & WAGERING

ALBANY OFFICE
ROOM 903
LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
(518) 455-3511

DISTRICT OFFICE
STATE OFFICE BUILDING - ROOM 804
333 EAST WASHINGTON STREET
SYRACUSE, NEW YORK 13202
(315) 428-7632

e-mail:
jdcfranc@senate.state.ny.us

Website:
www.senatordefrancisco.org

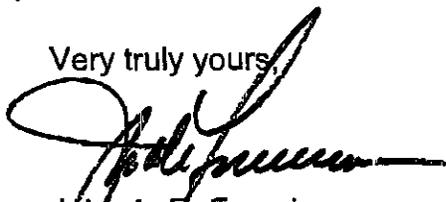
Mr. Charles A. Gargano
Chairman
Empire State Development Corporation
30 South Pearl Street
Albany, NY 12245

Dear Chairman Gargano:

I am writing to you on behalf of the Town of Clay and in support of the Town's application for funding from the Empire Opportunity Fund. The application is sought for funds to help pay for a revitalization project of the unique and historically significant area known as the Three Rivers area. I enthusiastically endorse this project.

The Three Rivers area, which is in the northwest portion of the Town of Clay, is where the Oneida River, the Seneca River and the Oswego River meet. It is here where much of our nation's history has been written: it was the mid-16th century meeting place for leaders of the Iroquois Confederacy; the site became home to the first non-Indian settlers in the late 18th century; and today it plays a key role as a strategic point along the New York State Barge Canal. Now, all that occupies the site is a badly deteriorated apartment complex which is the sole remains of the Three Rivers Inn, at one time a popular tourist attraction that was a showcase for nationally-known entertainers. Most of the Three Rivers Inn burned to the ground in 1973.

The potential of this site for both economic development and tourism is tremendous. I am asking that you consider adding to the funds already committed by others as the Town of Clay continues to develop its plans for the future of the Three Rivers area.

Very truly yours,

John A. DeFrancisco
State Senator

JAD/acj



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Governmental Operations Committee

COMMITTEES
Transportation
Higher Education

WILLIAM SANFORD
Assemblyman 118th District

August 5, 2002

Mr. Charles A. Gargano
Chairman
NYS Empire State Development Corporation
30 South Pearl St.
Albany, NY 12245

Dear Chairman Gargano:

I am writing to express my support for the Town of Clay's application for funding of its Three Rivers Point project through the Empire State Development Corporation and the Empire Opportunity Fund.

Through the development of shops, restaurants, housing and marinas, as well as the re-development of parks and brownfields, the Three Rivers Point project presents tremendous opportunities for economic expansion, tourism, and environmental conservation. Support from the Empire Opportunity Fund, along with approved grant funding and support from various federal, state, and local government entities will help to ensure that one of Central New York's most unique and historically significant areas is fully rejuvenated.

On behalf of all residents of our Central New York community, I strongly urge that the Town of Clay's application for funding of its Three Rivers Point project be approved.

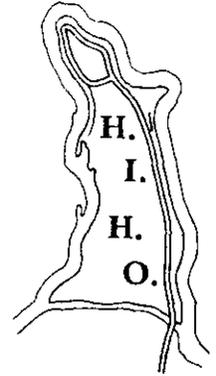
Thank you for your time and consideration in this matter.

Sincerely,

William E. Sanford
Member of Assembly

Horseshoe Island Homeowners Organization INC.

P.O. BOX 66
CLAY, N.Y. 13041-0066



August 4, 2002

Charles A. Gargano, Chairman
N.Y.S. Empire State Development Corporation
30 South Pearl Street
Albany, New York 12245

Re: Empire Opportunity Fund
Town of Clay
Three Rivers Point Redevelopment

Dear Chairman Gargano:

Please allow this letter to serve as our formal, written endorsement of the Town of Clay Empire Opportunity Fund application and the Three Rivers Point project. We are resident members of the homeowners' organization located closest to the Three Rivers site, and are in total agreement with Clay's efforts to revitalize the Three Rivers area.

Our homes are located on an island bounded by the Oneida River and the Barge Canal. The natural beauty of the waterways was a factor in our decisions to make our homes in this location. The two properties the town hopes to develop have had a negative impact on this otherwise agricultural, sparsely settled area. It is our belief that the elimination of the rundown apartment building at Three Rivers, and the clean-up of the former asphalt plant on Maider Road, will be of value not only to those of us in the immediate area, but also have a positive impact on the entire town through the economic benefit that will accrue from a more productive tax base and the additional employment the anticipated project will bring.

We residents have also taken great pride in the historical background of this area. Our neighborhood has deep, documented roots in the history of Native Americans. Also, the Barge Canal's extremely busy Lock 23 is almost adjacent to our island. We believe that our significant local history, combined with the natural beauty of the Three Rivers area, the already existing water traffic, and the further development of the Point will combine to make Three Rivers a meaningful tourist destination.

We look forward to this eventuality, and urge your approval of the Town of Clay application for Three Rivers Point.

Respectfully,
Horseshoe Island Homeowners Organization

A handwritten signature in cursive script that reads 'Maryann Manley'.

Maryann Manley
President

Chamber

. Communication . Collaboration . Commerce

August 6, 2002

Mr. Charles A. Gargano
Chairman
N.Y.S. Empire State Development Corporation
30 South Pearl Street
Albany, New York 12245

RE: Empire Opportunity Fund
Town of Clay
Three Rivers Point Redevelopment

Dear Chairman Gargano:

I am writing this letter in support of the Town of Clay's application for funding pursuant to the Empire Opportunity Fund program.

The Three Rivers Point Redevelopment project incorporates two stages. Phase I involves the reclamation of approximately five acres located at the confluence of the Oneida, Oswego and Seneca Rivers occupied by a deteriorated apartment structure currently under condemnation proceedings by Onondaga County on behalf of the Town. Phase II involves more than 60 adjacent acres owned by the Town, a small portion of which is a Brownfield site being remediated by the Town under DEC's guidance and encouragement.

It is Phase I that is the subject of the EOF program application. The site is on the most heavily traveled portion of the canal system. Two locks in the immediate vicinity are the first and second busiest locks of the 57 in the state (Lock 23 in Clay, and Lock 24 in Baldwinsville). In addition to its high river visibility, the site is approximately 7 miles from the expanding Syracuse Inner Harbor project, and would gain additional exposure through the long distance boaters and other tourists sailing out of the Inner Harbor as day-trippers.

Along with its prime location on the canal system, Three Rivers Point also has an interesting historical background. Beginning in the mid-sixteenth century, it was the annual gathering place for the leaders of the five Indian tribes that make up the "keeper of the flame," and the Town plans to pursue a commemorative Native American element in its plans for the Point.

Greater Syracuse Chamber of Commerce

572 S. Salina St., Syracuse, NY 13202-3320

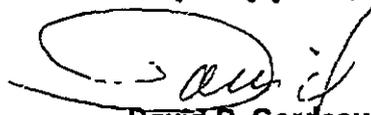
☎ 315-470-1800 ☎ 315-471-8545 www.SyracuseChamber.com E-mail: info@SyracuseChamber.com

**Mr. Charles A. Gargano
August 6, 2002
Page Two --**

The Canal Corporation is supportive of Clay's efforts, and has pledged \$2 million dollars to upgrade its infrastructure at Three Rivers Point. In addition, the Town has received a \$300,000 grant from Congressman James Walsh for initial project plans, and the Town has set aside \$600,000 in Community Development Funds for acquisition and demolition.

It appears there is great potential to turn this economically and environmentally negative property into a thriving canal village that would offer jobs and public benefit to the region. I urge your consideration of the Town of Clay application for the Three Rivers Point Redevelopment. Please feel free to contact me if you have questions or require additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read "David P. Cordeau", written over a large, loopy scribble.

**David P. Cordeau
President**

DPC/rk

John L. Buono
~~XXXXXXXXXXXX~~
Chairman



K. Germain
D. Wickman, C&S
N. Bray
Robert A. Brooks
Canal Director

Nancy E. Carey
Board Member

John R. Riedman
Board Member

John R. Platt
Executive Director

New York State Canal Corporation

200 Southern Boulevard
Post Office Box 189
Albany, New York 12201-0189

Web Address: www.canals.state.ny.us

Phone (518) 436-3055
TDD/TTY 1-800-253-6244
Fax (518) 471-5936

RECEIVED

AUG 5 2002

SUPERVISOR'S OFFICE

July 30, 2002

Patrick M. DiDomenico
Town Supervisor
Town of Clay
4483 Route 31
Clay, New York 13041-8707

Dear Mr. DiDomenico:

This letter will confirm that the NYS Canal Corporation is prepared to dedicate funding required for stabilization and reconstruction of the Canal Terminal wall adjacent to the Three Rivers as part of the overall plans for development of this site.

Three Rivers Service Port is part of the Governor's Revitalization Program announced on May 9, 2002.

The New York State Canal Corporation will dedicate up to \$2 million dollars from future Capital Plan funding for the design, reconstruction and inspection of the 400' terminal wall.

Sincerely,

Robert A. Brooks
Director



JAMES T. WALSH
MEMBER OF CONGRESS
25TH DISTRICT, NEW YORK

ASSISTANT MAJORITY WHIP

CHAIRMAN

FRIENDS OF IRELAND

Congress of the United States
House of Representatives
Washington, DC 20515-3225

COMMITTEE ON APPROPRIATIONS

SUBCOMMITTEES:

VA, HUD,
AND INDEPENDENT AGENCIES
CHAIRMAN

AGRICULTURE,
RURAL DEVELOPMENT,
FOOD AND DRUG ADMINISTRATION,
AND RELATED AGENCIES

MILITARY CONSTRUCTION

August 5, 2002

Mr. Charles A. Gargano, Chairman
New York State Empire State Development Corporation
30 South Pearl Street
Albany, New York 12245

Dear Chairman Gargano,

Please accept this letter on behalf of the Town of Clay's application for funding through the Empire Opportunity Fund program.

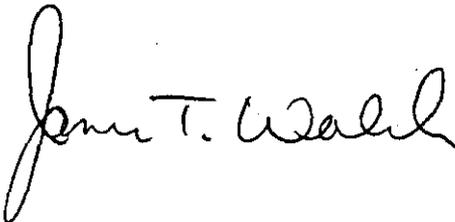
The Town of Clay's Three Rivers Point Redevelopment Project would unite the Oswego, Oneida and Seneca Rivers in an attractive setting for boating, tourism, outdoor recreation, and residential living along three major New York State waterways. Completion of their proposal would provide significant economic and environmental benefits for our area, to include a vibrant commercial site for new businesses, and preservation of our natural shorelines and wildlife areas.

I was pleased to be able to secure \$300,000 in federal funding from the Department of Housing and Urban Development for the Town of Clay as they began their initial plans. The Town of Clay was also fortunate to secure \$600,000 in Community Development Funds from Onondaga County. With your support, the Project will have the additional funding necessary to turn this challenged property into a flourishing canal village.

In hopes of improving the quality of life in Central New York, especially along our waterways, I believe it is important to support exciting endeavors such as the Town of Clay's Three Rivers Point Redevelopment Project. I would appreciate your every possible consideration.

If you have any further questions, please do not hesitate to call upon me or my staff.

Sincerely,



James T. Walsh
Member of Congress



ONONDAGA COUNTY LEGISLATURE

T. Brendan Whelan

County Legislator - 14th District
304 Rita Drive
N. Syracuse, NY 13212

(315) 458-9069 Fax. 452-9029
Leg. Tel. (315) 435-2070
E-Mail: tbwhelan@powerfcu.net

August 1, 2001

Mr. Charles A. Gargano, Chairman
N.Y.S. Empire State Development Corp.
30 South Pearl Street
Albany, New York 12245

**Subject: Town of Clay-Three Rivers Point Redevelopment Project
Empire Opportunity Fund**

Dear Chairman Gargano,

Please accept this letter of support for the Town of Clay application to the Empire Opportunity Fund program for the subject project. I fully endorse both Clay's Three River Project and the application for funding.

I sponsored legislation passed by the Onondaga County Legislature allowing the Town to receive 62 acres east of the point for redevelopment. I will not go into the historical significance of the area, I am sure others will fully include those facts.

I do feel this beautiful location has the potential to become a tourism destination due to both accessibility and scenic value. Jobs will be the end result of the efforts to promote this area, and now is the time to take action to reclaim this abused and underutilized area.

I will be happy to discuss my vision of this area and ask you to feel free to contact me at your convenience if I can be of any assistance. Thank you for your attention to this request.

Respectfully,

A handwritten signature in black ink that reads "T. Brendan Whelan".



COUNTY OF ONONDAGA
OFFICE OF THE COUNTY EXECUTIVE

NICHOLAS J. PIRRO
COUNTY EXECUTIVE

EDWARD KOCHIAN
DEPUTY COUNTY EXECUTIVE

MARTIN A. FARRELL
EXECUTIVE COMMUNICATION DIRECTOR

JOHN H. MULROY CIVIC CENTER
421 MONTGOMERY STREET - 14TH FLOOR

SYRACUSE, NEW YORK 13202-2995

315 - 435-3516

FAX: 315 - 435-8582

www.ongov.net

JAMES A. ALBANESE
ADMINISTRATOR - PHYSICAL SERVICES

LYNN SHEPARD SCOTT
ADMINISTRATOR - HUMAN SERVICES

SUSAN J. TORMEY
RESEARCH & COMMUNICATION OFFICER

August 5, 2002

Mr. Charles A. Gargano, Chairman
NYS Empire Development Corporation
30 South Pearl Street
Albany, New York 12245

RE: Empire Opportunity Fund
Town of Clay/Three Rivers Point Redevelopment Project

Dear Chairman Gargano:

I am pleased to support the Town of Clay's application for funding pursuant to the Empire Opportunity Fund Program. This letter will serve as my endorsement of the Clay Three Rivers Point Project and the Town of Clay's application for funding.

As Onondaga County Executive, I am very familiar with this project and the popular tourist area at Three Rivers Point. The Town of Clay has been successful in its effort to revitalize this most historic and centrally located Three Rivers area. This location as well as an adjacent parcel of 66 acres east of the Three Rivers Point have been designated as blighted areas eligible for federal and state redevelopment grants. Not only is this area in need of environmental remediation, its location and historic significance has a potential of creating many jobs and economic opportunities for our entire community in the form of parks, housing, marinas and restaurants. The area has been one of the highest in terms in tourism and traffic throughout the Canal System.

I enthusiastically support the application for the Three Rivers Redevelopment Project. If you have any questions or require further information, please feel free to contact me.

Sincerely,

Nicholas J. Pirro
County Executive

NJP/cm