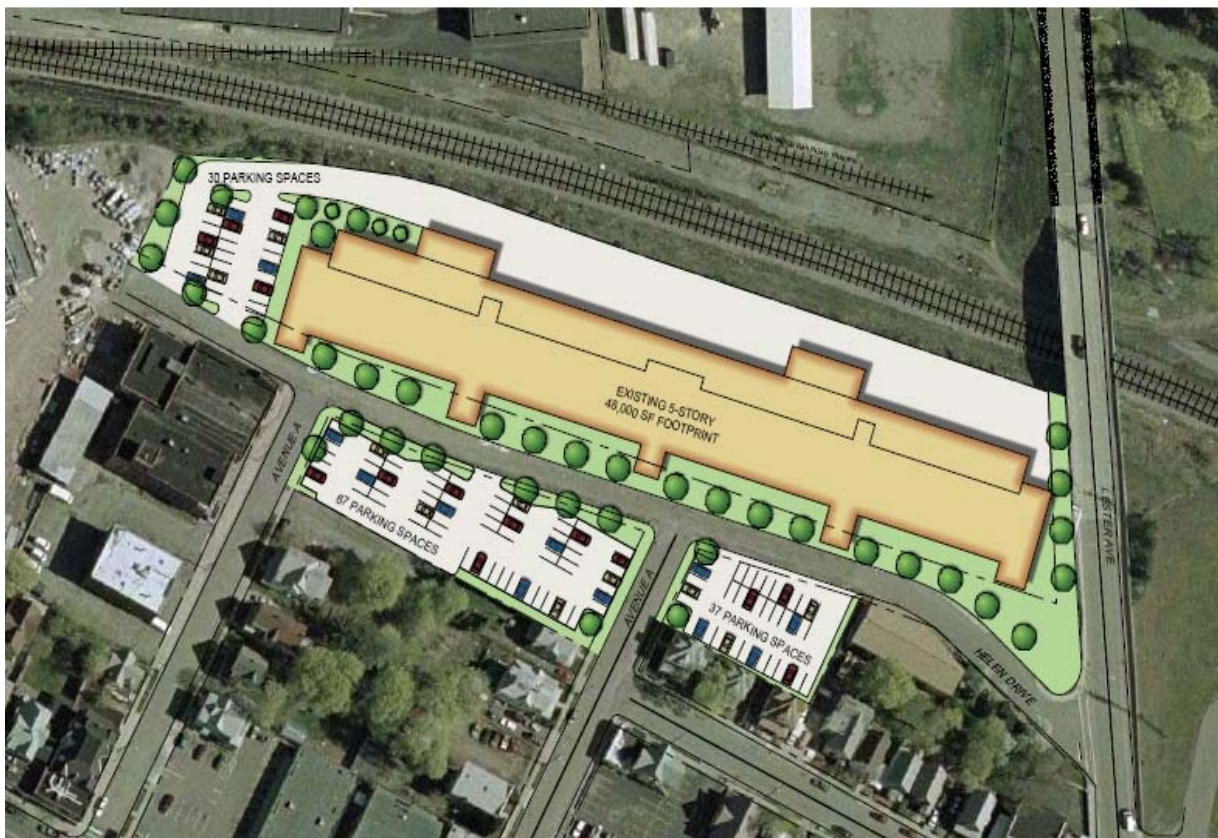


**Endicott Johnson Industrial Spine
Brownfield Opportunity Area**

December 20, 2010

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Section I. Project Description

A. Lead Project Sponsors

Broome County serves as the sponsoring municipality for the Nomination Study, and the project has been managed through efforts of the Broome County Department of Planning and Economic Development.

Portions of the Endicott-Johnson Industrial Spine Brownfield Opportunity Area (BOA) are located in the City of Binghamton and the Village of Johnson City; representatives of these municipalities have participated as members of the project Steering Committee.

Other organizations identified as key stakeholders with Steering Committee representation are as follows: Broome County Industrial Development Agency, The Goodwill Theatre, United Health Services, the Village of Johnson City and the City of Binghamton.

Representatives from the NYS Department State and the NYS Department of Environmental Conservation have participated to the Nomination Study in an advisory capacity, and have provided guidance throughout the process.

B. Project Overview and Description

The Brownfield Opportunity Area (BOA) Program is an interdisciplinary effort by the NYS Department of State and Department of Environmental Conservation, which provides municipalities and community based organizations with assistance to complete revitalization plans and implementation strategies for areas affected by brownfield sites. The BOA Program enables communities to put strategies in place to return dormant sites and areas back to productive use and simultaneously restore environmental quality.

By identifying the Endicott-Johnson (E-J) Industrial Spine as a Brownfield Opportunity Area, the Broome County community recognizes its potential to once again provide economic and cultural benefits to the region and beyond. This BOA Nomination Study report provides an in-depth description and analysis of existing conditions, opportunities, and redevelopment potential of properties located in the BOA, emphasizing the identification of strategic sites that may serve as catalysts for revitalization.

Following the conclusion of the Nomination Study process, an Implementation Strategy will be developed for the E-J BOA. This process will advance environmental assessment of the area and provide a detailed plan to implement improvements to the E-J BOA Study Area.

Figure I-1 E-J BOA Community Context Map shows the study area's location relative to the surrounding community. The study area covers approximately 230 acres of land at the western boundary of the City of Binghamton, extending into the Village of Johnson City.

The BOA is approximately one mile west of Downtown Binghamton. The Chenango and Susquehanna Rivers are located to the east and south, respectively. State Highway 201 to the west, and State Highway 17 to the north, provide easy access to the Interstate Highway System. From State Highway 17, the study area is directly accessible via Exit 71 at the northern boundary of the study area near CFJ Park.

Many BOA properties house viable businesses and residential dwellings. However, deteriorating properties are widespread and detract from the area's character.

A number of large-scale, underutilized properties suitable for major redevelopment are located in the study area. The Nomination Study will focus on Brownfield, abandoned, vacant, or otherwise underutilized properties because of their strategic importance to redevelopment efforts.

A list of brownfield, underutilized or vacant sites identified during the initial stages of the planning process is provided in *Table I-1 Brownfield, Abandoned or Vacant Sites*. These sites were further analyzed as part of this study.

Table I-1 Brownfield, Abandoned or Vacant Sites	
Property Address	Acreage
76 Arch Street	0.1
80 Arch Street	1.2
96 Corliss Avenue	5.6
42 Willow Street	0.2
48 Willow Street	0.3
135-139 Baldwin Street	2.4
147 Grand Avenue	1.5
48 Corliss Avenue	2.0
44 Corliss Avenue	1.3
46 Corliss Avenue	2.0
25 Ozalid Drive	1.9
19 Avenue B	1.0
59 Lester Avenue	4.1
101-105 Lester Avenue	2.8
99 Lester Avenue	7.4
2 Brown Street	0.9

Analyses of the BOA's physical and market conditions, as well as input gathered through meetings and interviews with Steering Committee members and the general public, have been used to help identify a promising course of redevelopment. As plans are implemented, new or expanded commercial activity, along with associated gains in employment, can be expected in the project area. New York State's Brownfield Opportunity Areas Program provides an excellent opportunity to eliminate possible environmental contamination from some of the area's derelict sites, and to attract productive uses to the area. Core institutions such as the area's health care and cultural facilities provide a solid foundation from which additional amenities will be able to expand, while ensuring that populations of residents, employees, and patrons will be available to enjoy benefits of the progress being made.

The BC Plan (2002) and the *City of Binghamton Comprehensive Plan* (2002) – which have been adopted by Broome County and the City of Binghamton, respectively – include recommendations relevant to the BOA redevelopment process.

The *BC Plan* provides recommendations to help stimulate improvement of the regional economy, and has been referenced throughout the BOA planning process. The following land use actions are recommended in the Implementation Plan portion of *The BC Plan*.

Implement corridor improvement plans. The Main Street corridor is key to the vitality of the BOA. Proposed redevelopment efforts will consider the implications of site accessibility via Main Street, as well as the implications site redevelopment will have upon the Main Street corridor.

Aggressively continue to pursue brownfield funding and incentives for targeted sites. The BOA contains a number of sites that are presumably ripe for funding through brownfield programs. The Nomination Study will identify targeted sites based on their redevelopment potential, and marks an integral step in advancing this *BC Plan* recommendation.

The *City of Binghamton Comprehensive Plan* outlines a set of policies and procedures required to achieve the City's vision for the future. The *Comprehensive Plan* applies to the southeastern portion of the study area, which is located in the City of Binghamton. Following are some selected mid-term land use actions recommended in the Citywide Policies and Projects to Enhance Binghamton's Regional Community Image portion of the *City of Binghamton Comprehensive Plan*.

Strengthen and maintain the integrity of gateways. The Main Street corridor provides a gateway linking the City of Binghamton to the Village of Johnson City within the BOA. The Nomination Study considers potential redevelopment sites at and near gateway locations, and considers the implications redevelopment initiatives will have upon gateways.

Prepare sites for redevelopment. According to the *Comprehensive Plan*, the City “must be willing to engage in an aggressive proactive campaign to make properties available to meet the needs of today’s corporations.” The BOA Nomination Study will be used to identify strategic sites for redevelopment, and to identify and initiate the pursuit of promising funding sources. The process aims to enhance the development appeal of key BOA properties through financial incentives and marketing campaigns.

Support the Broome County economic development strategy. The BOA crosses municipal boundaries, so the City of Binghamton, Village of Johnson City, and other regional municipalities are stakeholders in its planning and redevelopment. Its redevelopment should hold appeal and provide benefits on a regional scale. The Nomination Study process has been spearheaded by the Broome County Department of Planning and Economic Development, and involves a diverse group of representatives from Broome County organizations, as well as input from the general public. Regional planning documents such as the *BC Plan* have been consulted throughout the process for reference purposes and to ensure that proposed actions are in line with community visions.

C. Community Vision and Goals and Objectives

The following vision statement was established through the planning process for redevelopment of the Endicott-Johnson Industrial Spine:

The Endicott Johnson Brownfield Opportunity Area will continue to undergo an urban transformation, and will emerge from its current condition to become a highly functional, productive district. Redevelopment efforts will draw upon the area’s strength as a walkable historic district that includes some of the regions’ premier health care and performing arts establishments. The redeveloped Endicott Johnson Brownfield Opportunity Area will offer a host of cultural and other amenities that enhance the quality of life not only in the immediate neighborhood, but, throughout the broad metropolitan area and beyond.

Goals and Objectives:

Goal #1: Direct development efforts to distressed properties while preserving viable sites and operations

Objectives:

- Conduct a thorough market analysis ***done***
- Conduct background environmental reviews to provide a preliminary screening of environmental conditions ***done***
- Identify strategic sites to serve as the focal points for the redevelopment effort ***done***

Goal #2: Ensure that the revitalization plan is well-grounded in current market conditions, reflective of the E-J BOA study area's character, and realistically addresses environmental constraints

Objectives:

- Solicit input from the general public, community organizations, and stakeholders affected by the redevelopment efforts throughout the planning process *ongoing*
- Prepare in-depth environmental assessments *done*
- Prepare in-depth site pro formas to assess market feasibility *done*

Goal #3: To guide future development, create a General Land Use Plan that will serve as a basis for a Master Plan of the study area.

Objectives:

- Develop an overlay zoning designation to maintain the historic character of portions of the EJBOA, including the establishment of 'build-to' lines and location of parking areas to the backs of properties *Step 3*
- Encourage future hospital and related commercial expansion/relocation occur east of the campus *Step 3*
- Rezone portions of the E-J BOA to align with the General Land Use Plan *Step 3*

Goal #4: Use the existing character to provide recommendations specific to each BOA sub-area

Objectives:

- Examine and describe the character of the sub-areas of the E-J BOA *done*
- Encourage growth of complimentary land uses through a mix of zoning changes and incentives *Step 3*
- Prepare a streetscaping plan for the E-J BOA *Step 3*

Goal #5: Connect the BOA internally, to adjacent neighborhoods, and to the larger region

Objectives:

- Improve Pedestrian Corridors between the EJBOA and the surrounding neighborhoods *Step 3*
- Improve visual, physical, and pedestrian connections to Wilson Hospital *Step 3*
- Improve visual, physical, and pedestrian connections to the Government Center *Step 3*

Goal #6: Provide appealing, marketable opportunities for private investment

Objectives:

- Prepare and execute a streetscaping plan including curbs, street trees, sidewalks and decorative lighting for the BOA *Step 3*
- Create character area plans for key sites/sub areas *Step 3*
- Require that large parking lots be landscaped with perimeter buffers and internal landscaped islands *Step 3*
- Offer incentives for façade improvements within the BOA. *Step 3*
- Develop, fund and implement a marketing plan for the BOA. *Step 3*

Goal #7: Create the Willow Street Business Park

Objectives:

- Create a business park setting with improved circulation, enhanced aesthetics, and signage, including improved connections with Main Street *Step 3*
- Develop a marketing plan for the Willow Street Business Park and fund its implementation *Step 3*

Goal #8: Revitalize priority sites in a manner that is consistent with community plans, needs and vision

Objectives:

- Compare redevelopment scenarios against adopted community plans *done*
- Pursue the renovation of the first-floor of the existing buildings at each priority site to current building standards, improving the building exteriors, and ‘mothballing’ upper stories for possible future use *Step 3*
- Prepare Phase I and, as appropriate, Phase II environmental assessments for priority sites *Step 3*
- Prepare in-depth architectural/engineering and cost pro formas for priority sites *Step 3*
- Prepare conceptual site plans for use in marketing sites *Step 3*

Goal #9: Capitalize on the emerging Goodwill Theatre district by expanding cultural and recreational opportunities available to residents and employees

Objectives:

- Continue upgrading buildings and surrounding uses to create a heritage and cultural attraction *Step 3*
- Prepare a signage plan for the EJBOA that identifies the emerging Health and Cultural District, Goodwill Theatre, Wilson Hospital, Spool Art Gallery, CFJ Park and gateway/access points *Step 3*

- Support complimentary businesses such as art galleries, studios, restaurants, and nightclubs
Step 3

Goal #10: To ensure the redevelopment process remains grounded and does not lose momentum; continue to foster partnerships with institutions and stakeholders

Objectives:

- Review the steering committee membership to ensure it continues to reflect the BOA
Ongoing
- Continue to conduct steering committee meetings throughout the Step 3 process *Step 3*

The visions and goals for the Broome County BOA have been developed through collaboration with steering committee members representing a wide range of parties interested in project outcomes. Existing planning documents, including the *BC Plan* and the *City of Binghamton Comprehensive Plan*, have been referenced for accounts of community preferences related to development.

The Nomination Study is an integral step in the long-term process of revitalization of the E-J Industrial Spine. Recent efforts have led to grant funding that will be used to improve the area: Restore NY grant funding has been awarded to demolish the former Ozalid facility at 46 Corliss Avenue, and a Quality Communities grant that has been awarded to establish a health and cultural district located within the study area. The organizations and individuals responsible for these and other ongoing revitalization efforts have been involved throughout the planning process, in order to ensure cooperation and unity between all parties working to improve the area.

D. Description of Brownfield Opportunity Area Boundaries & Justification

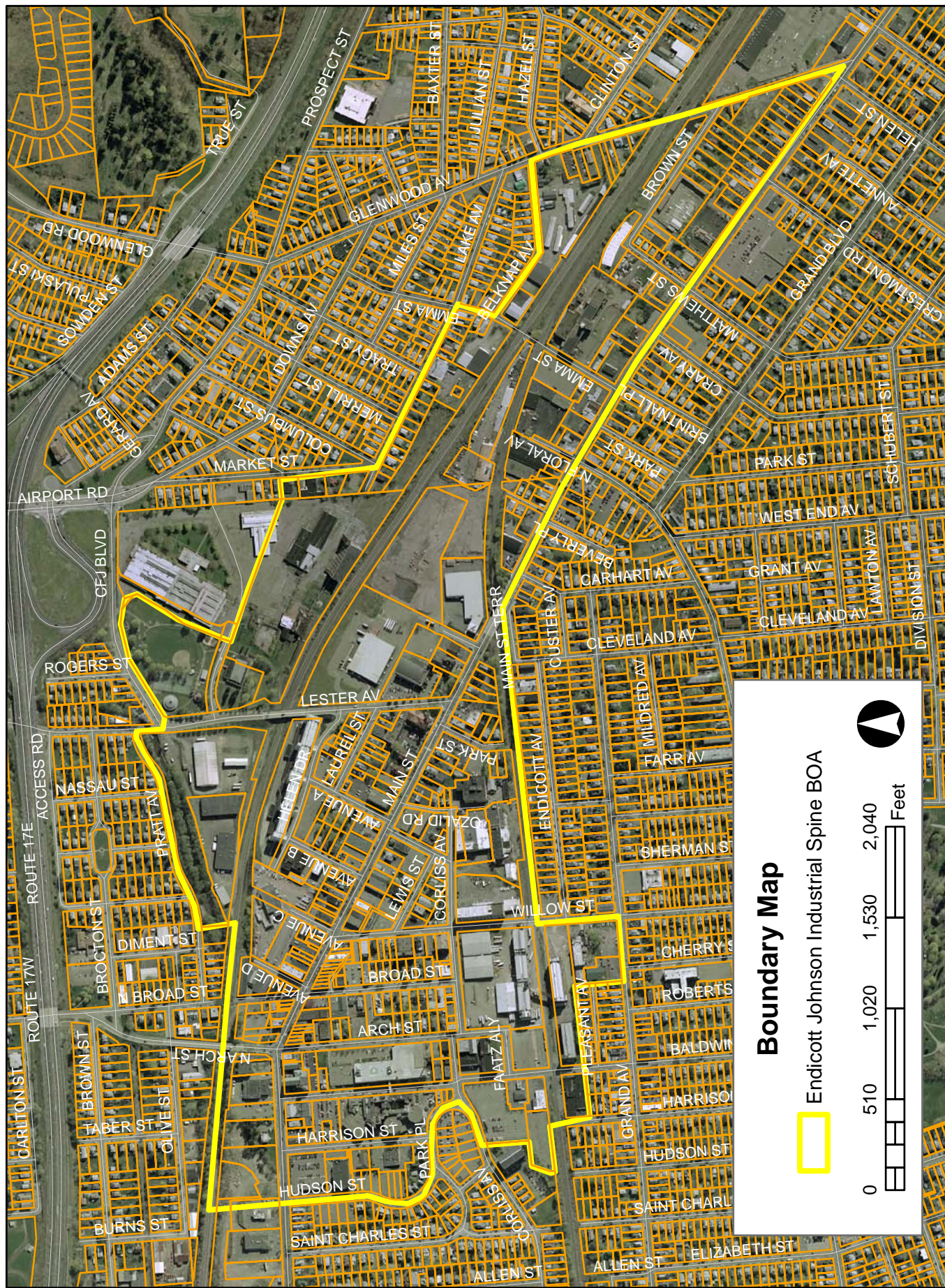
The Study Area boundaries were defined by the County prior to the Nomination Study, and contain a number of brownfield properties that are potentially suitable for large-scale redevelopment efforts. Boundaries have been refined through coordination with the project Steering Committee. The Study Area contains an area that approximately represents the historic E-J Industrial Spine, a once-thriving manufacturing district that was home to the E-J Shoe Company. The E-J Company, along with other manufacturers, ceased operations over the course of the late 20th Century, and many former industrial properties now stand as a number of underutilized, vacant and abandoned sites.

Properties in the Study Area traditionally supported the area's industrial operations by providing housing for employees and complementary commercial uses that provided goods and services to local residents and businesses. Many properties have fallen into disrepair, and the concentrated nature of blighted properties in the Study Area impacts its viability to support residential and commercial uses, and stands as a barrier to improvement. Thus, the Study Area boundaries are

designed to include the abundant brownfield sites as well as other nearby properties most negatively affected by their presence.

The ***E-J BOA Study Area Boundaries Map*** (Figure I-2) shows the study area boundaries in detail. Glenwood Avenue serves as the eastern boundary; Main Street serves as a southern boundary across much of the area, and a portion of the southern bound is extended to include key Grand Avenue properties. Hudson Street marks the western boundary of the study area. CFJ Park is located in the northernmost part of the study area, and CFJ Boulevard serves as a northern boundary.

Wilson Hospital and related uses are located in the western portion of the study area. These healthcare uses heavily influence the character and potential of the BOA, and will be considered throughout planning efforts. Cultural resources, including the Goodwill Theatre, Firehouse Stage, and religious institutions, are located just east of the hospital. The BOA extends northward to include the CFJ Park and a large vacant property scheduled for development as a Wal-Mart Supercenter in the near future. The southeastern portion of the BOA contains the Main Street gateway corridor, which connects the City of Binghamton with the Village of Johnson City and provides access to locations throughout the study area.



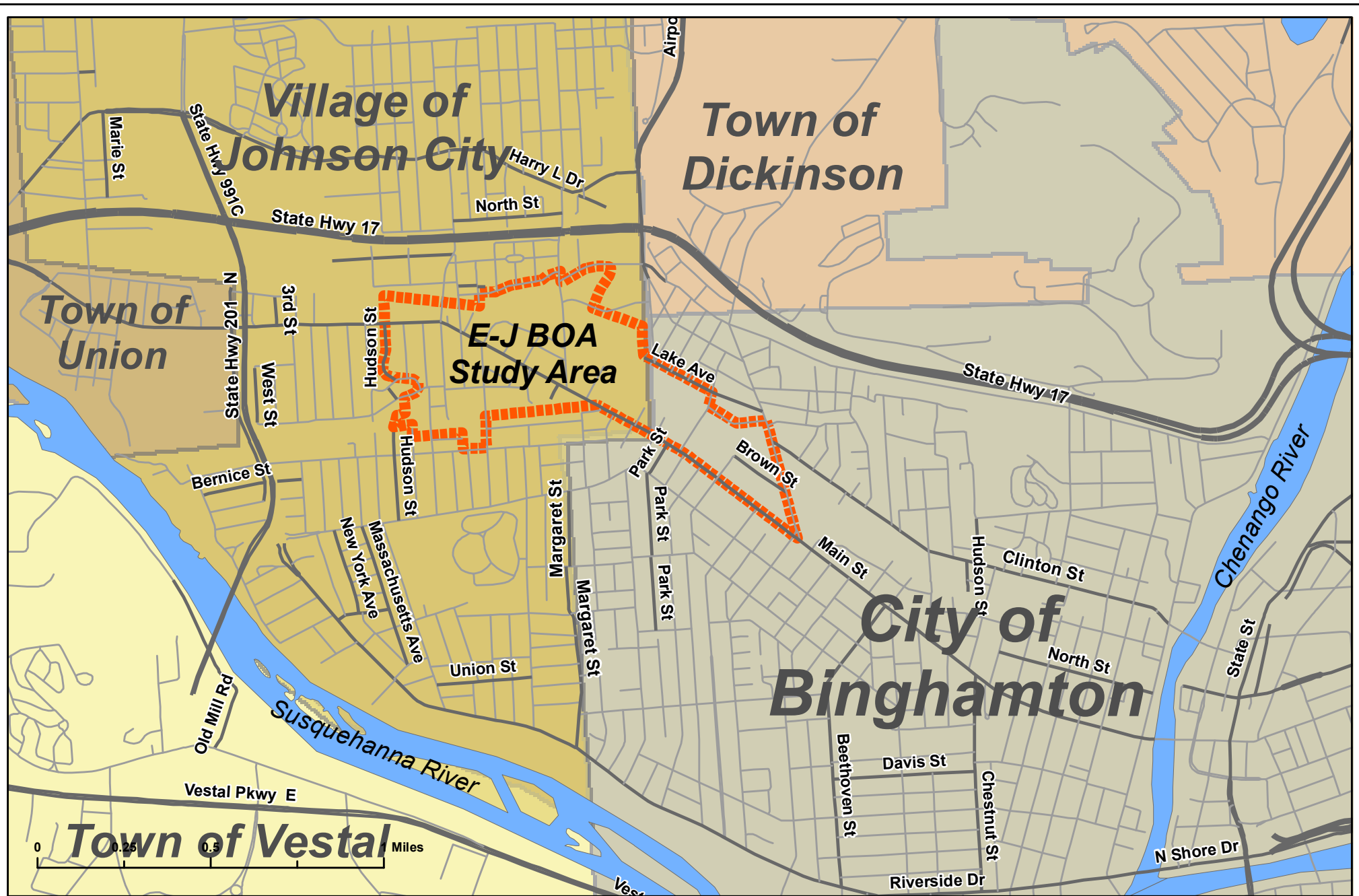


Figure I-1

E-J BOA Community Context Map

Broome County, NY



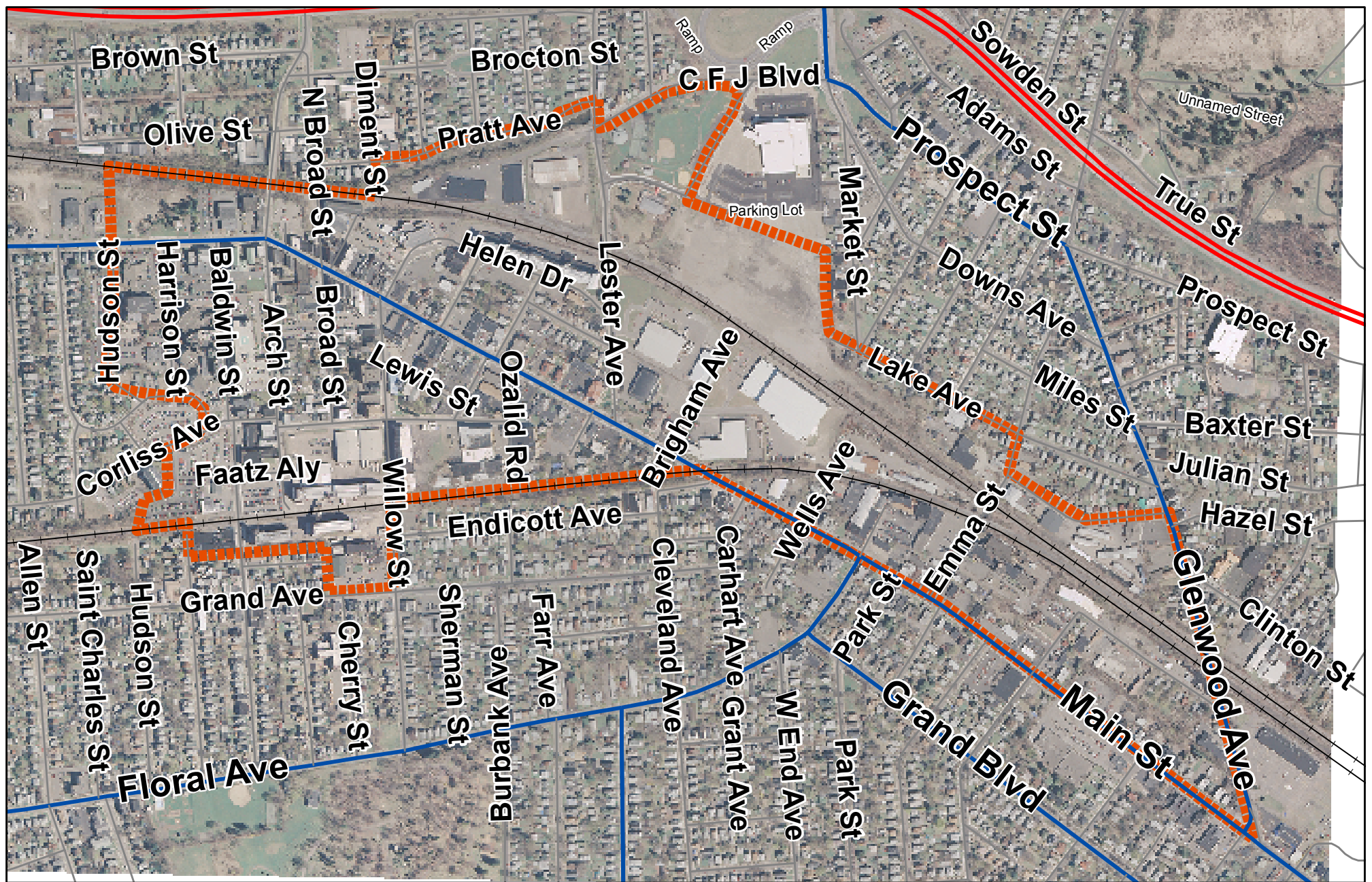


Figure I-2

E-J BOA Study Area Boundaries

Broome County, NY

Section II. Community Participation Plan

A. Public Participation Plan

A public participation plan was developed to identify a variety of forums and outreach mechanisms to engage all parties interested in the development of the Endicott-Johnson BOA Nomination Study. The plan consists of four elements: steering committee meetings, property owner interviews, public informational meetings, and agency involvement. Figure II-1 illustrates how each element feeds into the nomination study recommendations. Following is a summary of each element of the process.

1. Steering Committee

Committee members representing a spectrum of interested parties gathered periodically throughout the nomination process. A series of Steering Committee meetings was held to discuss key topics related to the Nomination Study. The Steering Committee has provided perspective and experience to help guide the planning process, and is involved in the review of Nomination Study documents. A total of seven Steering Committee meetings were held between November 2007 and October 2008.

2. Property Owner Interviews

The purpose of stakeholder interviews is to inform and solicit comments from BOA property owners whose involvement is important to the project's success. A total of fifteen private interviews were held between the project consultant and local property owners.

3. Public Meetings

Two public meetings were held in March 2008 and March 2009 to solicit and obtain community input regarding elements of the Nomination Study. Community members were invited to forums designed to inform the public of the purpose, benefits, and recommendations of the BOA program. Public input was recorded and considered throughout the planning process. Public meetings were publicized using various media, including direct mailings to study area property owners, fliers, press releases, email, and announcements posted to community websites, in order to encourage participation in the public meetings.

4. Public Agency Involvement

Input was sought from the DOS, DEC, and various county and municipal departments. Consultation with public agencies is ongoing, and representatives from public agencies are involved in steering committee activities.

B. Techniques to Enlist Partners

Partnerships were formed with key municipal, community, and agency stakeholders in order to obtain valuable guidance and experience from these resources, and to ensure communication between the involved parties as they work toward a mutual goal of improving the community.

The E-J BOA planning process has fostered connections among the County and local governments, businesses, residents and public agencies that have committed their support and effort towards the revitalization of the former E-J Industrial Spine.

Broome County Planning and Economic Development initiated the E-J BOA Nomination Study process, and has assumed a leading role in project coordination and management. Local government representatives including the Village of Johnson City and the City of Binghamton are represented on the Steering Committee. A revitalized E-J BOA will affect each of these municipal parties, and the inclusive planning process ensures that the area's redevelopment will align with County, Village and City interests.

United Health Services and the Goodwill Theatre are key institutions located in the heart of the study area, and these uses will play major roles in the revitalization of the E-J BOA. For this reason, leadership from each of these institutions will be involved in the planning process for the area. All parties recognize the mutual benefit in considering the growth and participation of these institutions in redevelopment of the E-J BOA, as well as the significance of neighborhood revitalization to the ongoing success of these key institutions. The partnerships formed between Wilson Hospital, the Goodwill theatre and the numerous public entities involved in planning will allow these institutions to actively participate as community stewards, while defining their roles in the area's revitalization and helping to support their goals.

As State-level partners, representatives from the NYS Department of State (DOS) and Department of Environmental Conservation provide program knowledge and experience that is essential as local and private partners plan and implement the area's revitalization.

Section III. Analysis of the Brownfield Opportunity Area

A. Community and Regional Setting

Broome County is located in the Southern Tier Region of New York State, which consists of the Triple Cities of Binghamton, Endicott, and Johnson City, as well as surrounding suburban and rural towns. The Endicott Johnson Brownfield Opportunity Area (BOA) is located in the central portion of Broome County at the municipal boundary between the City of Binghamton and the Village of Johnson City.

Broome County had a 2000 Census population of 200,536. This population is primarily concentrated in the Town of Union, including the Villages of Endicott and Johnson City (56,298 persons), and the City of Binghamton (47,380 persons). Outside of its urban core, Broome County's land use is primarily residential with a substantial amount of land area devoted to agriculture. The county experienced a 6.9% population loss between 2000 and 2005. This substantial population loss continues a general population decline that dates back to the 1970s. Broome County has lost over 20% of its population since the 1970s, and was ranked as the 13th slowest growing county in the U.S. between 1990-1999. Population loss has been concentrated within the urban core, with the City of Binghamton population declining by nearly 26% since 1970. Demographic indicators reveal that the Broome County population is aging: The median age of county residents increased from 38.2 to 40.1 between 2000-2005. In 2005, there were 81,402 total households Broome County. Average household size was 2.29 people per household, which was lower than the statewide average of 2.62 people per household.

In 2005, there were 88,915 Broome County housing units; 65.2% were owner-occupied, and 34.8% were rental housing units. The county had a 8.4% overall housing vacancy rate. Broome County's housing stock is aging: 61.5% of all residential structures were built before 1960. The cost of housing is relatively low in Broome County. The 2005 median residential value was \$84,100, much lower than the average statewide value of \$148,700 and the nationwide average value of \$167,500. According to the *BC Plan*, new housing activity slowed significantly during the 1990's: In the Binghamton Metro Area, almost 8,000 housing permits were granted during the 1980s, compared with only 3,700 during the 1990s. Sales of existing homes increased in frequency during the second half of the 1990s, but the average price of a single-family home simultaneously declined over this same time period. More recently, the average cost of an existing single-family home has rebounded, and housing values are comparable to values in the early 1990s. New housing is being constructed primarily in suburban areas surrounding the county's population centers. According to Broome County Construction Data, there were 190 new housing starts in 2005. Of these, only 3 (1.6%) were in the City of Binghamton and 4 (2.1%) were in the Village of Johnson City. The remaining 183 housing starts (96.3%) were located elsewhere in Broome County.

The Broome County region has specialized in manufacturing throughout much of its economic history. The Endicott-Johnson (E-J) Shoe Company was a major manufacturing anchor that occupied much of the study area from the 1890s to the 1960s, and employed some 24,000 workers at the company's peak. Following the E-J Company's decline and departure, many of its former industrial facilities stand underutilized and contribute to the study area's derelict character.

Technology manufacturing has played a major role in the region's economic development. IBM was founded in Binghamton during the 1920's, and companies such as Link Aviation, General Electric, and Universal have played significant roles in the local economy.

In 2000, manufacturing still accounted for 20.5% of all regional employment but, manufacturing activity has declined steadily in recent years. At its peak in the 1950s, manufacturing accounted for over 50% of Broome County employment. Since 1985, Broome County's manufacturing employment has declined by 40%; between 1990 and 2003, the Binghamton MSA lost approximately 16,300 manufacturing jobs.

During the Cold War and in following years, the defense industry played a pivotal role in the area's development. However, reduced spending and shrinking markets have forced some major defense industry employers to downsize or leave the area. The total value of defense contracts awarded in 1994 (\$343 million) was nearly four times the value of contracts awarded in 2002 (\$91.6 million). Since 2002, defense spending has increased, and Broome County procurements have rebounded to \$158 million in 2007.

Following is a list of the area's five largest employers, followed in parentheses by their number of employees: Lockheed Martin (4,000), New York State (3,600), United Health Services (3,100), Binghamton University (2,800), Broome County Government (2,500). Other major private-sector employers include Endicott Interconnect (1,800), IBM (1,450), and Amphenol Aerospace (1,400).

The *BC Plan* identifies a handful of industry clusters representing groups of similar firms that have been particularly successful in the area. Among these cluster industries are: computer equipment, electronics, utilities, health services, aerospace and defense, mass media, and food processing. Computer equipment and technology, communication services, food processing, health services, and biotechnology have been identified as "target industries" with potential to enter or expand their presence in the Broome County market.

In 2005, the Broome County labor force was estimated at 95,448. According to figures from the Bureau of Labor and Statistics (BLS), Broome County unemployment increased from 3.6% in 2000 to 4.8% in 2005. These unemployment rates are comparable to state and national rates. Over the same time period, New York State unemployment rose from 4.5% to 5.0%, and nationwide unemployment rose from 4.0% to 5.1%.

The 2005 per capita income for Broome County was \$21,728. Regional income growth has occurred more slowly than the growth observed nationally, per capita income in Broome County increased by 36% from 1990 to 1999, while U.S. per capita income rose by 46% over

the same time period. The 2005 median household income was \$36,394, approximately 74% of the New York State median household income and 79% of the national median.

Poverty rates have increased by 31% between 1989 and 2000, and remain relatively high compared to New York State and national standards. In 2005, 16.6% of Broome County individuals were below the poverty level, while 13.8% of New York State individuals and 13.3% of U.S. individuals were living below the poverty level.

In the 1990s, Broome County's educational attainment was on par with national averages. Eighty-three percent of the region's population has completed high school, and 23% hold a 4-year university degree. Dropout rates and SAT scores compare favorably to national averages.

The State University of New York at Binghamton enrolls over 12,000 undergraduate and graduate students, and Broome County Community College enrolls an additional 5,600 students. These institutions generate a pool of locally educated professionals, and the *BC Plan* recommends that future economic development planning should build upon the region's educational strengths.

Broome County electric and natural gas services are provided by New York State Electric and Gas (NYSEG). NYSEG serves over 40% of Upstate New York, and offers development programs to enhance the productivity and profitability of its business customers. These include operational needs assessments, flexible energy rates, regulatory consultation, and several incentive programs to promote regional business development.

In 2001, the Binghamton Regional Airport underwent a \$13.7 renovation that won the "Project of the Year" award from the New York State Chapter of the American Public Works Association. Binghamton Regional Airport has international capabilities provided by the U.S. Customs Office. Private, charter, corporate, freight, and commercial aircraft with international departures and destinations are able to receive customs clearances. Airlines serving Binghamton Regional Airport include U.S. Airways and U.S. Airways Express, Northwest Airlink, United Express, CommutAir, and Continental Connection. Broome County is located at the intersection of two Interstate highways (I-81 and I-88) and a major state route (NYS Route 17). NYS Route 17 is scheduled to be upgraded to a federal Interstate 86, and this work is expected to bring \$3.2 billion in economic benefits to the region.

Location is one of Broome County's strengths, as its proximity to major northeastern markets and easy accessibility via highway make the county ideal for merchandise distribution operations and other industries that depend on contact with major urban markets. The Boston, New York City, Philadelphia, Baltimore, Washington DC, and Pittsburgh markets are all located within a 250-mile radius of Broome County. In addition to Broome County's excellent highways, the network of local roads provides low commute times for area workers. The average travel time during evening rush hour is 14 minutes, and transportation planners expect average travel times to decrease in the future.

B. Inventory and Analysis of Physical Conditions and Governing Regulations

1. Land Use

The proposed Brownfield Opportunity Area (BOA) covers a total 230 acres, of which approximately 172 acres are located in the Village of Johnson City and 58 acres are located in the City of Binghamton. *Figure III-1 Brownfield Opportunity Area Land Use Map* provides a categorized land use map showing the existing use of properties throughout the BOA, as classified in county parcel data.

Table III-1 Breakdown of Study Area Land Use			
Land Use	# Parcels	Acreage	Percent Coverage
Residential	119	17.1	10.4%
Single-Family	45	5.9	3.6%
2-3 Family	37	5.3	3.2%
Apartments (>3 units)	37	5.9	3.6%
Non-Residential	162	100.6	61.8%
Industrial	17	36.4	22.3%
Institutional	3	3.0	1.8%
Mixed-Use	69	8.4	5.2%
Office/Commercial	38	18.4	11.3%
Restaurants	4	1.7	1.0%
Retail	14	10.9	6.7%
Warehouse/Distribution	17	21.8	13.5%
Community Services	18	11.9	7.3%
Entertainment/Recreation	3	0.5	0.3%
Parks	4	6.2	3.8%
Religious	11	5.2	3.2%
Other	75	32.2	19.9%
Parking	34	8.2	5.1%
Utilities/Infrastructure	2	0.8	0.5%
Vacant	39	23.2	14.3%
Total Parcel Area	374	162	100%

Several large, vacant Endicott-Johnson (E-J) and other manufacturing plants are located in the BOA Study Area. These properties have deteriorated over years of inactivity, and now contribute to the area's distressed character. Much of the BOA land surrounding the E-J

Industrial Spine was historically used to support plant operations, employees, and their families. In addition to the E-J facilities, the area includes a number of other industrial and distribution uses.

The Main Street corridor is lined with small retail shops, mixed-use properties, and small office buildings. The corridor is highly walkable, with on-street parking and urban-scale setbacks from the street. Land use surrounding the BOA is primarily residential. Within the BOA, most residential properties are concentrated between Arch Street and Lester Avenue in Johnson City, and south of Brown Street in the City of Binghamton. BOA residential properties were generally built in the early to mid-Twentieth Century, and most remain in fair to good condition.

Table III-1 Breakdown of Study Area Land Use provides acreage and percent coverage calculations for a number of land use categories within the BOA. Of the 230 acres located in the Study Area, the parcel data account for a total of 162 acres; the balance of land area is covered primarily by roadways and railroad rights-of-way.

The Study Area is dominated by commercial and industrial uses, and these uses define its character. Together, the industrial, office/commercial, and warehouse/distribution land uses occupy 72 parcels covering 76.6 acres, or over 47% of the BOA.

There are 69 mixed-use properties within the BOA, many of which combine upper-floor housing with ground-level retail or office uses. Mixed-use properties are located primarily along the Main Street corridor, providing a unique, traditional urban setting at the core of the Endicott-Johnson Industrial Spine.

Retail properties cover 10.9 acres of the BOA; nearly all of the Study Area's 14 retail properties are located along the Main Street corridor.

Residential properties account for 119 parcels within the BOA, covering a combined 17.1 acres or 10.5% of the land area. Of these residential properties, 45 are single-family homes, 37 are two or three-family homes, and 37 are apartments of more than 3 units. Housing is concentrated in the western portion of the BOA between Main Street and Corliss Avenue, and in the eastern portion of the BOA between Brown Street and Main Street.

Thirty-four BOA properties are classified as parking lots. Most of these parking lots are located near the large commercial/industrial parcels in the western portion of the project area.

There are 39 vacant parcels located within the BOA, most of which are quite small, covering 23.2 acres in total. While currently unoccupied, the largest vacant parcel – covering 13.4 acres of land south of CFJ Park in the northern portion of the Study Area – has been purchased by a private developer, and is the future site of a Walmart Supercenter. In the future, Walmart is expected to be a major retail attraction.

2. Zoning

Figure III-2 Brownfield Opportunity Area Zoning Map displays the various zoning districts located within the Study Area. City of Binghamton zoning applies to the eastern portion of the Study Area, which is located within City limits. Johnson City zoning applies to the portion of the BOA located within the Village of Johnson City.

The definitions of all zoning designations located within the Study Area bounds are as follows.

City of Binghamton Zoning Designations

- R-2, Residential One - Two Unit Dwelling: Designates areas with a mixture of one-unit dwellings, two-unit dwellings, and townhouses, to create a low-moderate density.
- C-1, Service Commercial: Designates areas for a mixture of commercial service, storage, and light industrial processing activities, of citywide or regional significance.
- C-4, Neighborhood Commercial: Designates those areas where general retail, service, and office activities provide convenience goods and services to several surrounding neighborhoods but generally not on a citywide or regional scale.
- I-2, Light and Medium Industrial: The intent of the I-2 district is to designate those areas suitable for light and medium industrial uses. The industrial character of the land is preserved by restricting incompatible uses.

Village of Johnson City Zoning Designations

- AC, Conservation Area: Applies to lands being conserved for uses requiring little land development, including agricultural uses, wildlife refuge, and public recreation.
- RM, Multiple Residential: Intended to promote assorted housing formats, including one-, two-, and multi-family, and apartment housing. Limited community-oriented commercial uses are permitted, but incompatible uses are restricted.
- CN, Neighborhood Commercial: Permits neighborhood-scale retail and commercial uses intended to complement residential uses in surrounding areas.
- CG, General Commercial: Permits various retail, commercial, and storage uses which may/may not be compatible with residential settings. Industrial uses are restricted.
- IN, Industrial: Designates areas for commercial, storage/distribution, and manufacturing.
- PD, Planned Unit Development: Permits the establishment of areas in which diverse uses may be brought together as a compatible and unified plan of development which is in the interest of general public welfare.

Table III-2 Study Area Zoning		
City of Binghamton Zoning		
<i>Designation</i>	<i>Acreage</i>	<i>% of Study Area</i>
C-1, Service Commercial District	10.3	6.0%
C-4, Neighborhood Commercial District	1.7	1.1%
I-2, Light and Medium Industrial District	26.0	15.2%
R-2, Residential One-and Two-Unit Dwelling District	1.9	1.1%
Village of Johnson City Zoning		
<i>Designation</i>	<i>Acreage</i>	<i>% of Study Area</i>
AC, Conservation Area	5.6	3.3%
CG, General Commercial District	43.2	25.2%
CN, Neighborhood Commercial District	0.9	0.5%
IN, Industrial District	60.5	35.3%
PD, Planned Unit Development District	3.1	1.8%
RM, Multiple Residential District	17.9	10.5%
TOTAL	171.2	100%

Table III-2 Study Area Zoning summarizes BOA zoning coverage by acreage and percentage of the Study Area. Please note that of the 230 acres located in the Study Area, the zoning data account for a total of 171.2 acres; the balance of land area is covered primarily by roadways and railroad rights-of-way.

Residential zoning covers only a small portion of the BOA, 1.9 acres in the City of Binghamton are zoned for one- and two-unit residential use, and 17.9 acres in the Village of Johnson City are zoned for multi-unit residential use. Approximately 3 acres of land in the southwestern corner of the Study Area is zoned PD, as part of a planned development district. The remaining 142.7 acres, or 83.4% of the BOA, is zoned for either commercial or industrial uses.

Commercial zoning covers 56.2 acres, or 32.8%, of the BOA. While there are some differences between municipal codes and commercial designations, the commercial districts generally emphasize retail and office uses but not industrial uses. In the Johnson City CG (General Commercial) district between Lester Ave. and North Arch Street, the Main Street corridor is lined by retail and mixed-use properties. Much of the Johnson City CG district is covered by residential uses in the blocks surrounding Main Street.

Approximately half of the BOA (86.5 acres) is zoned for industrial uses, reflecting the area's manufacturing roots. In the City of Binghamton, I-2 zoning lines the railroad tracks to the north of Main Street. Industrial zoning extends westward into Johnson City, where the IN designation covers the Olum's and Broome-Tioga ARC sites. The 59 Lester Avenue property located north of Main Street is zoned General Commercial (CG). The future Walmart site immediately north of the railroad tracks is zoned for industrial use.

The area south of the Goodwill Theatre, which includes several large-scale, underutilized industrial properties that will be discussed at length throughout this report, is currently zoned for industrial uses.

CFJ Park is a designated 5.6 acre conservation area, and is zoned AC.

3. Land Ownership

Approximately 15.6 acres of BOA land are publicly owned; *Figure III-3 E-J BOA Land Ownership, Historic Sites, and Public Parks* identify these public properties. CFJ Park is owned by the Village of Johnson City, and covers a total of 5.6 acres. The Johnson City Village Hall is located at 253 Main Street. Along Main Street, the Village of Johnson City owns a public library and park between Brigham and Lester Avenues. A U.S. Post Office is located at 307 Main Street in Johnson City.

4. Parks and Open Space

Figure III-3 E-J BOA Land Ownership, Historic Sites, and Public Parks shows the locations of existing parkland and open space within the Study Area, as well as in surrounding locations.

CFJ Park is a 5.6 acre park located in the northernmost portion of the Study Area. Three other small parks are located in the Johnson City portion of the BOA. The parcel adjacent to the public library at 115 Main Street is classified as a park in the Broome County assessment database, as is the 283 Main Street property. A small park is located at 55 Willow Street, across from the Goodwill Theatre.

The future Walmart Supercenter site, a 13.4 acre vacant property located just north of the railroad tracks at Lester Avenue, is currently the largest piece of open space in the BOA, but will be developed in the near future.

CFJ Park is a Village of Johnson City public park located in the northernmost portion of the BOA, and features a functioning Herschell Carousel as its primary attraction. Other recreational facilities at CFJ Park include tennis courts, playground equipment, and Little League fields.

South of the BOA and outside of the Study Area boundary, Floral Park Cemetery is a 48-acre cemetery on Floral Avenue. Adjacent to the cemetery and also south of the Study Area, Floral Avenue Park covers approximately 5 acres of land. The park features a swimming pool, playground, and other recreational facilities.

5. Historic Assets

The Study Area is located in the Susquehanna Heritage Area. New York's Heritage Area system was established to "preserve and develop areas that have special significance to New York State". The Susquehanna Heritage Area celebrates the rich industrial past of Binghamton, Endicott and Johnson City, and the area's role in providing opportunities to immigrants.

There are five State and National Register historic sites located in or near the BOA, which are noted in *Figure III-3 E-J BOA Land Ownership, Historic Sites, and Public Parks*. They include:

- **CFJ Park Carousel:** Located in the northern portion of the Study Area at CFJ Park, the carousel was dedicated in 1923 by George F. Johnson under the stipulation that no money shall ever be charged for rides. The CFJ carousel is one of the most elaborate of its kind, with a pagoda-style carousel house and 72 hand-carved figures standing 4 abreast. The carousel operates between Memorial Day and Labor Day.
- **Goodwill Theatre:** The theatre was built in 1920 using funds provided by George F. Johnson for the enjoyment of Endicott-Johnson employees and village residents. In its early years, the Goodwill Theatre was used for employee minstrel shows, boxing matches, traveling shows, and concerts. It was leased in 1928, and operated as a movie theatre until closing in 1960. An effort to restore the Goodwill Theatre is currently underway. Neighboring properties, such as the Firehouse Stage, are included in the ongoing revitalization effort, and the project aims to develop a complex offering several performing arts and cultural venues.
- **Johnson City Post Office:** Located at 307 Main Street in Johnson City, the U.S. Post Office is a nationally registered postal service site.
- **Johnson City Square Deal Arch:** This archway spans above Main Street at the entrance to the Village of Johnson City from the City of Binghamton, and was built as a tribute to George F. Johnson by employees of the Endicott-Johnson Shoe Company. The archway celebrates the company's commitment to the welfare of its employees and reads "Gateway to the Square Deal Town".
- **Your Home Public Library,** located at 107 near the intersection of Main Street and Lester Avenue, was created through the efforts of Harry L. Johnson. The library building was originally constructed in 1850 and was converted to a public library in 1917. Your Home Library serves the public to this day.

The Study Area includes a number of defunct manufacturing facilities remaining from the area's bygone industrial era. Although none of the remaining industrial sites are listed as state or federal historic sites, Endicott-Johnson holds a venerated place in American industrial history because of its commitment to ideals as well as its accomplishments as an industrial giant.

George F. Johnson founded the Endicott-Johnson Shoe Company in the 1890s, as a leader he exhibited an unparalleled dedication to his employees and their families. The E-J Shoe Company was the largest shoe manufacturer in the United States for decades, and almost singlehandedly equipped U.S. Armed Forces with footwear during World War I and World War II. Johnson was so well-liked by his employees that they repeatedly rebuffed outside attempts to unionize in an era of potent union influence.

At its pinnacle, Endicott-Johnson employed 24,000 workers and produced 175,000 pairs of shoes daily. George F. Johnson headed the company until his death in 1948, and various members of the Johnson family remained onboard until 1957, when outside management was brought in. The company's slow decline continued through the 1960s forward, and its former plants now stand vacant.

6. Transportation Systems

Roadways

As illustrated in *Figure III-4 Regional Transportation Map*, Broome County is readily accessible by highway, given its location at the convergence of some of the major highways in the northeastern U.S. The east-west Interstate 88, the north-south Interstate 81, and NYS Route 17 – also known as the Southern Tier Expressway – all travel through the Binghamton area. Plans are currently in place to upgrade NYS Route 17, which will serve as Interstate 86 in the future. Generally speaking, traffic congestion is minimal throughout the region.

Figure III-5 E-J BOA Study Area Roadways illustrates the local road network within the Study Area. The network is characterized by a typical urban street system consisting of local roads that connect with major collectors and arterials. Roadways in the area are typically one lane in each direction with on-street parking. The larger roadways have traffic signals, with exclusive turn lanes at major intersections.

Main Street (NYS Route 17C) is the major roadway traversing the Study Area, and provides access to locations throughout the BOA via intersecting streets. Oriented in a northwest/southeast direction, Main Street is classified as an urban minor arterial and essentially parallels the railroad tracks. According to New York State Department of Transportation (NYSDOT) traffic counts, Main Street carries approximately 13,000 vehicles per day. Glenwood Avenue, Lake Avenue, Market Street, CFJ Boulevard and Lester Avenue are classified as urban collectors. Since these roadways are federally classified, they are eligible for federal funding for any type of improvements. All other roadways within the BOA are local roadways.

There is no direct access to the Interstate highway system within the BOA boundaries. However, two NYS Route 17 (future Interstate 86) interchanges are readily accessible from Study Area locations. The Route 17 interchange at Exit 71 is located immediately to the north of the BOA, and can be accessed via Lester Avenue and CFJ Boulevard; the Exit 70 interchange is located approximately one mile west of the Study Area, and can be accessed via Main Street and NYS Route 201.

Transit/Bicycle/Pedestrian

Public transit in the area is provided by Broome County Transit. The primary transit route through the BOA runs along Main Street; bus lines also run along Baldwin Street, Grand Avenue, and Floral Avenue. Buses run along the Main Street route approximately every 15

minutes during peak times and at intervals between 30 to 60 minutes during off-peak times. Other routes run at intervals of approximately 30 minutes during peak times and 60 minutes or more during off-peak times.

According to Broome County mapping, one local bicycle route is located within the Study Area. Local Bicycle Route 1 is a 29-mile bikeway traversing the width of Broome County; within the Study Area, Bicycle Route 1 follows the Main Street corridor.

As is typical in an urban street network, pedestrians are accommodated through a network of sidewalks. There are no dedicated pedestrian pathways or walkways in the Study Area.

Rail/Air

The Greater Binghamton Airport provides air service to the area, and is located approximately seven miles north of the Study Area. Service to and from the area is limited: Direct flights are available eastward to Philadelphia and Washington, D.C. and westward to Detroit. Nearby airports offering relatively limited service include airports in Wilkes-Barre/Scranton, Elmira-Corning, and Ithaca. Longer commutes to Syracuse, Rochester, or Albany provide access to medium-scale airports offering more numerous direct flights. In 2006, there were approximately 107,000 passenger enplanements at the Greater Binghamton Airport.

Freight rail service through the area is provided by Norfolk Southern, a Class 1 railroad which controls the two major rail lines that traverse the BOA; approximately 20 trains travel through the Study Area daily. The Norfolk Southern rail lines essentially bisect the BOA, and in the northern portion of the Study Area, opportunities to travel from one side to the other are limited. Grade separated crossings are provided at Glenwood Avenue, Emma Street, Main Street, Lester Avenue and Arch Street.

7. Utilities and Infrastructure

Generally speaking, all existing utilities and infrastructure in the Study Area are sufficient to support redevelopment of the area without constraint. Municipal mapping data showing utility locations and capacities are unavailable for the Study Area, and could not be provided in this report. The information provided below was obtained from existing documents and interviews with municipal engineers.

Electricity

Electrical service is provided to the BOA by New York State Electric and Gas (NYSEG). According to the *BC Plan*, in 2001 Broome County had a transmission and distribution capacity of approximately 400 megawatts, and served 120,000 customers with a peak demand of 300 megawatts. Electricity costs in Broome County have traditionally been higher than the national average, but NYSEG is known to negotiate pricing for new large users. Additionally, the New York Power Authority can provide low-cost electricity to businesses across the state for projects that demonstrate significant economic development potential for expansion,

retention, or revitalization purposes. Overall, electric service is good in the region and can be expanded to meet the needs of new employers.

Natural Gas

NYSEG provides natural gas service throughout Broome County, including the Study Area. Pricing is moderate, and according to NYSEG, the specific requirements of potential customers would need to be evaluated in order to identify service capacities and necessary improvements.

Parking Infrastructure

Broome County parcel data identify 34 BOA properties that are used primarily as parking lots, most of which are quite small – the average lot area is 0.2 acres.

Of all establishments in the Study Area, Wilson Hospital requires the most parking. Several parking lots, including a 1.9 acre, multi-tier parking garage, are located on properties surrounding the hospital.

Most Study Area roadways allow on-street parking, with metered parking along portions of Main Street and other busy roadways. Most residential properties include driveways for off-street parking; many stores, offices, and other commercial properties have parking available onsite. Generally speaking, under existing conditions, parking presents few issues in the residential and commercial portions of the Study Area.

Water

The City of Binghamton Engineering Department was contacted during the course of the study for information regarding the location, extent, condition and capacity of the water distribution system.

According to the City Engineer, there are no known water system capacity constraints or bottlenecks within the Study Area that would preclude the ability to adequately supply water to the Study Area. Many older cast iron mains have been replaced with ductile iron pipes. Minimum water pressure is believed to be within the 65 to 70 psi range. No booster stations serving the Study Area limit the capacity or pressure of water service provided. The City of Binghamton Water Treatment Plant has adequate excess capacity of treated Susquehanna River drinking water, and would be able to support additional demand for water.

Information on the Village of Johnson City water distribution system was obtained from the Director of Physical Services during the course of the study. The Village has undertaken a program to systematically replace many of the older water mains located within the Study Area with new ductile iron pipes. There are no known bottlenecks or capacity constraints within the water distribution system that would limit the supply of potable water to the Study Area.

Wastewater

The City of Binghamton Engineering Department was also contacted during the course of the study for information on location, extent, condition, and capacity of the sanitary sewer system. The Study Area is served by both separate sanitary sewers and combined sewers; According to information obtained from the City Engineer, there are no known capacity constraints or bottlenecks in the sanitary sewer system. All sanitary sewage from the Study Area is conveyed to the Lake Avenue Pump Station which was upgraded after 1993 and does not have any capacity concerns. The sanitary sewage is conveyed to the Binghamton – Johnson City Joint Sewage Treatment Plant which is currently being upgraded and is believed to be able to treat approximately 26 MGD (million gallons per day) during dry-weather conditions and upwards of 70 MGD during wet-weather conditions.

Information on the Village of Johnson City sanitary sewer system was also obtained from the Director of Physical Services during the course of the study. There are no known sewers that have flow capacity constraints or bottlenecks in the Study Area. All sewage generated within the Village of Johnson City is pumped at the Terminal Pump Station (which was recently upgraded with new sewage pumps) to the Binghamton – Johnson City Joint Sewage Treatment Plant for treatment prior to discharge to the Susquehanna River.

Stormwater

At the present time, the storm sewer system within the Study Area is quite limited, since most of the area is served by combined sewers. The only areas that experience flooding are the roadway underpasses during severe storm events. According to the City of Binghamton Engineer, the City is currently in the process of expanding the storm sewer system in the area and removing this storm water from the combined sewer system which is tributary to the Binghamton – Johnson City Joint Sewage Treatment Plant. Removal of the stormwater from the combined sewer system provides capacity for additional sanitary sewer flows.

8. Natural Resources

Figure III-6 Natural Resource Features illustrates the natural resource features located in and near the Study Area.

The Study Area is located in an urban setting, and there are few natural resource features that have not been disrupted by development.

The Chenango River is located to the east of the Study Area, flowing southward into the City of Binghamton, where it meets the Susquehanna River approximately one mile southeast of the BOA. Study area elevations range between 255-270 meters above sea level. Gentle slopes of less than 5 degrees follow a downward gradient in the direction of the Susquehanna.

An unconfined aquifer covers much of the land to either side of the Chenango and Susquehanna Rivers; the entire Study Area is located within this aquifer. There are currently no uses for ground water in the Study Area, and none are anticipated for the future.

No wetlands are located within the Study Area bounds. In addition, the BOA does not overlap the FEMA-designated floodplains associated with the Chenango or Susquehanna Rivers. However, some floodplain area overlaps a small area in the northern portion of the Study Area.

The Fish and Wildlife Service's Threatened and Endangered Species database contains only one species for Broome County, the bald eagle, which was delisted in August 2007. Natural habitat in the Study Area holds little if any potential to support the bald eagle.

Soil types throughout the Study Area are classified as "Urban Land – Howard – Niagara".

9. Brownfield and Underutilized Sites

A description and analysis of the size and condition of each brownfield, abandoned, or vacant site located within the Study Area was prepared based on a review of existing and historical records, site visits, existing remedial investigations and interviews with stakeholders who were familiar with a specific site. *Figure III-7 Underutilized Sites and Building Location Map* shows the location of each site in the Study Area. Descriptive information specific to each site, including ownership information, was catalogued on individual Site Profile Sheets (Appendix A), which include the following information:

- Tax parcel number
- Owner name and address
- Zoning designation
- Natural and/or cultural significance
- Current and historical use of property
- Structural information
- Utility service
- Adjacent land uses
- Known or suspected contamination onsite
- Evidence of potential contamination and/or waste storage
- Other site issues

Study Area properties were identified as brownfields because they meet one or more of the following criteria:

- Known or suspected contamination is present onsite, due to current or former uses. Determinations were based upon a review of each property's environmental history documented by existing environmental reports, reported spills and the Broome County database of brownfield sites.
- Abandoned, vacant or underutilized status was determined through Steering Committee input and field observations. Signs of deterioration such as boarded or broken windows, overgrown vegetation and/or other signs of neglect were used to identify appropriate properties.

10. Selection of Strategic Sites for Future Redevelopment

The list of brownfield, abandoned and vacant sites was further refined in the next stage of the planning process. Sites were selected based on input from the Steering Committee and public, as well as observations made during visits to the EJ BOA. Blighted or underutilized conditions and detrimental impacts to the surrounding area were important criteria used in the selection of Strategic Sites. Additionally, preliminary assessments of the potential to make positive contributions to the area were important in the selection of Strategic Sites.

The majority of the selected sites are located in a concentrated area. These sites became a focus of the study's recommendations, specifically because of their existing conditions and current impact on their surroundings. Additional reasons for selection of these sites include:

1. These sites are in close proximity to the Wilson Memorial Regional Medical Center, a major campus of United Health Services, one of the region's largest employers. Based on the economic and market trends analysis (discussed below), it was determined that properties surrounding Wilson Hospital could potentially be occupied by healthcare-related uses, or provide other services to hospital employees or patrons.
2. These sites are located near to the Goodwill Theatre Complex, which is currently being renovated and is expected to become a major attraction as one of the Broome County's arts and cultural centers.
3. This area has very good access to the area's major routes, including Interstates 81 and 88, and Route 17 (future Interstate 86).
4. Development projects involving two of the selected Strategic Sites are currently either underway or in the planning stages. It is important to capitalize on the area's momentum in ways that will complement, rather than compete against, these proposed projects. The purchase of 135-159 Baldwin Avenue by a private entity is currently under negotiation, and initial plans call for the development of a multifamily apartment complex, which may be used primarily for student housing. 18 Park Street/25 Ozalid Road has been acquired by a small manufacturer intending to expand its business on this property, which may provide opportunities to develop complementary uses as part of a cohesive industrial/commercial area.

A description of each of the Strategic Sites is provided as follows (See *Figure III-7*, for the location of each).

76 Arch Street (A1)

This 5,300 sf, wooden-framed apartment building is located on a 0.11 acre parcel at the corner of Arch Street and Corliss Avenue, approximately one block from Wilson Hospital. The building occupies a prime



location in the Wilson Hospital District, and is zoned General Commercial (CG).

76 Arch Street is in a visibly deteriorated condition, although no signs of deflection or structural settling were observed from the building's exterior during site visits. The property owner has not paid taxes on the property for 12 years, and appears to be vacant. Broome County has not foreclosed on the property because the owner is in bankruptcy. The structure was built in 1960, and based on its age, lead paint and asbestos are suspected to be present. As a residential structure, there is no reason to suspect that other contamination may be present.

Demolition of the structure is recommended, and future use of the property should consider the site's potential contributions to the Wilson Hospital District. Potential future uses of the 76 Arch Street property may include residential or hospital-related uses.

80 Arch Street (A2)

This 3-story, 34,000 sf stone building is located on a 1.2 acre parcel at the corner of Arch Street and Corliss Avenue, approximately one block from Wilson Hospital. This building has unique architectural character, and appears to be in good condition with reuse potential for healthcare-related services given its prime location in the Wilson Hospital District. An ancillary building and small parking area is also located on this parcel. The property is zoned Industrial (I). Tax records indicate that the property owner is current with municipal taxes owed, which indicates a vested interest in the redevelopment potential of the property.



There are signs of cracking in the exterior walls, and there are no apparent lintel deflections. The stone façade appears to be sound and intact and no settlement is evident. The building directly abuts the sidewalk, and may inhibit pedestrian circulation around it, and in particular, to access the building's front door. The building is currently vacant.

Historic research indicates that the property was used for industrial purposes in the past, and there is potential for soil/groundwater contamination to exist. Based on the age of the building, it is suspected that lead based paint and asbestos containing materials are present.

Nearby hospital parking may be available to accommodate future occupation of the 80 Arch Street property. All utilities are available to the site, and no improvements would be necessary to support its reuse. The surrounding street system and streetscape should be upgraded to attract new users to the property. 80 Arch Street appears to be poised to contribute to the future development of the Wilson Hospital District. Potential future uses of the property may include residential or hospital-related uses.

96 Corliss Avenue (A3)

The 96 Corliss Avenue property is currently owned by Eagle Properties Corp., and no back taxes are owed. Four existing structures are located on the property:

- The five-story, 140,000 sf. brick E-J industrial building in the southern portion of the property is partially utilized for storage and shows a general lack of exterior maintenance.
- Indian Valley Industries occupies two butler-style buildings (1-story, approximately 21,000 sf each for a total of 42,000 sf floor space) in the northern portion of the property. The company supplies and manufactures environmental products and is considered a stable, viable use.
- Empire Recycling occupies a 21,000 sf metal building located in the center of the property. This building is used as a transfer station for recyclable materials..



The property's three metal buildings lack character but are structurally sound and functional. Despite its derelict appearance, no structural deficiencies were observed from the exterior during site visits.

96 Corliss Avenue previously housed an E-J manufacturing operation, and there is potential for soil/groundwater contamination to exist. Based on the age of the building, it is suspected that lead based paint and asbestos containing materials are present. Additional contamination may be present onsite, and further investigation would be required to determine the nature and extent of contamination and to identify appropriate remediation measures.

The former E-J industrial building is partially utilized for storage but no longer supports viable industry. While Indian Valley Industries and Empire Recycling represent viable uses located on the property, these uses do not correspond with key opportunities identified by the market analysis, and contribute little to the character of the area. Uses such as research and development, healthcare-related services, and/or office uses are considered the "best uses" in terms of implementing a cohesive redevelopment plan for the area, and should be considered among the potential future uses of the site. Nonetheless, Indian Valley Industries and Empire Recycling are viable operations located on the property; these uses align with the property's Industrial zoning designation, and no overdue taxes are owed on the property.

42 Willow Street (A4)

42 Willow Street is a small commercial-style brick building owned by the Goodwill Theatre organization, and is located between the recently renovated Firehouse Stage and the historic but, vacant Goodwill Theatre. This building is the former Johnson City Public Works garage and Police Station.

The Goodwill Theatre is scheduled for major renovations, and is expected to be reestablished as one of the region's premier performing arts destinations. 42 Willow Street is currently used for storage, and will be demolished to allow improved access to the Goodwill Theatre Complex venues and parking. The building shows no signs of structural deficiencies.



Historic research reveals no evidence of contamination, although lead-based paint, asbestos containing materials, and/or other contamination from past industrial uses in the area may be present.

The Goodwill Theatre Complex is poised to become a prominent attraction that will help stimulate improvements to the Study Area. Future uses of 42 Willow Street should benefit the creation of a successful center for the arts. Potential uses include parking or circulation space benefitting the Theatre, art studio or gallery, or a dining establishment associated with the Goodwill Complex.

135-139 Baldwin Street (A6)

135-139 Baldwin Street is a vacant 5-story, 56,000 sf industrial building formerly used by the E-J Company. The property is zoned Industrial, and is located to the south of 96 Corliss Avenue. A private developer has recently purchased the property, and has expressed interest in reusing the structure for housing. The developer identifies students and hospital-affiliated professionals as potential housing occupants.



The building is neglected and in need of exterior improvements. The building's exterior shows signs of possible structural deficiencies, and further evaluation is recommended.

Through its EPA-funded Brownfield Assessment Program, Broome County sponsored a Phase I Environmental Assessment of 135-139 Baldwin Street. Soil testing was completed at this initial phase of environmental review, and indicated the presence of some compounds at concentrations above State standards. In addition, an oil house located onsite could be a potential source of soil and/or groundwater contamination. As with most buildings of this age

and type, it is assumed that lead paint and asbestos-containing materials may be present in the structures. Further analysis will need to be completed to verify all of these potential concerns.

The Phase I Assessment recommends that innocuous wastes should be removed from the site. All hazardous materials should be removed for proper disposal prior to any future demolition or construction activities. Pigeon guano should be removed from the building's interior to eliminate potential risks to workers, and if soil and/or groundwater contamination is confirmed, there is a potential for exposure by vapor intrusion.

Residential uses are currently being considered for the 135-139 Baldwin Street property. The potential introduction of a large-scale apartment use at 135-139 Baldwin Street would draw a round-the-clock population of students and professionals to the Study Area. If successful, this residential development may stimulate demand for additional housing in the surrounding area. Commercial establishments along Main Street, in the Wilson Hospital District, and along Floral Avenue to the south may benefit from increased demand for their services.

147 Grand Avenue (A7)

147 Grand Avenue is a 4-story, 60,000 sf former industrial building located at the southern boundary of the Study Area, south of the 135-139 Baldwin Street property proposed for reuse as an apartment building and north of the residential neighborhood surrounding Floral Avenue. The building is currently used for storage, and the property is zoned Industrial.



No apparent structural deficiencies were observed from the building's exterior during site visits.

The property was used for industrial purposes in the past, and there is potential for soil/groundwater contamination to exist. Based on the age of the building, it is suspected that lead based paint and asbestos containing materials are present. Additional contamination may be present onsite, and further investigation would be required to determine the nature and extent of contamination and to identify appropriate remediation measures.

Assuming that future residential uses will be introduced at 135-139 Baldwin Street, the 147 Grand Avenue will be physically isolated from the majority of the Study Area and surrounded by residential and institutional uses including an adjacent mosque. Depending on future demand for residential space at the site, there may be viable opportunities for reuse as an apartment building similar to the adjacent Baldwin Street Strategic Site. To encourage the concentration of commercial and light industrial uses in central portions of the Study Area, 147 Grand Avenue should not be considered a priority site for commercial redevelopment in the near term, although this recommendation may be revisited if Study Area improvements generate sufficient demand for commercial and/or light industrial space.

48 Corliss Avenue (A8)

48 Corliss Avenue is a 5-story, 99,000 sf building zoned for Industrial use, and is currently occupied by TK Storage. The building is underutilized, particularly given its proximity to Wilson Hospital and the Goodwill Theatre Complex. Eight years of outstanding taxes are owed on the property; however, Broome County has not foreclosed on the property because it has established a policy to not take ownership and therefore liability of properties without a specific plan and potential buyer for the site.



Despite the building's derelict appearance, no structural deficiencies were observed from the exterior during site visits.

Historical research indicates that 48 Corliss Avenue was used for industrial purposes in the past, and there is potential for soil/groundwater contamination to exist. Based on the age of the building, it is suspected that lead based paint and asbestos containing materials are present. Additional contamination may be present onsite, and further investigation would be required to determine the nature and extent of contamination and to identify appropriate remediation measures.

The corner-lot location of 48 Corliss Avenue provides high visibility at an intersection expected to become a hub of activity as the area develops. Redevelopment of this property is recommended to occur in coordination with redevelopment efforts involving other nearby Strategic Sites. The site's proximity to the Goodwill Theatre and Wilson Hospital would be favorable to medical-related businesses or office/light industrial operations that could benefit from nearby cultural and entertainment offerings. An urban-style office park integrating 48 Corliss and neighboring properties would bring industry and investment to this prime location, and is recommended as a potential future use for this site.

42/44 Corliss Avenue (A9)

42 and 44 Corliss Avenue are adjoining properties with a total 99,000 sf of floor space, and the property is 1.05 acres in size. The property is zoned Industrial. Both buildings are currently vacant, and outstanding taxes are owed for one year. To the south, the adjoined structure at 46 Corliss Avenue is scheduled for demolition. Given the underutilized nature of the property and non-payment of taxes, the property is likely to be available for redevelopment.



Based on exterior observations made during site visits,

the 42/44 Corliss Avenue structures show signs of minor structural deficiencies. Further investigation of their structural integrity is recommended, including an assessment of how demolition of the adjoined 46 Corliss Avenue will affect these structures. If existing structures are to be reused, rehabilitation of the exterior facades should be considered to make them more appealing.

42/44 Corliss Avenue was used for industrial purposes in the past, and there is potential for soil/groundwater contamination to exist. Based on the age of the buildings, it is suspected that lead based paint and asbestos containing materials are present.

This property is located in the heart of an area that appears primed for redevelopment, and future uses may include research and development, office and/or light industrial space. Redevelopment of 42/44 Corliss Avenue property should be coordinated with efforts involving other nearby Strategic Sites, including 46 Corliss Avenue. The demolition of 46 Corliss Avenue will substantially enhance the redevelopment potential of 42/44 Corliss Avenue by eliminating the derelict structure to create space for parking, circulation or office/light industrial development compatible with an urban office park concept.

46 Corliss Avenue (A10)

The 46 Corliss Avenue property is currently vacant, and five years of outstanding taxes are owed. Restore NY funding has been secured to finance demolition of the building, which is located on the site of a former ANSCO manufacturing facility. Its demolition will be coordinated by the Town of Union according to plans submitted through the Restore NY program. Demolition of this contaminated structure will enhance the development appeal of 46 Corliss Avenue and surrounding properties by eliminating the derelict structure to create space for parking, circulation or office/light industrial development compatible with an urban office park concept. Development on this property is recommended to be coordinated with the redevelopment of nearby Strategic Sites, including 42/44 Corliss Avenue.



18 Park Street/25 Ozalid Road (A11)

The 3-story, 57,000 sf 18 Park Street/25 Ozalid Road building is located on a 1.85 acre parcel, and is zoned Industrial. A local manufacturer has recently purchased the property, and plans to rehabilitate the building for light industrial and office uses.



Based on observations of the building's exterior made during site visits, the structure appears to be sound, and should accommodate its intended future uses.

As with surrounding properties, 18 Park Street/25 Ozalid Road is suspected to contain lead-based paint and asbestos-containing materials. Due to past industrial use, there is potential for soil/groundwater contamination to exist.

Future light industrial usage of the 18 Park Street/25 Ozalid Road may provide momentum to enhance the development appeal of neighboring Strategic Sites. Dialogue with the property owner should be sustained on an ongoing basis regarding the status of this property's redevelopment. Plans for the surrounding area should incorporate 18 Park Street/25 Ozalid Road in order to provide a cohesive and functional built environment.

59 Lester Avenue (B2)

59 Lester Avenue includes a 5-story, approximately 260,000 sf concrete building formerly used for E-J manufacturing operations. Parking spaces and an auxiliary structure on the southern side of Helen Drive are considered part of the 59 Lester property, which covers 4.13 acres in total. Eight years of back taxes are owed on the property. The owner generates income by leasing a portion of the property for storage purposes. It is recommended that the county should encourage redevelopment of the property to support a more productive use.



59 Lester Avenue was used for industrial purposes in the past, and there is potential for soil/groundwater contamination to exist. No apparent structural deficiencies were observed from the building's exterior during site visits. Based on the age of the building, it is suspected that lead based paint and asbestos containing materials are present. Additional contamination may be present onsite, and further investigation would be required to determine the nature and extent of contamination and to identify appropriate remediation measures.

This property is accessible by rail and offers visibility from NYS Route 17 (future I-86). Upon construction of the future Walmart Supercenter in the northern portion of the Study Area, 59 Lester Avenue will benefit from greater exposure to consumer traffic. For these reasons, 59 Lester Avenue is poised to draw the interest of developers. Redevelopment of this site could potentially draw activity to the area north of Main Street, and could stimulate further investment in nearby properties. Potential future uses for the site include commercial and/or light industrial uses such as building trade contractors, cabinet makers, equipment repair and maintenance services, food and beverage suppliers, food preparation and service, computer and technical repair.

C. Economic and Market Trends Analysis

This market analysis considers a body of information obtained from existing documents and data sources, interviews with local stakeholders (i.e. neighborhood businesses, property owners, developers, financial institutions, real estate brokers, local government officials, state agencies), and site/market reconnaissance. Demographic data used in this analysis were obtained from ESRI Business Solutions. The specific aims of this analysis are to ascertain market trends, patterns, market perceptions, as well as to consider site location, household and labor characteristics, and industry structure.

1. Demographic Analysis

General Demographics

Table III-3 Regional Demographic Characteristics (2007) provides a demographic overview of the E-J BOA Study Area, the Village of Johnson City, the City of Binghamton, Broome County and the Greater Binghamton Metropolitan Statistical Area (MSA).

Table III-3 General Demographic Characteristics (2007)					
	BOA Area	Johnson City	Binghamton	Broome County	Greater Binghamton
Population	1,047	15,066	46,445	197,472	249,305
Households	557	6,889	20,962	80,784	100,920
Med. Household Inc.	\$19,020	\$34,811	\$31,744	\$44,547	\$45,559
Med. Home Value	\$119,375	\$124,249	\$128,836	\$143,716	\$143,906
Median Age	32.8	40.4	37.3	40.2	40.3

Source: ESRI Business Solutions, BBPC Associates.

Median household incomes and home values are highest for Broome County and the Greater Binghamton area, indicating that the region's wealth is dispersed among suburban areas. The median household for Study Area residents is disproportionately low compared to the other areas, while median home value for the Study Area is similar to the median home values of Johnson City and Binghamton. These data demonstrate a prevalence of lower-income households and lower-value, smaller, homes within the Study Area relative to other parts of the region.

Age Cohorts

A trend of declining population is projected for the region between 2007 and 2012 (*Table III-4 Projected Population Growth, Age Cohorts (2007-201)*). The most substantial declines are for the Below 20, age 35-44, and age 75-64 cohorts. Greater Binghamton as a whole is projected to experience a substantial increase in the 25-34 age cohort population, despite declines in this cohort for the other analysis areas. Annual population increases occurred across all four areas in ages 55-74. These trends indicate that generally speaking, the region's population is aging.

Table III-4 Projected Population Growth, Age Cohorts (2007-2012)				
Age Cohort	Study Area	Johnson City	Binghamton	Greater Binghamton
<i>Below 20</i>	-1	-30	-115	-875
<i>20 - 24</i>	0	17	31	-42
<i>25 - 34</i>	-7	-29	-48	535
<i>35-44</i>	1	-37	-118	-1,154
<i>45-54</i>	-4	-11	-66	16
<i>55 - 64</i>	6	50	158	826
<i>65 - 74</i>	0	2	54	157
<i>75-64</i>	-1	-19	-64	-130
<i>85+</i>	0	-1	22	134
Overall	-6	-56	-144	-534

Source: ESRI Business Solutions, BBPC Associates.

Income Cohorts

Table III-5 Average Annual Household Growth by Income Cohort (2007-2012) shows the projected change in number of households by income cohort from 2007 to 2012. Higher income cohorts (\$75,000 and higher) are projected to grow, with the most substantial growth for Johnson City, Binghamton and Greater Binghamton occurring in households making between \$100,000 and \$149,999 annually. There was also growth in households with incomes between \$35,000-\$49,999 in the Study Area, Johnson City and Binghamton. The greatest declines for all areas were in households making less than \$35,000.

Table III-5 Average Annual Household Growth by Income Cohort (2007-2012)				
Age Cohort	Study Area	Johnson City	Binghamton	Greater Binghamton
<i>< \$15,000</i>	-7	-42	-137	-429
<i>\$15,000 - \$24,999</i>	-3	-23	-56	-328
<i>\$25,000 - \$34,999</i>	3	-58	-79	-630
<i>\$35,000 - \$49,999</i>	2	29	3	-88
<i>\$50,000 - \$74,999</i>	-1	-24	3	-130
<i>\$75,000 - \$99,999</i>	1	33	64	156
<i>\$100,000 - \$149,999</i>	2	43	119	862
<i>\$150,000 - \$199,000</i>	0	13	20	220
<i>\$200,000 +</i>	0	15	37	301
Overall	-2	-14	-34	-45

The Study Area and Johnson City are projected to experience higher growth in low- to moderate-income households relative to the City of Binghamton and the Greater Binghamton area. Growth is also projected for the higher income cohorts in these two areas, indicating a

greater projected degree of socioeconomic diversity in the future for the Study Area and Johnson City.

Labor Force Characteristics

Figure III-8 Labor Force Employment by Industry (2007) summarizes the 2007 BOA Study Area and Greater Binghamton labor forces by industry. In 2007, the total Study Area labor force was 443 and the Greater Binghamton area labor force was 166,033. Service Industry employment is widespread among Study Area and Greater Binghamton residents, constituting 64.2% and 48.3% of their labor forces, respectively. Retail trade employment was the second most prominent industry represented in the Study Area labor force (13.5%). Manufacturing employment was third highest for the Study Area labor force (8.6%) and second highest for the Greater Binghamton labor force (14.1%).

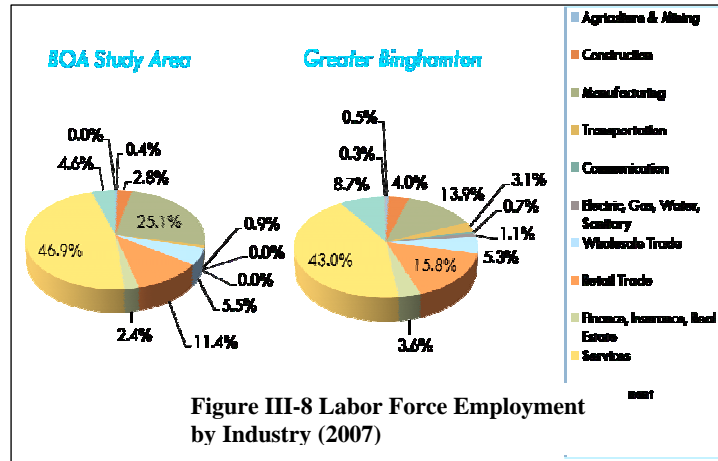


Figure III-8 Labor Force Employment by Industry (2007)

At-Place Employment

At-place employment represents all persons employed within a respective area of analysis. In 2007, approximately 111,990 people were employed in the Greater Binghamton area and 1,802 people were employed in the BOA Study Area.

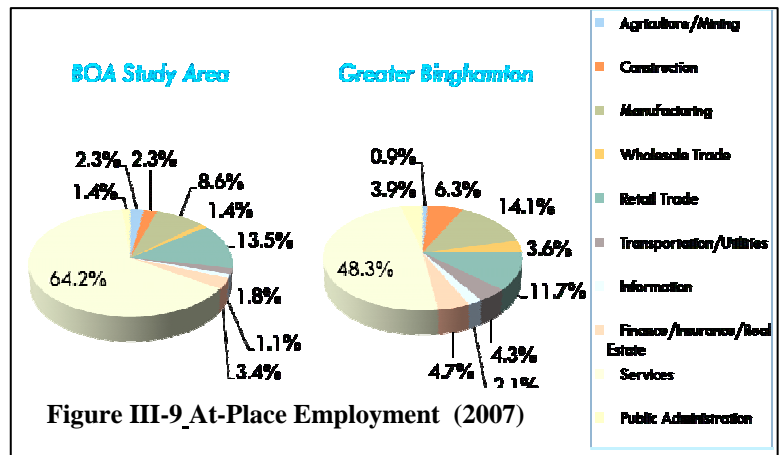


Figure III-9 At-Place Employment (2007)

The percentage breakdown of at-place employment by industry was similar for the Study Area and Greater Binghamton (*Figure III-9 At-Place Employment by Industry 2007*). Services represented the dominant industry for both areas, constituting 48.3% of Study Area employees and 64.2% of Greater Binghamton employees. Manufacturing was the second most prominent employment industry in the Study Area (11.7%) and the third most prominent industry in Greater Binghamton (8.6%). The retail trade industry represented 15.8% of Greater Binghamton employment and 11.4% of employment in the Study Area.

Labor Force vs. At-Place Employment

Table III- 6 BOA Study Area Labor Force/At-Place Employment (2007) compares the top labor force and at-place employment industries for the BOA Study Area.

Table III-6 BOA Study Area Labor Force/At-Place Employment (2007)				
Category	Labor Force	% of Total LF	At-Place Employment	% of Total A-P Employment
Services	285	64.3%	843	46.8%
Retail Trade	60	13.5%	205	11.4%
Manufacturing	38	8.6%	451	25.0%
Finance/Insurance/Real Estate	15	3.4%	43	2.4%
Construction	10	2.3%	50	2.8%
Other	35	7.9%	209	11.6%
Total	443	100.0%	1802	100.0%

Source: ESRI Business Solutions, BBPC Associates.

The representative percentages of these top industries are similar. However, the Study Area's at-place employment base is more than four times greater than its labor force (1,802 to 443), indicating that most at-place employees commute to and from the Study Area. Opportunities may exist to cultivate a live-work community within the Area.

Top Employers

The 10 largest employers in Greater Binghamton in 2007 include a mix of private and public sector employers *Table III-7 Top 10 Employers in Greater Binghamton MSA*. Lockheed Martin was the largest employer in the region with approximately 4,000 employees, with New York State (3,600 employees), United Health Services (3,100 employees), Binghamton University (2,800 employees) and Broome County Government (2,500 employees) rounding out the top five.

Table III-7 Top 10 Employers in Greater Binghamton MSA				
	Company	Location	# of Employees	Description
1	Lockheed Martin	Oswego	4000	Systems Integration
2	New York State	Binghamton	3600	Government
3	Unite Health Services	Binghamton	3100	Healthcare
4	Binghamton University	Vestal	2800	Education
5	Broome County Government	Binghamton	2500	Government
6	Lourdes Hospital	Binghamton	2000	Healthcare
7	Endicott Interconnect	Endicott	1800	Electronics
8	IBM Corp.	Endicott	1450	Technology
9	Broome Developmental Center	Binghamton	1400	Human Services
10	Amphenol Aerospace	Sidney	1400	Electronic Devices

Wilson Medical Center, the main healthcare center for the United Health Services (UHS) system is located within the BOA Study Area and employs a large part of UHS' 3,100 employees. The Center draws patients and staff from throughout the Greater Binghamton region and beyond.

Employment Growth Trends

Table III-8 Fastest Growing Occupational Sectors in the Southern Tier Region (2004-2014) lists the occupational sectors projected to experience with the greatest growth from 2004 to 2014 in the Southern Tier Region (including Broome, Tioga, Chenango, Steuben, Schuyler, Tompkins, Cortland, Otsego and Delaware Counties). These eight occupational groups represent 52% of the region's expected employment growth from 2004 to 2014, despite representing only 32% of current total employment.

Table III-8 Fastest Growing Occupational Sectors in the Southern Tier Region (2004-2014)			
Occupation	2004 # of Employees	2014 Projected # of Employees	Aver. Annual Gross Emp. Growth
Healthcare Practitioners and Technical	16,340	18,240	190
Healthcare Support	10,140	11,960	182
Personal Care and Service	12,140	13,520	132
Building Cleaning	13,150	14,340	119
Computer & Math	5,890	6,820	93
Management	15,420	16,340	92
Social Services	6,690	7,600	91
Food Preparation/Serving	25,250	26,110	83
Subtotal	105,020	114,930	982
Other	240,560	249,520	905
TOTAL (all occupations)	345,580	364,450	1,887

Source: Broome County Industrial Development Authority.

Healthcare practitioners, technicians and support staff account for almost 20% of the expected employment growth from 2004 to 2014. Given the predominance of healthcare-related occupations in the Study Area and the Greater Binghamton region as a whole, this trend shows a competitive strength and potential focus for future economic, business and workforce development. Wilson Medical Center, located in the Study Area, provides numerous jobs falling into the two fastest growing occupations in the Southern Tier Region – healthcare practitioners/technicians and healthcare support.

2. Market Overview

Office Market

Table III-9 Lease & Vacancy Rates and Inventory for Office Space in the Greater Binghamton MSA (2007) shows the ranges of lease rates, average lease rates, vacancy rates and inventory for new construction, Class A and Class B office space in the Downtown Binghamton/Johnson City (including Study Area) and suburban office markets. Suburban office space has higher lease rate ranges and average lease rates than Downtown office space. Lease rate ranges and effective average lease rates are higher for Class A space in both the downtown and suburban markets. New construction in the suburban market (information for 2007 downtown new construction was not available) exhibited higher lease rate ranges and a higher average lease rate than suburban Class A office space.

Table III-9 Lease & Vacancy Rates and Inventory for Office Space in the Greater Binghamton MSA (2007)				
Classification	Lease Rate Range	Effective Average Lease Rates	Vacancy Rate	Inventory
Downtown				
New Construction	N/A	N/A	N/A	N/A
Class A	\$13.00 - \$19.00	\$15.00	10%	700,000 SF
Class B	\$8.00 - \$12.00	\$10.00	30%	1.6 million SF
Suburban				
New Construction	\$20.00 - \$26.00	\$22.00	N/A	N/A
Class A	\$17.00 - \$24.00	\$19.00	10%	600,000 SF
Class B	\$10.00 - \$14.00	\$12.00	30%	2.4 million SF

Source: Pyramid Brokerage Company

Class B office space, which dominates the Study Area, has triple the vacancy rate of Class A space. Renovation of current Class B space along Main Street could boost its appeal by providing more amenities and higher quality office space. Also, the addition of amenities and vibrant retail could further support the appeal of Main Street office space in the Study Area.

The region's greatest employment growth is projected to occur in the healthcare and healthcare support industries. With the Study Area and Greater Binghamton's relatively high concentration of healthcare employment, this presents an opportunity to bolster healthcare-/medical- related office employment. Wilson Medical Center may generate expanded office demand either through direct expansion of the Center itself or through spin-off healthcare-related office space in proximity to Wilson.

There has already been some momentum created by the new Sante Comprehensive Women's Healthcare medical office on Main Street in the northwest section of the Study Area.

Given the Study Area's high employment-to-resident ratio compared to the Greater Binghamton metro area, it has a relative strength as an employment center. This relatively high concentration of employment could help establish the Study Area as a future magnet for office employment.

Residential Market

Table III-10 General Residential Statistics (2007) summarizes the characteristics of residential properties in the BOA Study Area and Greater Binghamton area. Renter-occupied, multifamily units are much more prevalent in the BOA Study Area than in Greater Binghamton. There is also a significantly higher residential vacancy rate in Study Area residential units. Median home values in Greater Binghamton are about 21% higher than those in the Study Area, while median rents in Greater Binghamton are about 15% higher.

Table III-10 General Residential Statistics (2007)		
	BOA Study Area	Greater Binghamton
Housing Tenure		
Owner-occupied	14.8%	63.8%
Renter-occupied	65.9%	26.9%
Vacant	19.3%	9.3%
Housing Type		
Single-family	15.7%	62.0%
Multi-family	84.3%	29.7%
Mobile home/Other	0.0%	8.3%
Median Home Value	\$119,375	\$143,906
Median Rent	\$341	\$390

Future demand for residential development and/or redevelopment in the Study Area is influenced by the socioeconomic characteristics of projected future populations in the area. The most significant population growth in the Study Area is projected to be in the 55-64 year age group. This age group represents what are often termed "empty nesters" – married adult couples whose children have moved out of the house.¹ Empty nesters are often looking for greater cultural, entertainment and recreational amenities, often in urban areas. This group generally elicits a demand for apartments or condos closer to urban centers that are rich in entertainment and cultural amenities and provide opportunities for diverse activities.

Older age groups (65+) are also expected to experience relatively high population growth in the near future. This could generate greater demand for "aging-in-place" housing arrangements, which provide seniors access to activities and amenities, as well as enhanced supportive services that still allow for relative independence. Similar to empty nesters,

¹ ESRI Community Tapestry Handbook.

individuals seeking aging-in-place living situations often desire settings in or near urban areas. This may be a particularly good option for residential development in the Study Area given recent senior housing development activity in the vicinity and the existence of developers and resources involved in this development niche.

Projected population growth in individuals age 25 to 34 in Johnson City, Binghamton and Greater Binghamton indicates the potential for graduate student and young professional groups to demand housing in the area. A number of Binghamton University students already live in the Study Area and other areas along Main Street. Area improvements and increased amenities could draw more students living around the University (located in Vestal, about one mile south of the Study Area), particularly graduate students or recent graduates seeking the urban amenities of the Main Street corridor.

Light Industrial/Flex Market

Table III-11 Lease & Vacancy Rates and Inventory for Light Industrial/Flex Space in the Greater Binghamton MSA (2007) shows the lease rate ranges, average lease rates, vacancy rates and inventory for the three subtypes of light industrial/flex space in the Greater Binghamton MSA. High-tech/R&D space (primarily flex space) commanded the highest lease rates in 2007 at greater than twice the average lease rate of bulk warehouse (\$3.50) and manufacturing (\$3.75).

Table III-11 Lease & Vacancy Rates and Inventory for Light Industrial/Flex Space in the Greater Binghamton MSA (2007)				
Classification	Lease Rate Range	Effective Average Lease Rates	Vacancy Rate	Inventory
Bulk Warehouse	\$2.00 - \$5.00	\$3.50	6%	8.3 million SF
Manufacturing	\$2.25 - \$4.75	\$3.75	15%	14.8 million SF
High Tech/R&D	\$6.00 - \$11.00	\$8.00	N/A	N/A

The inventory of manufacturing space (14.8 million square feet) was almost double that of the warehouse inventory (8.3 million square feet). Manufacturing had the highest vacancy rate, at 15%, leaving an estimated 2.2 million square feet of vacant industrial/flex space.

The projected growth in the healthcare practitioner/technician and healthcare support sectors could drive demand for spin-off industries that require flex or light industrial space. These types of industries would be medical equipment, laboratory services, biotech facilities, and other medical-/healthcare-related services. Some companies from these industries could be linked to the Wilson Medical Center, and may require space for medical services and research

laboratories. Support functions for the Wilson Medical Center, such as storage, warehousing or mechanical/operation functions, could be potential users.

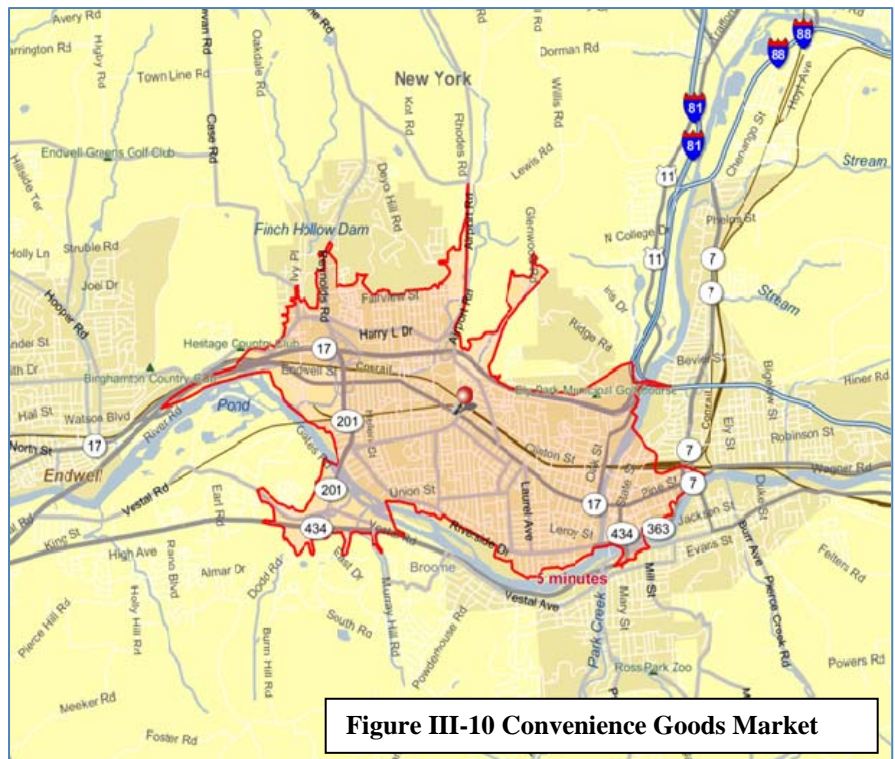
Beyond healthcare-related uses for flex/light industrial space, there could be demand for general industrial users. New or redeveloped flex/light industrial space in the BOA Study Area could appeal to small- to mid-sized industrial users, as compared to older outdated space in industrial parks. Proximity to Main Street and Downtown Binghamton, as well as greater urban amenities, could provide more desirable locations for potential employers and workers. The recent redevelopment of an old Endicott-Johnson industrial site into the current Gannett Press site has provided a precedent that could generate more interest in light industrial redevelopment projects.

Retail Market

Convenience Goods Market Area

The convenience goods market area (CGMA) is the area from which most customers of convenience goods retail sales in the Study Area are estimated to originate (*Figure III-10 Convenience Goods Market Area for the BOA Study Area*). Convenience goods include basic and necessity items that are purchased on a regular basis, such as groceries, dry cleaning, health products and personal care products.

For the BOA Study Area, the CGMA is the area within a five-minute drive of the Area's midpoint. Certain minor adjustments were made to account for major retail centers within the drive shed, primarily the Oakdale Mall, just northwest of the Study Area.



The CGMA has a population significantly larger than the Study Area's, and likewise comprises many more households. See *Table III-12 Comparative Statistics - BOA Study Area and CGMA (2007)*. Residents in the CGMA also have a significantly higher median household income, with Study Area households making just over 60% of what CGMA households make on an average annual basis.

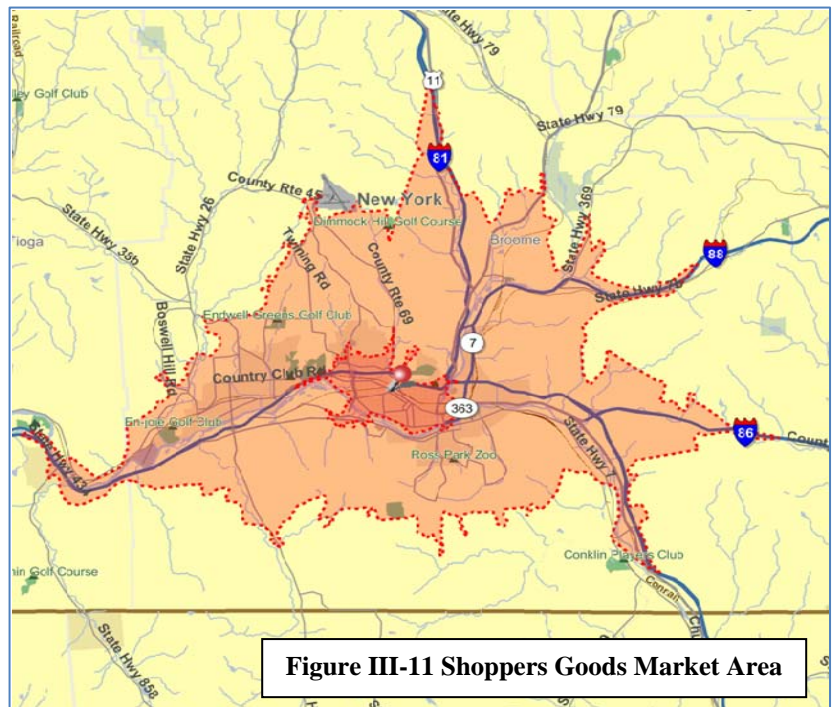
A notable difference between the Study Area and the CGMA is the retail sales/expenditures ratio. This Study Area's sales/expenditures ratio is almost six times higher than that of the CGMA. In addition, while the population, number of households and retail expenditures are all over 30 times higher for the CGMA, retail sales are less than ten times higher than Study Area retail sales. This indicates that the Study Area serves as a retail center for the area.

Table III-12 Comparative Statistics - BOA Study Area and CGMA (2007)			
	Study Area	CG Market Area	Study Area as % of CGMA
Population	1,047	35,850	2.9%
Households	557	17,042	3.3%
Med. Household Income	\$19,020	\$29,804	63.8%
Retail Sales	\$24,672,418	\$202,648,921	12.2%
Retail Expenditures	\$2,115,772	\$99,620,544	2.1%
Inflow	\$22,556,646	\$106,028,377	21.3%
Sales/Expenditures	1,166.1%	203.4%	573.3%

Shoppers Goods Market Area

The shoppers goods market area (SGMA) is the area from which most customers of shoppers goods retail sales in the Study Area are estimated to originate (*Figure III-11 Map of Shoppers Goods Market Area for the BOA Study Area*). Shoppers' goods include non-essential, luxury and/or goods that are purchased sporadically or infrequently. Examples of shopper goods are apparel, furniture, electronics and books.

The SGMA for the Study Area is larger than the CGMA, generally because many shoppers' goods demanded by consumers may not be close to where they live or work. The SGMA is defined as the area within a 15-minute drive of the Study Area's midpoint.



The relationship between the BOA Study Area and the SGMA is similar to that between the Study Area and the CGMA (*Table III- 13 Comparative Statistics*). The SGMA is much larger than Study Area in population, number of households, and shoppers' goods retail expenditures. However, the sales/expenditures ratio is much higher for the Study Area. Median household income in the Study Area is less than half of the SGMA median household income.

Table III-13 Comparative Statistics – BOA Study Area and SGMA (2007)			
	Study Area	SG Market Area	Study Area as % of SGMA
Population	1,047	35,850	2.9%
Households	557	17,042	3.3%
Median Household Income	\$19,020	\$29,804	63.8%
Retail Sales	\$19,181,504	\$1,084,213,369	0.9%
Retail Expenditures	\$2,429,811	\$587,249,342	0.4%
Inflow	\$7,751,693	\$496,964,027	1.6%
Sales/Expenditures	419.0%	184.6%	227.0%

Trends/Characteristics

Convenience goods sales in the BOA Study Area totaled about \$24.7 million in 2007 (*Table III-14 Convenience Goods Sales/Sales/Expenditures (2007)*). Total convenience goods retail expenditures in the CGMA were just less than \$100 million in 2007. The Study Area's convenience goods sales equaled approximately 25% of expenditures in the CGMA. This percentage provides a rough estimate of the Study Area's "capture rate" for convenience goods, which is the amount of convenience goods sales to the CGMA that Study Area retail businesses are capturing.

Table III-14 Convenience Goods Sales/Expenditures (2007)			
Category	Retail Sales (Study Area)	Retail Expenditures (CGMA)	Sales Expenditures
Auto Parts & Accessories	\$1,436,359	\$4,250,747	33.8%
Groceries	\$1,213,465	\$29,840,359	4.1%
Specialty Food	\$517,720	\$2,726,745	19.0%
Liquor Sales	\$1,027,085	\$3,444,333	29.8%
Health & Personal Care	\$10,781,986	\$18,772,619	57.4%
Eating & Drinking	\$9,695,803	\$40,585,741	23.9%
TOTAL	\$24,672,418	\$99,620,544	24.8%

There is roughly an additional \$75 million in convenience good sales that businesses in the Study Area could potentially be capturing. The individual retail category capture rates in Table III-14 show that there is particularly strong potential to capture more grocery expenditures, as the Study Area grocery sales account for only about 4% of the CGMA grocery expenditures. In addition, specialty food and eating and drinking establishment sales account for less than 25% of CGMA expenditures in those respective retail categories, indicating the potential for greater capture.

Shoppers goods sales in the BOA Study Area totaled about \$10.2 million in 2007 (*Table III-15 Shoppers Goods Sales/Expenditures 2007*). Total retail expenditures in the SGMA were approximately \$587.2 million in 2007. The Study Area's shoppers goods sales represented 1.7% of total retail expenditures in the SGMA – this is the Study Area's estimated shoppers goods capture rate. The low capture rates for shoppers goods can be explained in part by the large size of the SGMA.

Table III-15. Shoppers Goods Sales/Expenditures (2007)			
Category	Retail Sales (Study Area)	Retail Expenditures (SGMA)	Sales Expenditures
Auto Dealers,	\$2,060,150	\$318,527,310	0.6%
Furniture & Home Furnish.	\$1,254,900	\$57,249,656	2.2%
Electronics	\$1,844,330	\$39,065,468	4.7%
Building Materials	\$731,485	\$45,933,568	1.6%
Lawn & Garden Equip.	\$0	\$3,209,451	0.0%
Clothing & Shoes	\$2,096,005	\$82,544,002	2.5%
Jewelry & Luggage	\$938,743	\$7,137,706	13.2%
Sporting & Hobby	\$1,047,234	\$21,171,537	4.9%
Books & Music	\$208,657	\$12,410,644	1.7%
TOTAL	\$10,181,504	\$587,249,342	1.7%

Retail Market Discussion and Findings

The capture rates for convenience and shoppers goods are low in the Study Area, which indicates that there are opportunities to expand retail activity. Retail capture is lowest for grocery store expenditures, revealing potentially significant leakage in this category for the Study Area.

The arrival of the new Walmart Supercenter is expected to alter the retail landscape within the Study Area. This store will sell large volumes of both convenience and shoppers goods, and by drawing shoppers from locations beyond the immediate area, the Walmart Supercenter will significantly reduce the existing gaps in convenience and shoppers goods retail sales.

Additional retail development will likely occur in the area surrounding the Walmart site as retailers take advantage of the high volumes of consumer traffic drawn to the area by the Supercenter. Typically, such spinoff retail tends to consist of large-scale, specialty retailers that primarily sell shoppers goods, although some convenience goods retail may be represented. Properties along Lester Avenue north of Main Street provide appealing sites for new retail development.

However, given the proximity of the Oakdale Mall and several big box and neighborhood centers, the Study Area has much competition for both convenience and shoppers goods, and this competition could limit the local capacity for expansion by large-scale retailers. While

some expansion is likely, market constraints will determine the composition and volume of spinoff retail activity associated with the Walmart Supercenter.

Main Street provides an excellent setting for pedestrian-oriented retail. Future retail uses in this area should complement and not compete with Walmart offerings. Therefore, it may be beneficial to focus on specialty/boutique shoppers goods retail in and around the Main Street corridor. The relative prominence of jewelry, luggage and leather goods may reveal an existing draw for Study Area retail that could further be cultivated. If this is achieved, Walmart could induce more demand for new complementary specialty retail by creating a greater regional draw for consumers.

Overall streetscape/design improvements and added amenities along the Main Street corridor can help generate more appeal for retailers and consumers. In combination with renovated and/or new office development, new or renovated retail can help to promote revitalization of the Study Area.

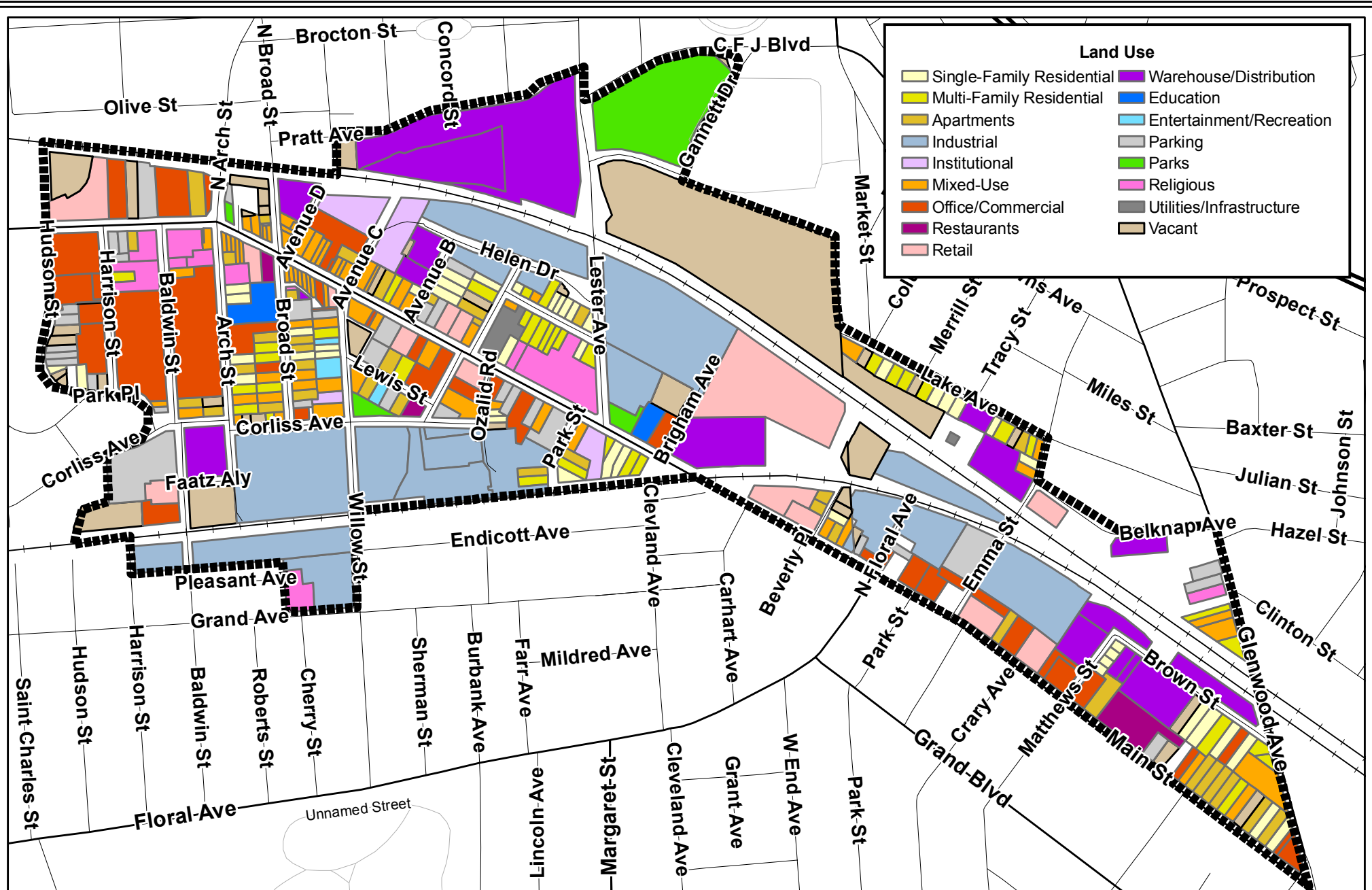


Figure III-1

E-J BOA Existing Land Use Map

Broome County, NY





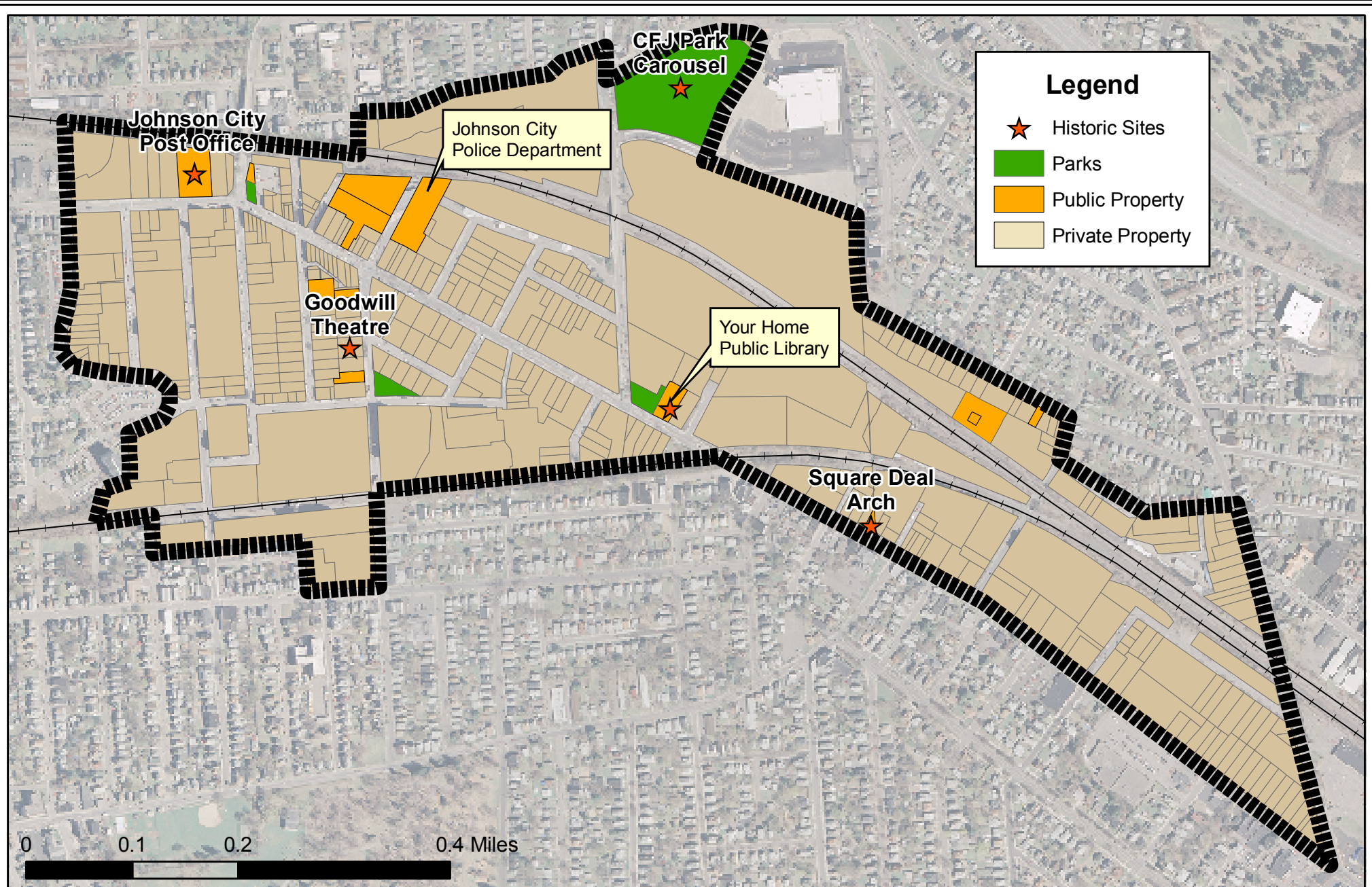


Figure III-3

**E-J BOA Land Ownership, Parks and Open Space
and Historic or Archeologically Significant Areas Map
Broome County, NY**

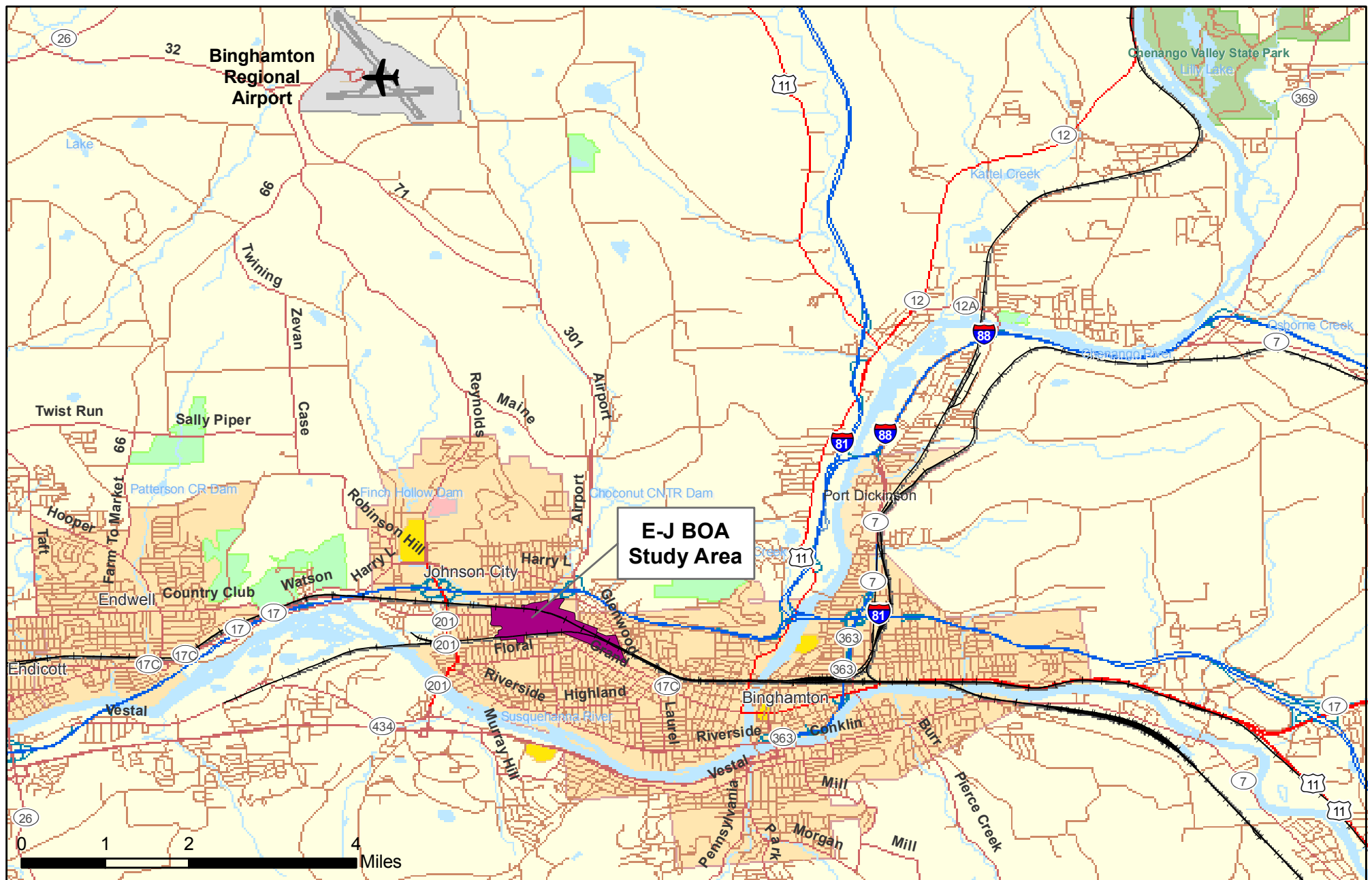


Figure III-4

Regional Transportation Map Broome County, NY



CIA

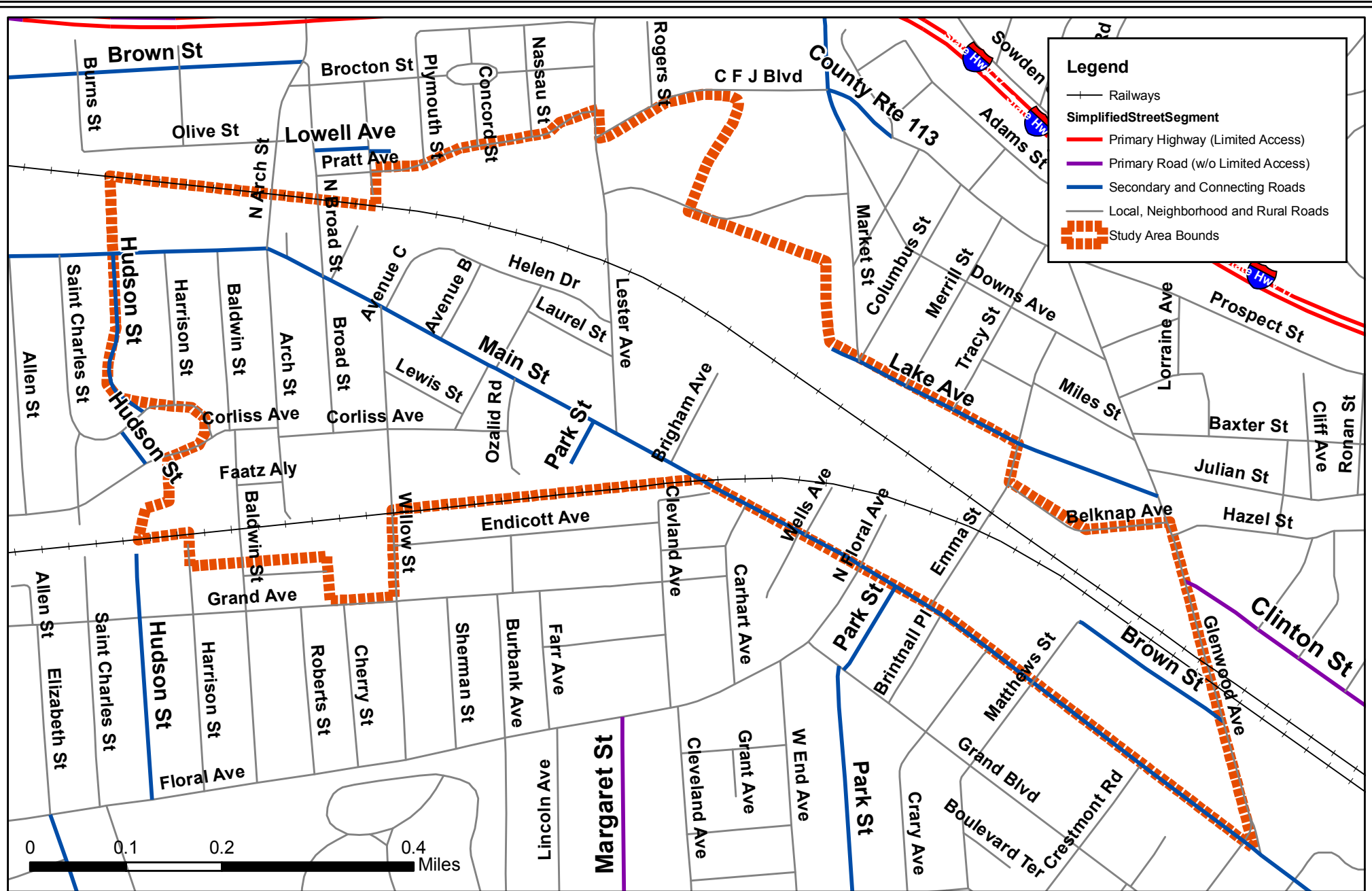


Figure III-5

BOA Study Area Roadways

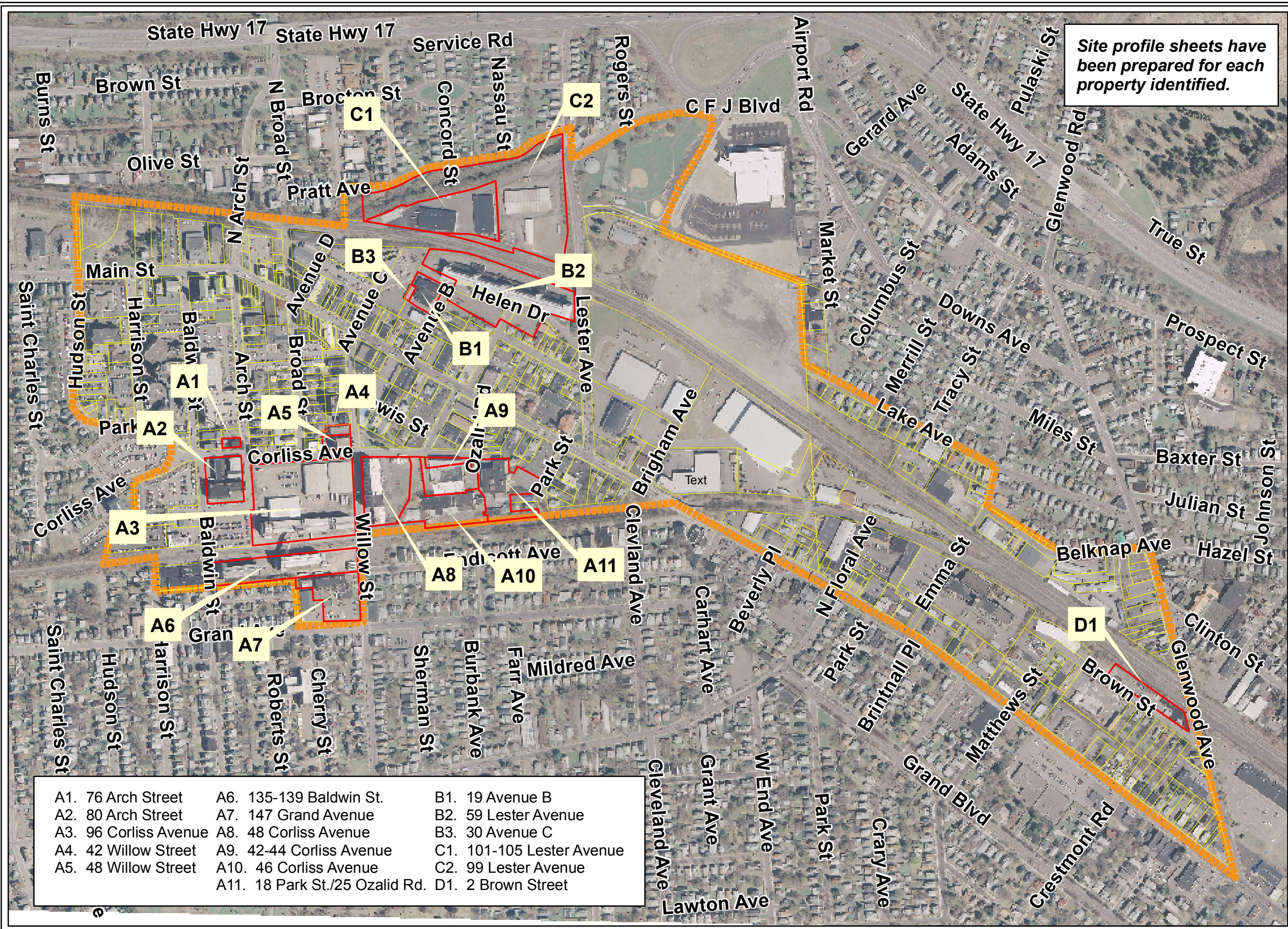
Broome County, NY



Figure III-6

**E-J BOA Natural Resource
and Environmental Features Map**
Broome County, NY





Underutilized Sites and Building Location Map
Endicott-Johnson BOA, Broome County, NY

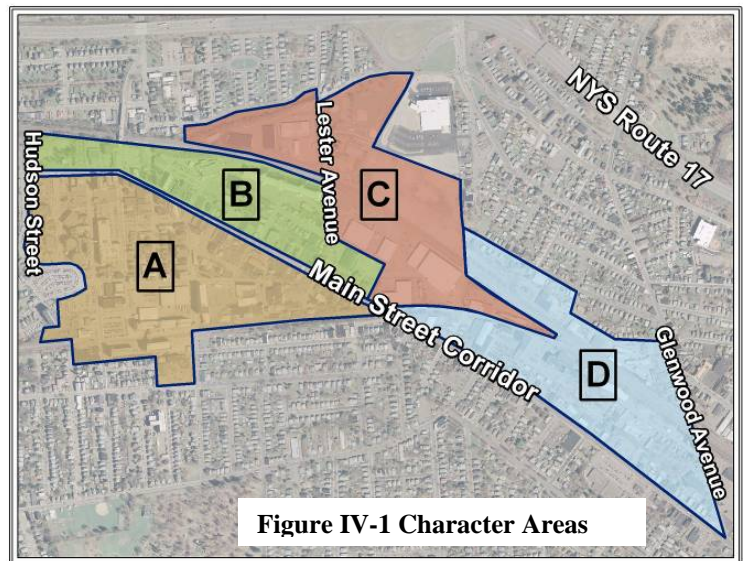
Figure III-7

Section IV. Summary Analysis and Findings

A. Summary of Existing Conditions

1. Physical Conditions and Governing Regulations

The E-J BOA Study Area contains a diverse mix of land uses and character. In order to simplify discussion and presentation of a summary of physical conditions and governing regulations, the Study Area was divided into four Character Areas, each distinguished from the others by the unique character of its uses. Summary sheets were prepared for each Character Area and presented to the Steering Committee and general public. These sheets provide a description of each character area and summarize the area's zoning, available utilities, and transportation system. In addition, each summary sheet lists the public properties and the brownfield and underutilized sites located within the area. A copy of each summary sheet is located in this document following page 39. The boundaries of E-J BOA Character Areas A, B, C, and D are shown in *Figure IV-1 Character Areas*.



2. Character Area Analysis

Land use patterns and the scale of development were among the important characteristics used to define Character Area boundaries. While much of the Steering Committee and public discourse acknowledged the Character Areas as distinct areas, it should be noted that the linkages and relationships among these areas were considered as an important part of the process. A brief description of each Character Area is provided below.

Character Area A covers portions of the Study Area south of Main Street and east of Hudson Street. Wilson Hospital, the Goodwill Theatre Complex, and the pedestrian-friendly Main Street corridor are among the key features located in Character Area A. Aside from these assets, many

Character Area A properties contain large, vacant structures that were occupied by industrial operations in the past. These derelict properties contribute to the area's blighted condition, and present sound redevelopment opportunities due to their scale and proximity to key healthcare and cultural assets.

Character Area B covers portions of the Study Area north of Main Street, south of the rail lines, and east to Lester Avenue and the public library. Main Street is lined with pedestrian-friendly small shops and mixed-use properties, and public operations/facilities are concentrated in *Character Area B*. Village of Johnson City offices, the Johnson City Police Department, Your Home Public Library, and a post office are located here. North of Main Street, the large E-J Victory building at 59 Lester Avenue stands underutilized among a mixture of residential and small-scale commercial properties.

Character Area C consists of relatively large properties, many of which are used by warehouse/distribution, retail, or contracting operations. The area offers high visibility from Route 17, and a Walmart Supercenter is scheduled for development on a vacant 13-acre property north of the railroad tracks. CFJ Park provides a number of recreational facilities for residents, and features an historic carousel. This area has experienced investment, including the Walmart project and development of the Gannett publishing facility that borders the Study Area.

Character Area D covers the eastern portion of the Study Area, including the Main Street corridor and properties lining either side of the rail lines. Generally speaking, the properties lining this stretch of Main Street are auto-oriented. Properties along the rail lines are smaller in scale than some of those located further west; many of these properties support viable industrial-type uses, while others appear neglected. *Character Area D* includes the Main Street gateway between the City of Binghamton and the Village of Johnson City.

More detailed information about the physical conditions and zoning of each Character Area is presented on the following pages.

B. Summary of Market Analysis and Redevelopment Opportunities

Economic and Market Trend Analysis for the E-J BOA Nomination Study included a thorough review of area demographics, population and industry growth projections, and real estate market conditions. Field surveys and a series of interviews with community stakeholders were conducted to obtain key local knowledge regarding the Study Area. Following is a summary of market analysis findings in terms of the Study Area's strengths, weaknesses.

1. Study Area Strengths

- The Study Area is readily accessible from I-81, I-88 and NYS Route 17, which is due for conversion to I-86 in the near future.
- Wilson Hospital is a major employer in a regional growth industry, and can potentially serve as an anchor institution helping to draw related healthcare and other services, as well as housing, to the area.
- As an employment center, employees tend to commute into the Study Area on a daily basis.
- Fine arts and cultural uses are well represented in the Study Area: The Goodwill Theatre/Firehouse Stage Complex is located in the heart of the Study Area, as well as the Spool Art Gallery and other studios, are actively involved in building an arts community.
- The region's population is generally aging, and the Study Area's concentrated healthcare services may make it a suitable location for senior housing.
- The Main Street corridor provides a commercial gateway linking the City of Binghamton with Johnson City and Endicott.
- Existing water and sewer infrastructure is sufficient to support future development without constraints.
- Recent development activity includes development of the Gannett facility and proposed Walmart Supercenter north of the railroad tracks, and restoration of the Goodwill Theatre complex on Willow Street.
- A population of students and young professionals resides in the area, particularly along Main Street.
- The area's urban location provides an alternative to suburban office and/or industrial spaces.

2. Study Area Weaknesses

- Past industrial uses throughout much of the Study Area present environmental challenges for the redevelopment of brownfield sites.
- The region faces a trend of declining population, which is projected to continue in the near future.
- The regional real estate market is stagnant, with surpluses of office and industrial space in the region.

- Existing office space in the Study Area is primarily Class B, which has a 30% overall vacancy rate in the Greater Binghamton MSA compared to 10% vacancy for Class A office space.
- Residential portions of the Study Area are in a transitional state, and housing vacancy is high.
- Retail leakage from the Study Area is substantial.
- Below-grade rail lines limit connectivity between areas to the north and south.
- Most brownfield sites are not located directly along the Main Street corridor.
- Study Area streetscapes are relatively unappealing.

3. Summary of Redevelopment Opportunities for Brownfield Sites

The EJ-BOA Study Area provides a number of unique opportunities to develop large-scale properties in a highly accessible urban setting. Considering the Study Area brownfield properties in the context of the regional real estate market, many Study sites possess key locational advantages that enhance their development appeal.

Wilson Hospital supports hundreds of employees in medical and healthcare-related fields, and is a regional destination for medical services. State-of-the art services such as Cyber Knife treatment are offered by Study Area establishments associated with the hospital. Healthcare industries account for almost 20% of the Southern Tier Region's projected growth from 2004-2014, so hospital-related spinoff growth represents a potentially viable development option for the Study Area. Practitioner offices, medical billing services, laboratory space, and hospital-related storage space are just a few examples of medical-related uses that may be viable in the Study Area.

The socioeconomic characteristics of the projected future population for the area indicate that there will be a significant growth in the 55-64 year age group referred to as "empty nesters." This age group generally elicit a demand for apartments or condos located close to urban areas such as the Village of Johnson City. In addition, older age groups (65+) are also expected to experience relatively high population growth in the near future. This could create opportunities for "aging-in place" housing arrangements to be constructed within the study area. And lastly, the projected population growth in individuals age 25 to 34 in the region presents the opportunities for housing built or current residential structures to be renovated for graduate students and young professionals.

The concentrated nature of brownfield sites within the Study Area identified as *Character A* is favorable, as it provides an opportunity to redefine much of the central portion of the Study Area and ultimately, the Village of Johnson City. Several contiguous brownfield sites are located along the Corliss Avenue corridor in *Character Area A*, and adjacent Arch Street and Baldwin Avenue properties provide additional space for redevelopment.

Office and/or light industrial uses could take advantage of the Study Area's accessibility while enjoying the benefits of urban surroundings. A high-tech manufacturing operation has recently moved into the 18 Park Street/25 Ozalid Road property, providing a fine example of a manufacturing reuse with potential to serve as an anchor establishment in the future. National real estate trends indicate a renewed interest in urban office locations, and the Study Area's brownfield properties could allow the development of competitively priced, modern office space within close proximity to the Main Street commercial corridor and the Goodwill Theatre Complex, as well as Wilson Hospital. Flex development formats could accommodate the needs of various office, R&D, and/or light industrial uses in the area.

The Walmart Supercenter will increase flows of consumer traffic throughout the Study Area. Brownfield sites along Lester Avenue in *Character Areas B and C* are poised to benefit from increased exposure to Walmart customers. In the future, Study Area retail establishments – particularly those located along Main Street – should complement Walmart's comprehensive offerings by providing specialty retail and/or services. Increased exposure to retail customers will likely enhance the vitality of Main Street retail, in turn boosting the area's appeal by providing improved retail support services to nearby employees.

Section V. Redevelopment of Priority Sites

A. Selecting Priority Sites

Section IV of this Nomination Study presents a summary of the analyses of the Study Area and market conditions affecting the E-J BOA's redevelopment potential. As noted, the Study Area possesses a number of strengths as a location for redevelopment. These strengths are listed below.

- The northern portion of the Study Area has experienced an influx of commercial investment, including establishment of the nearby Gannett facility and proposed Walmart Supercenter. These commercial investments have drawn the attention of the development community in recent years, and redevelopment plans can look to feed from this momentum.
- Wilson Hospital is located in the heart of the Study Area, and is one of the region's most prominent healthcare institutions. Looking ahead to the future, healthcare services rank among the region's top growth industries.
- Efforts to restore the Goodwill Theatre and Firehouse Stage have introduced a blossoming arts community to the Study Area. As the Goodwill Theatre Complex becomes a regional arts destination, the Study Area will benefit from access to these facilities.
- The Main Street corridor and charming urban setting provide opportunities to establish and expand support services. Main Street niche retail can adapt to serve future uses in the Study Area. For example, art galleries, office supplies and lunchtime destinations along Main Street are likely to benefit from the expanded customer base that would be introduced by office and/or light industrial redevelopment in the area.

All of the Study Area's brownfield sites were reviewed in the context of these strengths, and those sites with the most potential to harness the Study Area's redevelopment potential are located at the following addresses:

- **96 Corliss Avenue,**
- **42/44 Corliss Avenue,**
- **48 Corliss Avenue,**
- **18 Park Street/25 Ozalid Road**
- **59 Lester Avenue**

The sites located at 96 Corliss Avenue, 42/44 Corliss Avenue, 46 Corliss Avenue, 48 Corliss Avenue, and 18 Park Street/25 Ozalid Road were selected as priority sites for redevelopment largely because of the contiguous nature of these priority sites. Together, they have a unique potential to support an urban light industrial/business district in the heart of the Study Area. A business district in this location provides opportunities to leverage and complement recent public investments in the Goodwill Theatre Complex and at 46 Corliss Avenue (demolition funded by Restore NY) along with the fact that the high-tech manufacturing operation at 18 Park Street/25 Ozalid Road may serve as an anchor use. It is in close proximity to Wilson Hospital which offers potential locations for spinoff medical-related uses and is within walking distance to Main Street and its amenities. The existing structures located within the proposed business district are highly underutilized, and improvements are crucial to the overall welfare of the Study Area. Medical services, light industrial operations, research and development and professional offices are among the potential occupants of a Willow Street Business District.

The property located at 59 Lester Avenue was selected as a priority site because it has good exposure to Lester Avenue, which will carry much of the customer traffic to and from the future Walmart Supercenter. The property is visible and highly accessible from NYS Route 17 (future I-86) which gives it the potential to draw commercial/retail activity in northern portion of the Study Area towards the heart of the Study Area. The former E-J Victory Building located at 59 Lester Avenue is large and highly underutilized, and is suitable for flex and/or office space. This building once rehabilitated will meet the demand for development formats identified in the market analysis. *General Commercial* uses such as building trade contractors, cabinet makers, equipment repair and maintenance services, food and beverage suppliers, food preparation and service, computer and technical repair, and others are among the potential occupants of a redeveloped Lester Avenue Commercial Site.

B. Proposed Redevelopment Options for Priority Sites

Two options for redeveloping the Priority Sites were explored and reviewed by the project steering committee. They consisted of:

Option 1: This option consists of demolishing all existing buildings and constructing new, modern facilities,

Option 2: This option consists of renovating only the first-floor of the existing buildings at each priority site to current building standards, improving the building exteriors, and “mothballing” upper floors to preserve their space for possible future use.

The financial feasibility of each option was explored through preparation of a financial pro forma for each site. A pro forma presents the following information: a program for new development, cost of construction, the property’s anticipated net operating income, the proposed economic

value of the new building to its owner and the funding gap (economic value of development vs. the cost of construction) that must be overcome to make a project economically feasible.

Overall, it was estimated that under Option 1, demolition and new construction would total approximately \$36,900,000 for all priority sites. The total collective economic value estimated for these properties would be approximately \$20,600,000. A \$16,300,000 funding gap would remain to be filled by public financing to implement Option 1. A summary of the financial factors reviewed for each building under this option is presented in *Table V-1 Option 1 Summary*.

Table V-1-Option 1 Summary (Long Term)				
		Willow Street Business District		
	59 Lester	42/44 Corliss	48 Corliss	96 Corliss
Total SF	54,000	30,300	31,500	44,125
Jobs On Site	126	71	74	124
Development Costs	\$12,240,000	\$6,504,825	\$6,793,125	\$11,382,113
Economic Value of Development	\$6,600,000	\$3,703,333	\$3,850,000	\$6,471,667
Remaining Gap	-\$5,640,000	-\$2,801,492	-\$2,943,125	-\$4,910,446

The significant funding gap identified for each building under this first option as well as the lack of development pressure in the Study Area, caused the Steering Committee and consulting team members to question the feasibility of a “demolition and new construction” scenario for the priority sites in the near term. The investments required to close funding gaps could not reasonably be justified in order to create viable development opportunities. Demolition and new construction may still be implemented for individual priority sites, and the pro formas in Appendix B can be used to evaluate Option 1 on a case-by-case basis for each property.

A second option for priority site redevelopment was prepared and ultimately selected by the Steering Committee as the preferred scenario or considered as an interim option until the market demands new spaces as proposed. Option 2 proposes the rehabilitation of first-floor space in existing buildings at each priority site, improvement of building exteriors, and “mothballing” of upper floors to preserve their space for possible future use. In light of market conditions and fiscal limitations, Option 2 “Rehabilitation” presents a more appropriate approach to redevelopment of the priority sites in the short term. Option 2 provides a more cost-effective way to respond to existing market opportunities, and as improvements take hold in the Study Area, expanded rehabilitation or new construction on properties might be considered to advance

rehabilitation efforts. Because Option 2 involves no demolition and calls for building rehabilitation rather than new construction, development costs would be much lower for each property. Resulting property values would also be lower but less investment would be required in order to bridge funding gaps and create viable development opportunities in the Study Area.

A brief description of the proposed redevelopment of each priority site, and concept plans illustrating the site features to be implemented as well, a summary of the financial pro forma for each property are provided below. Detailed pro formas are provided in Appendix B.

C. Willow Street Business District

42/44, 46, 48, and 96 Corliss Avenue, and 18 Park Street/25 Ozalid Road comprise what is described as the Willow Street Business District. The district includes the properties listed above, and is bounded by Baldwin Street to the west, and Park Street to the east. As with the Lester Avenue site, the option of demolishing all of the buildings at these locations and constructing new, modern buildings in their place was reviewed during the planning process. Although this option should be considered over the long term, it also appeared not to be financially feasible in the immediate future. The concept plan presented in Figure V-1 illustrates how each building would fit into the Willow Street Business District with the benefit of shared parking (550 parking spaces), walkways, landscaping, curbing and a common driveway access. It is recommended that if public funds are used to subsidize the buildings' redevelopment, a funding requirement should be to allow the Goodwill Theatre to use employee parking for overflow parking during its evening events.

a. 42/44 Corliss Avenue

This building is located east of Willow Street near the center of the proposed business district. It is proposed that the building's first floor comprised of 32,000 sf, would be rehabilitated for flex/office use. Minor improvements would be made to the building's exterior, and 64,000 sf of upper-floor space would be "mothballed".

The costs projected to redevelop the building at this address are provided below. The potential income to be realized once the building is occupied, the anticipated economic value of its redevelopment and the projected funding gap are also provided. It should be noted that the structural integrity of the rear section of the building identified as 44 Corliss Avenue is uncertain until the building at 46 Corliss Avenue is removed. A discussion of 46 Corliss is provided below.

Rehabilitation Cost

\$2,240,000

▪ Rehab first floor of 42 Corliss and 44 Corliss for flex space 32,000 @ \$55/SF= \$1,760,000; Mothball upper floors and exterior improvements 64,000 SF @ \$7.50/SF= \$480,000. Assume 20% office and 80% flex/R&D use of first-floor rehab space (6,400 SF office and 25,600 SF flex/R&D).	
Tenant Finishing	\$64,000
▪ Assumes additional \$10/SF for tenant improvements in office space	
Asbestos Removal	\$246,000
▪ Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 42/44 Corliss; Other asbestos sources such as windows, boilers, etc. are not included.	
Site Costs	\$280,000
▪ Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.	
Site Remediation	\$0
▪ None Anticipated	
Soft Costs	\$904,400
▪ 35% of construction, tenant finishing, and site costs	
Total Rehabilitation Costs	\$3,734,400
Income	
Leasing Income	\$259,200
▪ Assumes \$8/sf/year for Flex/R&D and \$8.50/sf/year for Office space (BBPC, Pyramid Brokerage, 2008).	
Vacancy and Other Costs	-\$31,104
Net Operating Income	\$228,096
Economic Value of Development	\$2,534,400
Funding Gap (Economic Value vs. Rehabilitation Costs)	-\$1,200,000

b. 46 Corliss Avenue

Restore NY funds have been secured for the demolition of the 46 Corliss Avenue building. The Restore NY efforts have been sponsored by the Town of Union. Planning for the E-J BOA Nomination Study has considered these actions and incorporated the property as part of the proposed Willow Street Business District, but the 46 Corliss Avenue demolition project is underway as part of an independent process.

Demolition of the 46 Corliss Avenue structure will enhance the Willow Street Business District by clearing a derelict property from the area and by providing site design flexibility. Some combination of parking and roadways, new construction, or landscaped green space will be located on the 46 Corliss Avenue property in the future.

c. 48 Corliss Avenue

48 Corliss Avenue is located at the corner of Willow Street and Corliss Avenue. It is proposed that the first floor consisting of 15,700 sf of space would be rehabilitated for flex/office use. As with the other buildings within the Willow Street Business Park, minor improvements would be made to the building's exterior, and 83,500 sf of upper-floor space would be "mothballed".

The costs projected to redevelop the building at this address are provided below. The potential income to be realized once the building is occupied, the anticipated economic value of its redevelopment and the projected funding gap are also provided.

Rehabilitation Cost	\$1,489,750
▪ Rehab first floor of 48 Corliss building for flex space 15,700 SF @ \$55/SF= \$863,500; mothball rest of building and exterior improvements 83,500 SF @ \$7.50/SF= \$626,250. Assume 20% office and 80% flex/R&D use of first-floor rehab space (3,140 SF office and 12,560 SF flex/R&D). Assumes 35 jobs created from construction.	
Tenant Finishing	\$31,400
▪ Assumes additional \$10/SF for tenant improvements in office space	
Asbestos Removal	\$43,750
▪ Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 48 Corliss; Other asbestos sources such as windows, boilers, etc. are not included.	
Site Costs	\$220,000
▪ Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.	
Site Remediation	\$165,000
▪ Midpoint of \$30,000 & \$300,000	
Soft Costs	\$609,403
▪ 35% of construction, tenant finishing, and site costs	
Total Rehabilitation Costs	\$2,559,303
Income	
Leasing Income	\$127,170
▪ Assumes \$8/sf/year for Flex/R&D and \$8.50/sf/year for Office space (BBPC, Pyramid Brokerage, 2008).	
Vacancy and Other Costs	-\$15,260
Net Operating Income	\$111,910
Economic Value of Development	\$1,243,440
Funding Gap (Economic Value vs. Rehabilitation Costs)	-\$1,315,863

d. 96 Corliss Avenue

This property consists of three metal-sided buildings and a five story brick E-J Industrial building. It is recommended that minor exterior improvements be made to the three metal-sided buildings at 96 Corliss Avenue. Approximately 35,000 sf of first-floor space of the E-J building should be rehabilitated for flex/office use. Minor improvements would be made to the building's exterior, and 105,000 sf of upper-floor space would be "mothballed".

The costs projected to redevelop the building at this address are provided below. The potential income to be realized once the building is occupied, the anticipated economic value of its redevelopment and the projected funding gap are also provided.

Rehabilitation Cost	\$3,012,500
<ul style="list-style-type: none">Minor rehab exteriors of Indian Valley Industries 40,000 SF @ \$5/SF= \$200,000; and Empire Recycling 20,000 SF @ \$5/SF= \$100,000; Rehab first floor of Former E-J Building 35,000 SF @ \$55/SF= \$1,925,000 and rehab rest of building for "mothballing" and improve exterior appearance 105,000 SF @\$7.50/SF= \$787,500. Assume 20% office and 80% flex space/R&D use of first-floor rehab space in the former E-J building (7,000 SF office and 28,000 SF Flex/R&D).	
Tenant Finishing	\$70,000
<ul style="list-style-type: none">Assumes additional \$10/SF for tenant improvements in office space	
Asbestos Removal	\$102,500
<ul style="list-style-type: none">Estimated cost to removes asbestos roofing, floor tile, and piping insulation; other asbestos sources such as windows, boilers, etc. are not included.	
Site Costs	\$250,000
<ul style="list-style-type: none">Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.	
Site Remediation	\$0
<ul style="list-style-type: none">None Anticipated	
Soft Costs	\$1,166,375
<ul style="list-style-type: none">35% of construction, tenant finishing, and site costs	
Total Rehabilitation Costs	\$4,601,375
Income	
Leasing Income	\$283,500
<ul style="list-style-type: none">Assumes \$8/sf/year for Flex/R&D and \$8.50/sf/year for Office space (BBPC, Pyramid Brokerage, 2008).	
Vacancy and Other Costs	-\$19,845
Net Operating Income	\$263,655
Economic Value of Development	\$2,929,500
Funding Gap (Economic Value vs. Rehabilitation Costs)	-\$1,671,875

e. 18 Park Street/25 Ozalid Road

The 18 Park Street/25 Ozalid Road property has recently been purchased by a local manufacturer with plans to use the 57,000 sf building for light manufacturing and office uses. The new property owner uses the first floor of the building for high-tech manufacturing, and there is very real potential to bring productive uses to the building's upper floors. 18 Park Street/25 Ozalid Road represents a potential anchor property in the future Willow Street Business Park. Minor rehabilitation of the 18 Park Street/25 Ozalid Road building, as well as road/parking lot construction and site improvements required to integrate the property with the rest of the Willow Street Business District, are recommended

The development cost of these improvements would be \$779,625. The economic value of development would be enhanced by the proposed improvements and incorporation with the Willow Street Business District, and is estimated at \$2,090,000. The financial pro forma for the redevelopment of this property is presented below.

Rehabilitation Cost	\$427,500
▪ Minor rehab of building exterior 57,000 SF @ 7.50/SF	
Tenant Finishing	\$0
▪ None Anticipated	
Asbestos Removal	\$0
▪ None Anticipated	
Site Costs	\$150,000
▪ Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.	
Site Remediation	\$0
▪ No assumed site remediation costs.	
Soft Costs	\$202,125
▪ 35% of construction, tenant finishing, and site costs	
Total Rehabilitation Costs	\$779,625
Income	
Leasing Income	\$213,750
▪ \$3.75/sf/year (BBPC, Pyramid Brokerage, 2008)	
Vacancy and Other Costs	-\$25,650
Net Operating Income	\$188,100
Economic Value of Development	\$2,090,000

D. 59 Lester Avenue

It is recommended that the first floor of this building, totaling 45,000 sf, be rehabilitated for use as office and as flex space that can be customized to suit the specific needs of future occupants. As previously stated, this site is noted as a potential site for building trade contractors, cabinet makers, equipment repair and maintenance services, food and beverage suppliers, food preparation and service, computer and technical repair. The upper floors which total 217,700 sf would be “mothballed” for future use as the market demands. The exterior of the building would be enhanced with new windows, paint and architectural detailing. Under this option, 130 parking spaces would be provided on the adjacent parcels that are currently owned by the same owner. Site features would be landscaped and the appropriate signage would be added. The concept plan for this site is illustrated below in Figure V-2.

The costs projected to redevelop 59 Lester Avenue are provided below. The potential income to be realized once the building is occupied, the anticipated economic value of its redevelopment and the projected gap between the two are also provided.

Rehabilitation Cost	\$4,107,750
▪ Rehab first floor of 59 Lester for flex space for 45,000 SF total @ \$55/SF= \$2,475,000; assumes 20% office and 80% flex/R&D use of first-floor rehab space (9,000 SF office and 36,000 SF flex/R&D).	
Tenant Finishing	\$90,000
▪ Assumes additional \$10/SF for tenant improvements in office space.	
Asbestos Removal	\$393,500
▪ Estimated cost to removes asbestos roofing, floor tile, and piping insulation; other asbestos sources such as windows, boilers, etc. are not included.	
Site Costs	\$570,000
▪ Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater-management.	
Site Remediation	\$165,000
▪ Estimated cost of environmental assessment and potential site cleanup; costs depend on the presence, type, and degree of contamination found on site.	
Soft Costs	\$1,668,713
▪ 35% of construction, tenant finishing, and site costs	
Total Rehabilitation Costs	\$6,994,963
Income	
Leasing Income	\$364,500
▪ Assumes \$8/sf/year for Flex/R&D and \$8.50/sf/year for Office space (BBPC, Pyramid Brokerage, 2008).	
Vacancy and Other Costs	-\$43,740
Net Operating Income	\$320,760
Economic Value of Redevelopment	\$3,564,000
Funding Gap (Economic Value vs. Rehabilitation Costs)	-\$3,430,963

E. Public Financial Investment

Brownfield redevelopment must overcome *funding gap* issues in order to be successful. Costs involved with environmental contamination and the presence of existing structures on brownfield sites are often prohibitively high to attract private investment in brownfield properties without assistance. When *development costs* are higher than a property's *economic value¹ of redevelopment*, a funding gap exists. The funding gap represents the additional monetary investment or public financial investment that would be required in order to make a project economically feasible.

By offsetting some of the costs typically associated with brownfield redevelopment, funding programs and tax credits should be considered to reduce or close funding gaps, thereby improving a project's economic feasibility.

F. Environmental Assessment and Remediation of Priority Sites

Due to past industrial uses on the priority sites and throughout the Study Area, environmental assessment and potential remediation are necessary components of the redevelopment process.

Based on the ages of buildings located on the Priority Sites, it is suspected that their interiors may contain lead-based paint and asbestos-containing materials. Additional sources of industry-related environmental contamination include pollution from fuel oil and/or coal, which may have been used as heat sources for past industrial operations. There is a potential for soil and groundwater to exist on all of these sites.

In order to assess environmental conditions and potential contamination at the priority sites, the following process is recommended:

- Conduct Phase I Environmental Site Assessments for the 96 Corliss Avenue property and update the existing Phase I Assessment forms that have been previously completed for the 59 Lester Avenue and 48, 46 and 42/44 Corliss Avenue properties. Regulations mandate that Phase I Assessments must be updated if no action is taken within 180 days from the time a Phase I has been completed.
- For each Priority Site, conduct a HAZMAT survey to identify the presence and quantities of hazardous materials such as asbestos and lead-based paint.
- Based on the results of Phase I assessments, conduct limited Phase II Environmental Site Assessments as necessary. The limited Phase II assessments would focus on potential sources of contamination, such as subsurface fuel tanks, coal piles, or machine shops, which would be identified by the preceding environmental investigations.

¹ *Economic value is the estimated value a developer and/or investor would apply to the project given the net annual cash flow that the project would generate. The net annual cash flow, in this project's case annual net operating income, is translated to economic value by applying a capitalization rate.*

Depending on the types and degree of contamination identified on each Priority Site, potential site remediation may include:

- Removal and disposal of asbestos-containing materials and/or lead paint.
- Excavation and disposal of soils contaminated with non-hazardous materials such as petroleum-based compounds, and/or hazardous materials such as metals used for leather tanning or other past industrial operations.
- Cleanup and disposal of solvents or other hazardous materials identified onsite during environmental assessments.

Section VI. General Land Use Plan

A. Future Land Uses

Future land use and zoning recommendations for the Study Area are based upon analytical findings, and in particular:

- Existing land use patterns and characteristics;
- Pedestrian and vehicular circulation;
- Utility availability;
- Strategic brownfield site locations; and
- Market opportunities.

Considering the Study Area's existing form and the redevelopment opportunities identified, a general Land Use Plan was created to identify the recommended development patterns and usage throughout the entire Study Area in the future. Figure VI-1 provides a General Land Use Plan for the Study Area, including proposed general land uses. The general land use designations recommended for the Study Area are described below.

1. Hospital District Uses

The Hospital District includes the area covered by Wilson Hospital and associated uses, between Hudson Street and Arch Street in the western part of the Study Area. This area is currently zoned Multi-Family Residential (RM), and the hospital is allowed by special use permit. Various medical and commercial uses have purchased residential properties to the east of Wilson Hospital in the recent past, intending to introduce new commercial uses to this area. However, the Study Area offers an abundance of space potentially suited for these uses. In order to preserve the existing neighborhood to the west and to promote improvement of the Study Area, it is recommended that future hospital expansions and other medical-related or commercial uses occur in an eastward direction from the existing complex.

2. Main Street Commercial Uses

Mixed-use development with first-floor specialty retail and upper-floor apartment or office space is recommended as a primary use along the Main Street Corridor. Churches, civic uses, public parks, and medical/professional offices are recommended as secondary uses. Much of Main Street is lined with traditional urban structures, and the recommended uses would help to retain the corridor's historic charm and walkability.

The Main Street Corridor is currently zoned General Commercial (CG). Establishment of a Main Street Overlay District is recommended in order to preserve the area's character, in keeping with the vision expressed for this local historic district through the Susquehanna Heritage Area program. The overlay designation would require that buildings maintain the corridor's historic setback, and that off-street parking is located to the rear of buildings. Design guidelines provide a mechanism to help maintain the character of buildings along the corridor. The overlay district may apply to the entire corridor, or alternatively to only the Downtown area between Lester Avenue and Hudson Street.

3. Residential Uses

Three pockets of multi-family residential use are recommended in the western portion of the Study Area. Urban-style housing for seniors, students or young professionals is in demand, and may be suitable for the area north of Main Street. Hospital employees represent a large pool of prospective Study Area residents, the vast majority of whom currently commute from beyond the direct area. Housing development and/or rehabilitation should cater to these target populations. Live/work housing arrangements would complement the fine arts emphasis in the area surrounding the Goodwill Theatre Complex. In the southernmost part of the Study Area, a private developer has proposed apartment-style housing at 135-139 Baldwin Street; the housing complex would potentially cater to students and/or young professionals.

The two northern residential land use areas as identified on the Study Area General Land Use Plan are currently zoned General Commercial (CG), and the southern residential area is zoned Industrial (IN). The northern areas should be designated for Multi-Family Residential (RM) uses, as should the southern area – contingent upon the environmental suitability of sites and structures for residential uses.

4. Government Center (Municipal Service Uses)

Municipal service uses including the Village of Johnson City administrative offices and the Johnson City Police Department are concentrated in the area designated as the Government Center. The Government Center should remain a hub of not only government activity but also of civic involvement. For instance, the Village of Johnson City may wish to introduce a public square for community events and gatherings. By improving its connections to Main Street and the surrounding area, the Government Center can strengthen its place as a community fixture. This area is currently zoned General Commercial (CG), and Government Center uses align with this designation.

5. General Commercial Uses

Commercial uses are recommended throughout much of the central portion of the Study Area surrounding Lester Avenue. The proposed Walmart Supercenter will provide momentum for

expanded community-scale retail development north of the rail lines in the future, as retailers are attracted by increased consumer traffic. Incoming commercial uses should feature design consistency throughout the area, and site layouts should promote internal circulation. South of the rail lines, several commercial and distribution properties are located east of Lester Avenue, and circulation improvements could help to shape this area's identity as a functional business district.

The *Lester Avenue Commercial Site* at 59 Lester Avenue is well suited for commercial development that could include retail, service commercial, and/or office uses. This key property has good redevelopment potential due to its prime location and visibility from Route 17. Its improvement is likely to stimulate further investment in the Study Area. Concept plans for future development of the Lester Avenue Commercial Site are presented below.

This area is currently zoned General Commercial (CG), and the recommended uses align with this designation.

6. Service Commercial Uses

The Service Commercial area is located north of Main Street in the eastern portion of the Study Area, on either side of the rail lines. Contractors and warehouse/distribution operations could benefit from the area's accessibility and industrial character, and are among the recommended Service Commercial uses.

This area is currently zoned Light and Medium Industrial (I-2), and the recommended uses align with this designation.

7. Willow Street Business District

Establishment of the *Willow Street Business District* is proposed on properties along and to the south of Corliss Avenue. Five high-priority brownfield sites (42/44, 46, 48, and 96 Corliss Avenue, and 18 Park Street/25 Ozalid Road) are concentrated in this area, providing a unique opportunity to create an urban business/light industrial park setting in the heart of the Study Area. This business district would respond to opportunities identified in the market analysis, and would feed from and support neighboring development while helping to redefine the area's image.

Building on momentum provided by recent investment and introduction of a high-tech manufacturing operation in the 18 Park Street/25 Ozalid Road building, recommended uses include light manufacturing, research and development, and medical and medical-related services that would benefit from proximity to Wilson Hospital and collaboration with hospital resources. Concept plans and specific recommendations for the reuse of the brownfield sites located within the Willow Street Business District are presented below.

This area is currently zoned Industrial (IN), and a wide range of commercial and industrial uses are permitted. A Willow Street Business District overlay is recommended for this area to allow cohesive development of the brownfield sites while restricting permitted uses to those appropriate in an urban business/light industrial park setting.

B. Public and Private Measures to Stimulate Investment & Promote Revitalization

Revitalization of the Study Area and redevelopment of selected priority sites is largely dependent upon commitment from the community and dedication of all property owners. The extensive research, analysis and community input conducted during the planning process provides a solid basis for the development of the Land Use for the BOA illustrated in Figure VI-I that depicts the proposed land uses for the area as well as the public and private measures needed to stimulate investment and promote revitalization.

The Land Use Plan presents a vision for the future of the EJ Industrial Spine. The vision includes the fact that Wilson Hospital and associated businesses will continue to relocate into this area bringing with them additional income and employees that will shop and dine in the area. The redevelopment initiatives prescribed for the selected priority sites; 59 Lester Avenue and those proposed within the Willow Street Business District will turn the depilated, vacant industrial buildings into thriving businesses. The Super Walmart, soon to be constructed along Lester Avenue, the promotion of the Goodwill Theatre and expansion of other cultural activities in the area will bring new life to this post industrial area. It is also envisioned that the residential area of the BOA will experience a rebirth. The apartment style housing proposed for 135-139 Baldwin Street will bring an influx of students or young professionals to the area. Hospital employees who commute to the area will look for a place to live close to work and live/work housing arrangements will compliment the fine arts emphasis in the area surrounding the Goodwill Theatre Complex.

In order to capitalize on the opportunities available to the BOA, additional public and private investments to the area are required. Section B of this chapter, provides recommendations for rezoning certain areas of the BOA to allow new land uses to flourish. That is one step in setting the stage for the vision of the area described above to be realized. Physical improvements to the area's infrastructure, pedestrian circulation and signage are also necessary to upgrade the visual and functional aspects of the BOA to create a more inviting place to work and live. The recommended infrastructure improvements and additional studies that are required are described below and depicted in Figure VI-1.

1. Streetscape Improvements

Streetscape improvements similar to those depicted in the photographs to the right are recommended throughout much of the Study Area. This is particularly the case along the Main Street Corridor and connecting roads in the vicinity of Wilson Hospital and the Goodwill Theatre complex, as well as the Lester Avenue corridor.



South of Main Street, streetscape improvements should be focused on Hudson Street, Harrison Street, Baldwin Street, Arch Street, Broad Street, Willow Street and Corliss Avenue. Improved curbs and sidewalks, street trees and landscaping, as well as decorative lighting could be used to enhance the area's appeal as a highly walkable urban district. These improvements will complement the traditional mixed-use development and niche retail along Main Street. They will also provide visual and physical continuity as uses transition between the Main Street corridor and employment centers in the heart of the Study Area.

2. Commercial Areas

The areas identified on the Study Area Master Plan as "General Commercial" located along Lester Avenue and the rail lines is set to experience an influx of private investment as developers take advantage of prime locations in the northern portion of the Study Area.



West of Lester Avenue and north of the rail lines, the properties located at 99 and 101 Lester Avenue provide an ideal location for retail development that would benefit from customer traffic generated by the Walmart Supercenter. Conceptual plans should be created for these properties to allow their coordinated development, design and landscaping consistency, and to ensure proper circulation.

Likewise, measures should be taken to improve the design consistency and internal circulation among commercial properties south of the rail lines and east of Lester Avenue labeled on the Study Area Master Plan as “General Commercial.” This portion of the Study Area provides an ideal setting for wholesale/distribution and contracting uses, and improvements providing a business park setting would enhance its visibility and standing as an employment center.

Rehabilitation of the 59 Lester Avenue property is recommended; site improvements and future uses should be consistent with ongoing development throughout the “General Commercial” area.

Service commercial and light industrial uses are recommended in the eastern portion of the Study Area, on either side of the rail lines as identified on the Study Area Master Plan as “Service Commercial.” Properties in this area could potentially take advantage rail transportation. However, the rail corridor lacks crossings, thereby limiting automobile circulation. A plan should be created for this area, in order to provide better connections and improve its character.

3. Residential Improvements

Three pockets of residential land use are recommended in the western portion of the Study Area. Multi-unit housing is recommended based on the results of the market analysis which identified college students and young professionals, “empty nesters” and senior citizens as target groups likely to be interested in these housing locations and formats. Streetscape improvements can be used to soften the urban setting and connect residential areas with employment centers and the Main Street corridor. Studio or live/work space may appeal to future residents of the neighborhood immediately surrounding the Goodwill Theatre Complex. The photograph to the right is an example of urban style housing that would fit architecturally into the setting envisioned for the study area. It is a similar type structure built to the street line with parking underground or located in a shared lot or behind the building.

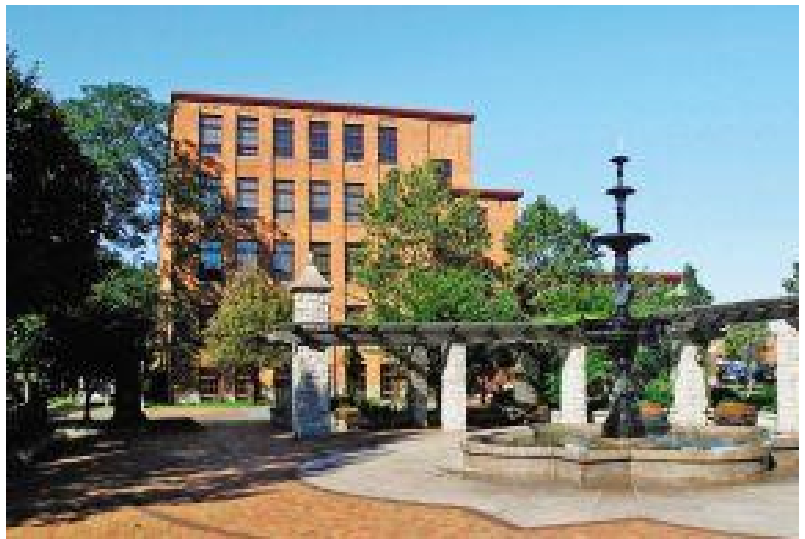


4. Willow Street Business District

Rehabilitation of existing structures is recommended throughout the proposed Willow Street Business District. Exterior improvements will improve the general appearance of buildings throughout the area while retaining its historic sense of place. Shared parking will provide the capacity needed to accommodate events at the Goodwill Theatre Complex, and should be located in the rear of buildings to the degree possible. Thematic signage should be used to build identity, and signage located at the intersection of Main Street and Willow Avenue would promote the area as a business destination. Landscaping and building façade improvements should provide consistency, with paved walkways providing linkages throughout the Business District.



The photographs above and to the right are examples of the type of building rehabilitation recommended for the buildings currently located within the proposed Willow Street Business District. These photographs are of building located in Franklin Square in Syracuse, NY. The building in the top photograph is a refurbished building similar in scale and type to industrial buildings currently located along Corliss Avenue. The park with the fountain located in front of the building is used regularly by the employees who work in the area.



The large building in the lower photograph is a new building that was added when the original building was considered beyond repair. The zoning regulations written for Franklin Square by the City of Syracuse require that new buildings must be on similar type, size and materials as those that had been rehabbed.

The Willow Street Business Park and the Goodwill Theatre Complex and its surroundings could use Franklin Square as an example of how the transformation of this area is possible.

5. Signage and Banners

Signage plays an important role in bringing attention to an area and specific attractions. It is recommended that themed signage and associated banners be designed for the Village of Johnson City that exemplifies the history of the area. This signage could be used to direct visitors to attractions in the area including the Central Business District, Goodwill Theatre, Willow Street Business District, Wilson Hospital, the Spool Art Gallery and CFJ Park. These elements should be used along Main Street and at the gateways to the area. An example of how signage and banners can enliven an area is presented in the photo to the right.



6. Main Street Corridor Development Patterns

As properties within the Main Street Corridor are redeveloped, business owners are constructing new buildings back from the road and adding parking lots within the front setback. The Village of Johnson City and the City of Binghamton should amend their zoning ordinance to restrict this type of development. “Build-to” lines should be established with parking placed in the back of the building. The only exceptions to this rule should be for the creation of courtyards for restaurants to provide outdoor seating. This type of amenity brings activity and color to a street as shown in the photo to the right. In addition, property access points should be limited and shared where appropriate. These entrances should be well signed and landscaped appropriately.



7. CFJ Park

CFJ Park is virtually surrounded by commercial development and abuts the Route 17 corridor. As the scale of commercial development will expand in the near future, it is important to provide improved pedestrian access to and from nearby residential neighborhoods. Enhanced signage promoting the park's amenities and historical significance may help attract new users.

8. Goodwill Theatre Complex

The Goodwill Theatre presents a unique opportunity to bring an infusion of investment to the area with its ongoing events and spinoff activities planned for the future. The theatre is considered to be a local heritage and cultural attraction that should be celebrated. Its associated buildings and properties should continue to be upgraded. Its surrounding uses should be rehabilitated to support the character of the theatre complex.

Goodwill Theatre Inc. and the Village of Johnson City have received approval for funds through the New York State Quality Communities Program. These funds are to be used for the preparation of a Conceptual Master Plan for the creation of a *Health and Cultural District*. The purpose of this plan will be to integrate two major not-for-profit development projects with the existing historic retail, industrial, and residential cores of the area. It will develop recommendations for traffic and pedestrian circulation, *District-wide* incentives, and proposals for parks, public space, and a public art program.

9. Parking Lots

The study area is encumbered by numerous, large parking lots with no vegetation to soften the view of massive areas of uninterrupted asphalt pavement. As commercial and light industrial properties are redeveloped, owners should be required to provide landscaped islands sporadically located throughout their parking lots to soften their view as depicted in the photograph to the right.



Section VII. Major Recommendations

A. Introduction

The E-J BOA Study Area provides a number of unique opportunities to develop large-scale properties in a highly accessible urban setting. Considering the Study Area brownfield properties in the context of the regional real estate market, many Study sites possess key locational advantages that enhance their development appeal.

Wilson Hospital supports hundreds of employees in medical and healthcare-related fields, and is a regional destination for medical services. State-of-the art services such as Cyber Knife treatment are offered by Study Area establishments associated with the hospital. Healthcare industries account for almost 20% of the Southern Tier Region's projected growth from 2004-2014, so hospital-related spinoff growth represents a potentially viable development option for the Study Area. Practitioner offices, medical billing services, laboratory space, and hospital-related storage space are just a few examples of medical-related uses that may be viable in the Study Area.

The socioeconomic characteristics of the projected future population for the area indicate that there will be a significant growth in the 55-64 year age group referred to as "empty nesters." This age group generally elicits a demand for apartments or condos located close to urban areas such as the Village of Johnson City. In addition, older age groups (65+) are also expected to experience relatively high population growth in the near future. This could create opportunities for "aging-in place" housing arrangements to be constructed within the study area. And lastly, the projected population growth in individuals age 25 to 34 in the region presents the opportunities for housing built or current residential structures to be renovated for graduate students and young professionals.

Office and/or light industrial uses could take advantage of the Study Area's accessibility while enjoying the benefits of urban surroundings. A high-tech manufacturing operation has been operating successfully at the 18 Park Street/25 Ozalid Road property, providing a fine example of a manufacturing reuse with potential to serve as an anchor establishment in the future. National real estate trends indicate a renewed interest in urban office locations, and the Study Area's brownfield properties could allow the development of competitively priced, modern office space within close proximity to the Main Street commercial corridor and the Goodwill Theatre Complex, as well as Wilson Hospital. Flex development formats could accommodate the needs of various office, R&D, and/or light industrial uses in the area.

The recently completed Walmart Supercenter will increase flows of consumer traffic throughout the Study Area. Brownfield sites along Lester Avenue are poised to benefit from increased exposure to Walmart customers. In the future, Study Area retail establishments – particularly those located along Main Street – should complement Walmart’s comprehensive offerings by providing specialty retail and/or services. Increased exposure to retail customers will likely enhance the vitality of Main Street retail, in turn boosting the area’s appeal by providing improved retail support services to nearby employees.

To capitalize on these opportunities, the Nomination Study identifies 10 goals. These are as follows:

- Goal 1:* Direct development efforts to distressed properties while preserving viable sites and operations
- Goal 2:* Ensure that the revitalization plan is well-grounded in current market conditions, reflective of the E-J BOA study area’s character, and realistically addresses environmental constraints
- Goal 3:* To guide future development, create a General Land Use Plan that will serve as a basis for a Master Plan of the study area.
- Goal 4:* Use the existing character to provide recommendations specific to each BOA sub-area
- Goal 5:* Connect the BOA internally, to adjacent neighborhoods, and to the larger region
- Goal 6:* Provide appealing, marketable opportunities for private investment
- Goal 7:* Create the Willow Street Business Park
- Goal 8:* Revitalize priority sites in a manner that is consistent with community plans, needs and vision
- Goal 9:* Capitalize on the emerging Goodwill Theatre district by expanding cultural and recreational opportunities available to residents and employees
- Goal 10:* To ensure the redevelopment process remains grounded and does not lose momentum; continue to foster partnerships with institutions and stakeholders

Since the first publication of the Nomination Study, some progress has been made toward achieving these goals. The Town of Union and Village of Johnson City have prepared a unified zoning ordinance which addresses Goal 3 the creation of a general land use plan. In addition the Binghamton Metropolitan Transportation Study has nearly completed the *Main Street Corridor Study*, which addresses Goal 5. Specifically, the draft *Main Street Corridor Study* puts forward six goals:

- Create a Sense of Place
- Improve Safety for All Users
- Support Economic Growth
- Maintain Traffic Flow

- Preserve Transportation Infrastructure
- Manage Access

For the E-J BOA study area, the corridor study recommends that Main Street have a ‘pedestrian friendly, walkable feel’. The plan goes on to promote ‘Providing outdoor café space, public space, and walking path connections leading from the downtown area to the UHS campus and surrounding areas’ to ‘greatly enhance the character and accessibility of the area.’ The corridor study also sees the Goodwill Theatre as a catalyst for ‘arts development and revitalization’ for the area.

To achieve the remaining goals, the following recommendations will serve as a basis for the targeted Implementation Strategy set forth in Step 3 of the Brownfield Opportunity Areas Program. They are provided as an outgrowth of the detailed review of the priority sites presented in Section V of this report as well as the formulation of the General Land Use Plan presented in Section VI. In addition, recommendations are provided that provide direction towards managing and financing the redevelopment of the Brownfield Area.

B. Apply for a targeted Step 3: Implementation Strategy

The purpose of the Implementation Strategy is to detail a set of activities that are necessary to redevelop the priority sites. A highly targeted application for Step 3 with a short timeline for completion should be submitted to the Department of State and Department of Environmental Conservation.

C. Strengthen Partnerships between the County, City, Town, Village and the Private Sector

Redeveloping the E-J BOA is largely dependant upon the collaboration of many public and private individuals and organizations including Wilson Hospital, private investors and the local community. These partnerships are critical in advancing the initiatives to be put forth in the Master Plan as well as redeveloping the priority sites. The Steering Committee created to oversee the preparation of this Nomination Study should convene throughout Step 3 of the BOA Program to continue the relationships built to date. This effort will address the following goal of the Nomination Study:

- Goal 10: To ensure the redevelopment process remains grounded and does not lose momentum; continue to foster partnerships with institutions and stakeholders

To achieve this goal, the membership of the Steering Committee from the Step 2 Nomination Study will be assessed to ensure that it remains relevant to the project. The selected consultant will prepare a Citizen Participation Plan (CPP) in collaboration with the Steering

Committee. The CPP will be a useful tool for the County to foster communication between the selected consultant, residents, stakeholders, regulatory agencies, and elected officials

D. Prepare Priority Sites for Redevelopment

There is much work to be done to get the priority sites ready for redevelopment. These steps need to be itemized based on the current disposition of the individual building. To begin the redevelopment process, Phase I and, as appropriate, Phase II environmental assessments should be completed for all priority sites to clearly understand the environmental concerns inherent in each property. Conceptual site plans should be prepared for use in a marketing plan explaining the virtues of each site. Eventually, updated architectural and engineering plans and cost pro formas will be required to show to potential developers. As discussed in Section V, it appears to be financially feasible to pursue the renovation of the first-floor of the existing buildings at each priority site to current building standards, improving the building exteriors, and ‘mothballing’ upper stories for possible future use. These targeted redevelopment plans will address the following goals:

- Goal 1: Direct development efforts to distressed properties while preserving viable sites and operations
- Goal 2: Ensure that the revitalization plan is well-grounded in current market conditions, reflective of the E-J BOA study area’s character, and realistically addresses environmental constraints
- Goal 4: Use the existing character to provide recommendations specific to each BOA sub-area
- Goal 6: Provide appealing, marketable opportunities for private investment
- Goal 7: Create the Willow Street Business Park
- Goal 8: Revitalize priority sites in a manner that is consistent with community plans, needs and vision

Specifically the priority site redevelopment plans will consist of the following:

Environmental Assessments/Engineering Analysis: For priority sites, the Step 3 Implementation Strategy will include four elements: 1) Updated Phase I Environmental Assessment; 2) Phase II Environmental Assessment (where necessary); 3) Hazardous Material Survey (where necessary) and 4) Structural Analysis. Site access agreements will need to be negotiated with property owners for this work. It is anticipated that three priority sites will be characterized as part of the Step III Implementation Strategy. Broome County has already contracted with an environmental engineering firm to prepare Phase I assessments for two priority sites: 48 Corliss Avenue and 59 Lester Avenue.

Reuse of Strategic Sites: Cost-Benefit Scenario: Building on the reuse scenarios developed in the Step 2 Nomination Study and the more in-depth Environmental Assessments/Engineering Analysis, the consultant will prepare cost-benefit scenarios for priority sites.

Design Alternatives and Illustrations for Strategic Sites: Conceptual site plans, elevations, and renderings will be prepared for the priority sites that will be the basis for SEQRA review and the Marketing Plan.

E. Marketing Plan

The consultant for the targeted Step 3: Implementation Study will develop a marketing plan for the priority sites, including all materials for distribution. This will address the following goals of the Nomination Study:

- Goal 6: Provide appealing, marketable opportunities for private investment
- Goal 7: Create the Willow Street Business Park
- Goal 9: Capitalize on the emerging Goodwill Theatre district by expanding cultural and recreational opportunities available to residents and employees

The primary component of the marketing plan will be:

Profiles of Strategic Sites for Marketing Purposes: Descriptive profiles of strategic sites will be prepared to publicize and market the site's availability for redevelopment for desired end land uses. The descriptive profiles will be designed so they can be included in real estate portfolios, marketing brochures, or for posting on web sites.

F. Aggressively continue to pursue brownfield funding and incentives for targeted sites

The E-J BOA contains priority sites that are ripe for funding through federal and state brownfield programs. Grant applications should seek to target funding for the priority sites and overall redevelopment of the BOA. This effort will address the following Nomination Study goals:


- Goal 1: Direct development efforts to distressed properties while preserving viable sites and operations
- Goal 6: Provide appealing, marketable opportunities for private investment
- Goal 7: Create the Willow Street Business Park
- Goal 8: Revitalize priority sites in a manner that is consistent with community plans, needs and vision

It is not feasible to expect public monies to solely finance the redevelopment of the BOA. The goal is for public funds to be used to create an environment where private developers will want to invest in a specific project that will provide a return on their investment. These projects will in turn spark other private sector interest and the tide will be turned.

Appendix A

Site Profile Sheets


Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= A1
Site Address:	76 Arch Street					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:	Danny R. Planavsky					
Tax Map Parcel No.:	143.65-1-2	Acreage:	0.11 Acres			
Zoning District:	CG					
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 12			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> _NYS Empire Zone <input type="checkbox"/> _Urban Renewal Area <input type="checkbox"/> _Fed. Enterprise Business Zone <input type="checkbox"/> _Historic District <input type="checkbox"/> _Business Improvement District <input type="checkbox"/> _Archeologically Significant <input type="checkbox"/> _Special Assessment District <input type="checkbox"/> _NYS Environmental Zone <input type="checkbox"/> _Other:					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:	No			
Airport:	Greater Binghamton Airport	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
1	5328	3	1965	Wooden	Poor	
Utilities						
Service to site:	<input checked="" type="checkbox"/> _Gas <input checked="" type="checkbox"/> _Electric					
Water Supply/Wells:	<input checked="" type="checkbox"/> _Public <input type="checkbox"/> _Private					
Sanitary Sewer:	<input checked="" type="checkbox"/> _Public <input type="checkbox"/> _Private <input type="checkbox"/> _N/A					
Septic System	<input type="checkbox"/> _Public <input type="checkbox"/> _Private <input checked="" type="checkbox"/> _N/A					
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
Site Photograph:						
						

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property currently appears to be vacant and run down and most recently used for residential purposes.	
Adjacent Land Use	
North:	Hospital parking garage South: Vacant Masonry Building (80 Arch st)
East:	Residential West:
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	Flat, gently sloping to south
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes <u>X</u> No
<i>Storage Tanks (underground or above ground)</i>	__ Yes <u>X</u> No
<i>Drums</i>	__ Yes <u>X</u> No
<i>Pits, Ponds, or Lagoons</i>	__ Yes <u>X</u> No
<i>Evidence of Filling</i>	__ Yes <u>X</u> No
<i>Evidence of Solid Waste Disposal</i>	__ Yes <u>X</u> No
<i>Stained Soils</i>	__ Yes <u>X</u> No
<i>Stressed Vegetation</i>	__ Yes <u>X</u> No
<i>Noxious Odors</i>	__ Yes <u>X</u> No
<i>PCB Sources</i>	__ Yes <u>X</u> No
<i>Drains or Sumps</i>	__ Yes <u>X</u> No
<i>Evidence of wastewater discharges</i>	__ Yes <u>X</u> No
<i>Suspect Lead Based Paint:</i>	<u>X</u> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<u>X</u> Yes __ No
<i>Comments:</i>	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directories searched from 1980 to 1930 revealed that this property was listed as having multiple private owners and there was no indication of any other usage than residential.	
Historical Atlases	
<i>Source:</i>	Combination Atlas Map of Broome County, 1870.
<i>Description:</i>	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
<i>Description:</i>	
No concerns noted for this property based on the Environmental First Search Database Report.	
Summary of Environmental Concerns	
There were no documented concerns identified in the database report, and historic research indicated only usage for residential purposes. This type of use would not indicate the likelihood of environmental contamination at the site, however further investigation would need to be performed to rule it out.	

Broome County BOA Descriptive Site Profile

Summary of Site Information					
Site Address: 80 Arch Street					Map ID= A2
Town/City/Village: Village of Johnson City		State: New York	Zip: 13790		
Publicly Owned: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name: Kradro Realty Corp					
Tax Map Parcel No.: 143.65-3-1		Acreage: 1.2 Acres			
Zoning District: IN					
Back Taxes Owed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a			
Zoning:					
Zone/District Status: <input checked="" type="checkbox"/> <u>X</u> <input type="checkbox"/> <u>NYS Empire Zone</u> <input type="checkbox"/> <u>Urban Renewal Area</u>					
<input type="checkbox"/> <u>Fed. Enterprise Business Zone</u> <input type="checkbox"/> <u>Historic District</u>					
<input type="checkbox"/> <u>Business Improvement District</u> <input type="checkbox"/> <u>Archeologically Significant</u>					
<input type="checkbox"/> <u>Special Assessment District</u> <input type="checkbox"/> <u>NYS Environmental Zone</u>					
<input type="checkbox"/> <u>Other:</u>					
Property Access:					
Closest Highway: State Highway 17		Miles to Highway: 0.25 mi ±			
Closest Interstate: I-81		Miles to Interstate: 2 mi ±			
				Adjacent to Rail Service: No	
Airport: Greater Binghamton Airport.		Miles to Airport: 6.6±			
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		3		Masonry	Good
Utilities					
Service to site:	<input checked="" type="checkbox"/> <u>X</u> <input type="checkbox"/> <u>Gas</u>		<input checked="" type="checkbox"/> <u>X</u> <input type="checkbox"/> <u>Electric</u>		
Water Supply/Wells:	<input checked="" type="checkbox"/> <u>X</u> <input type="checkbox"/> <u>Public</u>		<input type="checkbox"/> <u>Private</u>		
Sanitary Sewer:	<input checked="" type="checkbox"/> <u>X</u> <input type="checkbox"/> <u>Public</u>		<input type="checkbox"/> <u>Private</u> <input type="checkbox"/> <u>N/A</u>		
Septic System	<input type="checkbox"/> <u>Public</u>		<input type="checkbox"/> <u>Private</u> <input checked="" type="checkbox"/> <u>X</u> <u>N/A</u>		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel, however the architecture and stone facade of this building may be of some historical significance.					
Site Photograph:					
					



Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property is currently vacant. Historic research indicates that it had previously been occupied by Lescron Enterprises Inc, and Felters Co. It is located between an abandoned warehouse district, and many of the healthcare buildings associated with Wilson Hospital	
Adjacent Land Use	
North: Residential, parking and healthcare facilities.	South: Parking facilities for the hospital.
East: Vacant portion of the lot at 96 Corliss.	West: Parking facilities for the hospital.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directories revealed that this site has had two listed tenants, Lescron Enterprises Inc, and the Felters Co. Lescron is believed to have been a book company, and Felters Co. is listed as having been a textile company.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns
<p>While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.</p>

Broome County BOA Descriptive Site Profile

Summary of Site Information					
					Map ID= A3
Site Address:	96 Corliss Avenue				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Eagle Properties Corp				
Tax Map Parcel No.:	143.65-3-3	Acreage:	5.56 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	12660	4	1940	Brick	Poor
2	Unknown	1	Unknown	Corrugated Metal	Good
1	Unknown	2	Unknown	Corrugated Metal	Average
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					


Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property currently has several uses. The large brick warehouse building as well as the adjacent metal building appear to be used as a transfer station for recyclable materials by Empire Recycling. The two newer metal buildings on the north side of the site are home to Indian Valley Industries and appear to be a more economically viable business than the other tenants on the property. Several tractor trailers are stored in a vacant area in the northwest corner.	
Adjacent Land Use	
North: Corliss Ave, Residential	South: Railroad tracks, warehouse buildings.
East: Employee parking for Wilson Hospital.	West: Warehouse and industrial areas.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns
<p>While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.</p>

Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= A4
Site Address:	42 Willow Street					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Current Owner Name:	Goodwill Theater Inc					
Tax Map Parcel No.:	143.65-1-33	Acreage:	0.18 Acres			
Zoning District:	CG					
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:	No			
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
1		2		Brick		
Utilities						
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric			
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private			
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A			
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A			
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
Site Photograph:						
						

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
The sign outside the building lists it as The Firehouse Stage, a theater. The architecture of the building shows that it was once used as a fire station. City directories indicate other uses as a municipal building, and occupancy by the police department and the Grand View Hotel.	
Adjacent Land Use	
North:	Commercial.
South:	The Firehouse Stage.
East:	A Park.
West:	Residential.
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes __ No
<i>Storage Tanks (underground or above ground)</i>	__ Yes __ No
<i>Drums</i>	__ Yes __ No
<i>Pits, Ponds, or Lagoons</i>	__ Yes __ No
<i>Evidence of Filling</i>	__ Yes __ No
<i>Evidence of Solid Waste Disposal</i>	__ Yes __ No
<i>Stained Soils</i>	__ Yes __ No
<i>Stressed Vegetation</i>	__ Yes __ No
<i>Noxious Odors</i>	__ Yes __ No
<i>PCB Sources</i>	__ Yes __ No
<i>Drains or Sumps</i>	__ Yes __ No
<i>Evidence of wastewater discharges</i>	__ Yes __ No
<i>Suspect Lead Based Paint:</i>	<u>X</u> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<u>X</u> Yes __ No
<i>Comments:</i>	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City Directories for this property did not provide listings for this specific address. It is believed that this parcel was also used by the police and/or fire departments for municipal use, like the adjacent building.	
Historical Atlases	
<i>Source:</i>	Combination Atlas Map of Broome County, 1870.
<i>Description:</i>	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
<i>Description:</i>	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

There were no documented concerns identified in the database report, and historic research indicated did not indicate industrial use. It is believed that this property was used by the police and fire departments. This type of use would most likely include the presence of fuel tanks (for equipment), and while no spill reports exist, the past/present existence of tanks cannot be completely ruled out without further investigation, which is needed to determine the likelihood of contamination on the site.

Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= A5
Site Address:	48 Willow Street					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Current Owner Name:	Village of Johnson City					
Tax Map Parcel No.:	143.65-1-34	Acreage:	0.26 Acres			
Zoning District:	CG					
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> <u>X</u> <u>NYS Empire Zone</u> <input type="checkbox"/> <u>Urban Renewal Area</u> <input type="checkbox"/> <u>Fed. Enterprise Business Zone</u> <input type="checkbox"/> <u>Historic District</u> <input type="checkbox"/> <u>Business Improvement District</u> <input type="checkbox"/> <u>Archeologically Significant</u> <input type="checkbox"/> <u>Special Assessment District</u> <input type="checkbox"/> <u>NYS Environmental Zone</u> <input type="checkbox"/> <u>Other:</u>					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:	No			
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
1		3		Masonry	Good	
Utilities						
Service to site:	<input checked="" type="checkbox"/> <u>X</u> <u>Gas</u>		<input checked="" type="checkbox"/> <u>X</u> <u>Electric</u>			
Water Supply/Wells:	<input checked="" type="checkbox"/> <u>X</u> <u>Public</u>		<input type="checkbox"/> <u>Private</u>			
Sanitary Sewer:	<input checked="" type="checkbox"/> <u>X</u> <u>Public</u>		<input type="checkbox"/> <u>Private</u> <input type="checkbox"/> <u>N/A</u>			
Septic System	<input type="checkbox"/> <u>Public</u>		<input type="checkbox"/> <u>Private</u> <input checked="" type="checkbox"/> <u>X</u> <u>N/A</u>			
Natural and Cultural Resources:						
This building currently houses the Firehouse Stage, which hosts artistic performances and can be considered a cultural resource. No natural resources were observed on the site.						
Site Photograph:						
						

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
<p>The property did not have any signs indicating is use. It does appear to be occupied but the usage does not appear to be industrial or manufacturing. It is next door to the Goodwill Theater at 42 Willow St.</p>	
Adjacent Land Use	
North:	Commercial, Residential.
South:	Indian Valley Industries.
East:	A small park.
West:	Residential.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
<p>Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.</p>	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<u>X</u> Yes __ No
Suspect Asbestos Containing Materials:	<u>X</u> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
<p>City directories for this site have past uses listed as the police department, a municipal building, and the Grand View Hotel.</p>	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the study area, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
<p>No concerns noted for this property based on the Environmental First Search Database Report.</p>	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

There were no documented concerns identified in the database report, and historic research indicated did not indicate industrial use. It is believed that this property was used by the police and fire departments. This type of use would most likely include the presence of fuel tanks (for equipment), and while no spill reports exist, the past/present existence of tanks cannot be completely ruled out without further investigation, which is needed to determine the likelihood of contamination on the site.

Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= A6
Site Address:	135-139 Baldwin Street					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:	Brian C. Phillips					
Tax Map Parcel No.:	143.32-3-21	Acreage:	2.4 Acres			
Zoning District:	R6					
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a			
Zoning:						
Zone/District Status:	<input type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area			
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District			
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant			
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone			
	<input type="checkbox"/> Other:					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
	Adjacent to Rail Service:		Yes			
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
1	56134	5	1940	Brick	Poor	
Utilities						
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric			
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private			
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A			
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A			
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
Site Photograph:						
						


Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property appears to be vacant currently. It is also currently for sale. It is located in an industrial area, and past usages have included a railroad depot (including fuel supply for the trains), building supply, and a book company.	
Adjacent Land Use	
North: RR tracks, vacant warehouse buildings.	South: Vacant buildings at 147 Grand Ave.
East: Vacant lot, residential	West: Commercial/Industrial.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directories from 1980-1930 did not identify the address of 137-139 Baldwin Street. Based on street locations in the directories, it appears the property identified as 91 Baldwin street may correspond to the same site. This was listed with usages including a railroad depot, Austin HR Lumber, a fuel and supply area for the railroad, Upstate Builder Supply, and Lescron Books.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA
Descriptive Site Profile

Summary of Environmental Concerns
While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information					
Site Address: 147 Grand Avenue					Map ID= A7
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Battla Nasreen N				
Tax Map Parcel No.:	143.73-1-12.1	Acreage:	1.5 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	No		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		4		Concrete	Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
<div> <div> Note: Property includes the light colored concrete building as well as the parking area. </div> <div>  </div> </div>					

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
The site is currently vacant and used to store tractor trailers, miscellaneous junk and autos. There is a building at the north (rear) end of the property which is in poor condition and appears to be vacant. Historic information on the property shows that it was used as a candy manufacturer for over 40 years.	
Adjacent Land Use	
North: Vacant Warehouse building at 137-139 Baldwin	South: Grand Avenue, Auto Repair Shop.
East: Residential.	West: Islamic Temple, Residential.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information from 1930-1980 indicated that this site was occupied by the Fair Play Caramel Candy manufacturing company.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information					
Site Address: 48 Corliss Avenue					Map ID= A8
Town/City/Village: Village of Johnson City		State: New York	Zip: 13790		
Publicly Owned: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name: Danny R. Planavsky					
Tax Map Parcel No.: 143.65-3-19		Acreage: 2.02 Acres			
Zoning District: IN					
Back Taxes Owed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 8			
Zoning:					
Zone/District Status: <input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area					
<input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District					
<input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant					
<input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone					
<input type="checkbox"/> Other:					
Property Access:					
Closest Highway: State Highway 17		Miles to Highway: 0.25 mi ±			
Closest Interstate: I-81		Miles to Interstate: 2 mi ±			
				Adjacent to Rail Service: Yes	
Airport: Greater Binghamton Airport.		Miles to Airport: 6.6±			
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	Unknown	1	Unknown	Brick	Average
1	Unknown	6	Unknown	Brick	Avg/Poor
1	4526	1	1970	Blue concrete	Poor
Utilities					
Service to site: <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric					
Water Supply/Wells: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private					
Sanitary Sewer: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A					
Septic System <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A					
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
TK Lawn and Hardware, and TK Storage occupy the property currently. Information from a previous Phase I ESA indicates that a photographic film producer was the past use.	
Adjacent Land Use	
North:	Residences, fire station, restaur
South:	Residences, railroad corridor, parking lot
East:	Vacant building, parking area
West:	Indian Valley Industries
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<u>X</u> Yes __ No
Suspect Asbestos Containing Materials:	<u>X</u> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= A9
Site Address:	42-44 Corliss Avenue					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:	42 Corliss- Azimi Mehdi 44 Corliss- Xtream Sports LLC					
Tax Map Parcel No.:	42 Corliss- 143.65-3-22 44 Corliss- 143.65-	Acreage:	42 Corliss= 0. Acres			
Zoning District:	IN	44 Corliss= 1. Acres				
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes (44 Corl <input type="checkbox"/> No		Number of years outstanding: 1			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:	No			
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
2	31,000	1.5	1945	concrete/metal		
Utilities						
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric					
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private					
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A					
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A					
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
Site Photograph:						
						

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
The property is currently occupied by a vacant warehouse type building as well as some parking areas. This area was once part of a large industrial area occupied by Endicott Johnson. The building is connected to the vacant building at 46 Corliss Ave.	
Adjacent Land Use	
North: Residential	South: 46 Corliss building (adjacent)
East: Industrial (25 Ozalid)	West: Industrial (48 Corliss)
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes __ No
<i>Storage Tanks (underground or above ground)</i>	__ Yes __ No
<i>Drums</i>	__ Yes __ No
<i>Pits, Ponds, or Lagoons</i>	__ Yes __ No
<i>Evidence of Filling</i>	__ Yes __ No
<i>Evidence of Solid Waste Disposal</i>	__ Yes __ No
<i>Stained Soils</i>	__ Yes __ No
<i>Stressed Vegetation</i>	__ Yes __ No
<i>Noxious Odors</i>	__ Yes __ No
<i>PCB Sources</i>	__ Yes __ No
<i>Drains or Sumps</i>	__ Yes __ No
<i>Evidence of wastewater discharges</i>	__ Yes __ No
<i>Suspect Lead Based Paint:</i>	<input checked="" type="checkbox"/> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. A Phase I investigation has been performed in the past. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information					
Site Address: 46 Corliss Avenue					Map ID= A10
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Azimi Abbas Ali				
Tax Map Parcel No.:	143.65-3-20.1	Acreage:	2.02 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 5		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
	1	Unknown	3	Unknown	Masonry
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
The property is currently vacant. A sign on the building indicates that it was used for a skate/BMX bike park after the industry left.	
Adjacent Land Use	
North: 46 Corliss Ave (vacant buildings)	South: Railroad tracks, residential.
East: Industrial use at 25 Ozalid Dr.	West: Parking area, 48 Corliss ave.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<u>X</u> Yes __ No
Suspect Asbestos Containing Materials:	<u>X</u> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.


Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= A11
Site Address:	25 Ozalid Drive/18 Park St					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:	Prisms LLC					
Tax Map Parcel No.:	2-47.2	Acreage:	1.85 Acres			
Zoning District:	CG					
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: u/a			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:	Yes			
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
1	Unknown	4	Unknown	Concrete Warehouse	Average	
3	Unknown	2	Unknown	Concrete block	Poor	
Utilities						
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric					
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private					
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A					
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A					
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
Site Photograph:						
						

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
<p>The property did not have any signs indicating is use. It is known that this parcel was once occupied by a coated paper company. Currently it appears to be vacant. It contains one large building and a smaller guard house/kiosk type building, as well as several outbuildings south of the main industrial building. The outbuildings are in poor condition</p>	
Adjacent Land Use	
North:	Residential
South:	Railroad Tracks
East:	Parking and Residential
West:	Corliss Avenue industrial properties
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
<p>Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.</p>	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes __ No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
<p>City Directories for this property did not provide listings for this specific address. The general area to the west was occupied by Endicott Johnson.</p>	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
<p>This property has several listings in the database report, including leaking underground storage tanks, and spill reports pertaining to those tanks. Additionally a mercury spill was reported within the building during a previous asbestos inspection after the building was abandoned. Waste Oil and mixed unknown chemicals were also reported in a separate spill report. Due to the industrial history as well as the history of chemical releases, the potential for soil/groundwater contamination exists on this site.</p>	
Summary of Environmental Concerns	
<p>This property has several listings in the database report which indicates existing contamination. Due to the spill reports, as well as a known industrial history on the Property, the potential for soil/groundwater contamination exists on this site.</p>	

Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= B1
Site Address:	19 Avenue B					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:	Lee L. Sharp					
Tax Map Parcel No.:	04-0004-017	Acreage:	0.95 Acres			
Zoning District:	CG					
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:	No			
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
1	40428	3	1960	Brick	Average	
Utilities						
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric					
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private					
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A					
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A					
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
Site Photograph:						
						


Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property is current vacant. A sign on the building states "Volunteers of America Thrift Shop"	
Adjacent Land Use	
North: Retail buildings.	South: Large vacant building (59 Lester)
East: Residential	West: Parking facilities, Johnson City PD.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Comments: No surface water features noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments: Suspect lead based paint and asbestos containing materials based on age of the building.	
City Directories	
City directories from 1980-1930 revealed that this building had no listed occupants other than Endicott Johnson Safety and Security. Prior to 1963 there was no listing at all, and Endicott Johnson Safety and Security was listed at 17 Avenue B. There could have been some renumbering.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
This site appeared in the database report as a spill report of six drums abandoned on the site.	
Contents were unknown, and due to a lack of further information, presence of contamination on this site result from the presence of the drums is unknown. Additionally this site is located adjacent to an area once occupied by Endicott Johnson plant.	
Summary of Environmental Concerns	
This site is associated with a closed spill report which documented the existence of six abandoned drums on the site. Impacts from these drums are unknown. The structure appears to have been associated with the Endicott Johnson industry historically	

Broome County BOA Descriptive Site Profile

present in that immediate vicinity. There are no known environmental impacts and no investigation or analysis is believed to have been performed.


Broome County BOA Descriptive Site Profile

Summary of Site Information				Map ID= B2	
Site Address:	59 Lester Avenue				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Danny R. Planavsky				
Tax Map Parcel No.:	143.58.79	Acreage:	4.13 Acres		
Zoning District:	CG				
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 8		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.5 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		5		Concrete	Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property is currently occupied by the TK storage facility, and by TK Auto Outlet . Information from a previous Phase I ESA indicates that it was once occupied by Endicott-Johnson.	
Adjacent Land Use	
North: Railroad corridor, former lumber building	South: Residential properties, bar, vacant building
East: Country Valley Industries, Vacant buildings	West: Municipal parking lot, commercial buildings
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<u>X</u> Yes __ No
Suspect Asbestos Containing Materials:	<u>X</u> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Re	
Summary of Environmental Concerns	
There are no environmental concerns based on the database report, however this structure is located in an area which was once used for industrial purposes.	



Broome County BOA Descriptive Site Profile

Summary of Site Information				Map ID= B3	
Site Address:	30 Avenue C - Rear				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Robert F. Seeley				
Tax Map Parcel No.:	143.57-2-35	Acreage:	0.06 Acres		
Zoning District:	CG				
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 1		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	No		
Airport:	Greater Binghamton Airport	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	Unknown	1	Unknown	Metal shed	Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
<p>Note: The property is almost entirely taken up by the shed in the foreground of the picture. Neither the parking lot nor the brick building in the background are part of the parcel.</p>					

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property is almost entirely occupied by a small shed adjacent to the building at 19 Avenue B. It does not appear to have a documented use, and is "landlocked" in the sense that it is bounded on all sides by neighboring properties and has no direct street access.	
Adjacent Land Use	
North: Vacant land, also retail and residential uses.	South: Helen Drive, 19 Ave B, warehouse buildings.
East: Vacant brick building at 19 Avenue B.	West: Parking for the Johnson City Justice Building.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
There were no listings available for this parcel, however it is surrounded by other parcels and has no access road.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	
Summary of Environmental Concerns	
There are no environmental concerns based on the database report, however this structure is located in an area which was once used for industrial purposes.	



Broome County BOA Descriptive Site Profile

Summary of Site Information					
					Map ID= C1
Site Address:	99 Lester Avenue				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Dana A and Laurie L. Ellis				
Tax Map Parcel No.:	143.58-1-1	Acreage:	7.4 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		1		Corrugated meta	Average
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
					

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property is currently occupied by Hank's Warehouse, and the Nu Lock Towing yard. The main building is only partially occupied by Hank's. Research indicates that it was once a lumber yard, and prior to that was an area once occupied by Endicott Johnson. Currently the remainder of the property contains some junk storage, and there are several large trucks parked on site.	
Adjacent Land Use	
North: Railroad Tracks, warehouse building.	South: Stream, Residential
East: CFJ park	West: Residential
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	_X_ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes _X_ No
Suspect Lead Based Paint:	_X_ Yes __ No
Suspect Asbestos Containing Materials:	_X_ Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
The former Endicott-Johnson/ Ranger Paracord sites were located off of Lester avenue, portions of which cover this Property. Phase II work has confirmed the presence of contamination on portions of the site. Leaking underground storage tank and spill reports associated with Endicott-Johnson and Ranger Paracord properties	
The sites are enrolled in the Brownfields Cleanup programs, as well as the Voluntary Cleanup Programs.	
Summary of Environmental Concerns	
This site has known contamination based on Phase II work which has previously been performed. It is already enrolled in the Brownfields Cleanup Program as well as the Voluntary Cleanup Program. It is located within an area once occupied by industrial facilities.	


Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= C2
Site Address:	101-105 Lester Avenue					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:	Dana A and Laurie L. Ellis					
Tax Map Parcel No.:	143.57-1-18	Acreage:	2.8 Acres			
Zoning District:	IN					
Back Taxes Owed:	<input type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: n/a			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> <u>X</u> <u>NYS Empire Zone</u> <input type="checkbox"/> <u>Urban Renewal Area</u> <input type="checkbox"/> <u>Fed. Enterprise Business Zone</u> <input type="checkbox"/> <u>Historic District</u> <input type="checkbox"/> <u>Business Improvement District</u> <input type="checkbox"/> <u>Archeologically Significant</u> <input type="checkbox"/> <u>Special Assessment District</u> <input type="checkbox"/> <u>NYS Environmental Zone</u> <input type="checkbox"/> <u>Other:</u>					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:	Yes			
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
3	20000	1	1980	Metal Warehous	Good	
Utilities						
Service to site:	<input checked="" type="checkbox"/> <u>X</u> <u>Gas</u> <input checked="" type="checkbox"/> <u>X</u> <u>Electric</u>					
Water Supply/Wells:	<input checked="" type="checkbox"/> <u>X</u> <u>Public</u> <input type="checkbox"/> <u>Private</u>					
Sanitary Sewer:	<input checked="" type="checkbox"/> <u>X</u> <u>Public</u> <input type="checkbox"/> <u>Private</u> <input type="checkbox"/> <u>N/A</u>					
Septic System	<input type="checkbox"/> <u>Public</u> <input type="checkbox"/> <u>Private</u> <input checked="" type="checkbox"/> <u>X</u> <u>N/A</u>					
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
<div style="display: flex; justify-content: space-around;">   </div>						

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
This site currently contains several warehouse buildings. The sign at the entrance to the property lists multiple tenants, including Sears Service Center, Paul DeLima Coffee, Lesco, and AutoPart International. Hank's Warehouse is located on the adjacent 99 Lester Avenue Parcel. This parcel was once part of a larger industrial area occupied by Endicott-Johnson and Ranger Paracord.	
Adjacent Land Use	
North: Railroad Tracks, warehouse building	South: Stream, Residential
East: Hank's Warehouse, CFJ Park	West: Residential
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
<p><i>Evidence of hazardous waste treatment, storage, disposal</i> ___ Yes ___ No</p> <p><i>Storage Tanks (underground or above ground)</i> ___ Yes ___ No</p> <p><i>Drums</i> ___ Yes ___ No</p> <p><i>Pits, Ponds, or Lagoons</i> ___ Yes ___ No</p> <p><i>Evidence of Filling</i> ___ Yes ___ No</p> <p><i>Evidence of Solid Waste Disposal</i> ___ Yes ___ No</p> <p><i>Stained Soils</i> ___ Yes ___ No</p> <p><i>Stressed Vegetation</i> ___ Yes ___ No</p> <p><i>Noxious Odors</i> ___ Yes ___ No</p> <p><i>PCB Sources</i> ___ Yes ___ No</p> <p><i>Drains or Sumps</i> ___ Yes ___ No</p> <p><i>Evidence of wastewater discharges</i> ___ Yes ___ No</p> <p><i>Suspect Lead Based Paint:</i> <u>X</u> Yes ___ No</p> <p><i>Suspect Asbestos Containing Materials:</i> <u>X</u> Yes ___ No</p> <p>Comments: Suspect lead based paint and asbestos containing materials based on age of the building.</p>	
City Directories	
Historical Atlases	
Source: Description:	
Listed Spills (Database Search)	
Description: The former Endicott-Johnson/ Ranger Paracord sites were located off of Lester avenue, portions of which cover this Property. Phase II work has confirmed the presence of contamination on portions of the site. Leaking underground storage tank and spill reports associated with Endicott-Johnson and Ranger Paracord properties. The sites are enrolled in the Brownfields Cleanup programs, as well as the Voluntary Cleanup Programs.	
Summary of Environmental Concerns	
This site has known contamination based off of Phase II work which has previously been performed. It is already enrolled in the Brownfields Cleanup Program as well as the Voluntary Cleanup Program. It is located within an area once occupied by industrial facilities.	

Broome County BOA Descriptive Site Profile

Summary of Site Information					
					Map ID= D1
Site Address:	2 Brown Street				
Town/City/Village:	City of Binghamton	State:	New York	Zip:	13905
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	James M Spear				
Tax Map Parcel No.:	04-0002-032	Acreage:	0.9 Acres		
Zoning District:	I-2				
Back Taxes Owed:	<input type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	7213	1	1960	Wooden	Average/Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The sign on the building states that it was once a lumber yard. Currently the site houses a large amount of debris and junk, including junk vehicles.	
Adjacent Land Use	
North:	Railroad tracks
South:	Residential.
East:	Residential.
West:	Warehouse building.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City Directories were not yet reviewed for this parcel.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the study area, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While this site was not identified by the database report, the current use of the property contains large amounts of junk, including junk vehicles. While the majority of the site was unable to be observed, it is unknown what chemicals/hazardous materials could be present within the junk piles or within the structures. Given the current use, the potential for environmental contamination does exist, but further research is needed to determine the status of this property.

Appendix B

Financial Pro Formas

59 Lester Avenue
Option 1: Demolish Existing Structure and Construct New Flex Space
2008 Dollars

Normalized Year - Pro Forma- Base Revenue Scenario

Factor	Notes
Development Costs	
Demolition Cost	\$1,313,000 59 Lester 262,700 SF @ \$5.00/SF = \$1,313,000
Building Construction	\$6,750,000 1.5 story flex office building, 45,000 of floor plate @ \$150/SF = \$6,750,000 Assumes 20% office and 80% flex RLD with portion 2 story office (18,000 SF office and 36,000 SF flex) Adjusts 120 JCR credits from rene construction
Tenant Finishing	\$360,000 Assumes additional \$20/SF cost for tenant finishing in total office space
Asbestos Removal	\$303,000 Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 59 Lester. Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$170,000 Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation	\$165,000 Mitigation of \$30,000 & \$300,000
Soft Costs	\$2,688,000 35% of construction, tenant finishing, and site costs Cost/SF = \$272
Total Development Costs	\$12,340,000
Net Operating Income	
Lease Income (Type Net)	\$675,000 \$110/year (BRPC, Pyramid Brokerage, 2008)
Flex/RLD	\$396,000 \$15.50/year (BRPC, Pyramid Brokerage, 2008)
Office	\$279,000 Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Less Vacancy, Collection, Admin, and Overhead Costs	-\$81,000
Net Operating Income	\$554,000
Economic Value of Development	\$6,600,000
(Gap) Economic Value vs. Development Cost	-\$5,640,000

Means to Address Any Funding Gap

Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$5,640,000
Brownfield Grants	\$1,872,000 Includes demolition, asbestos removal, and site remediation 15.3% of Development Costs 33.2% of Gap
Low Interest Financing/ Credit Enhancement	\$1,789,831 Assumes 80% vacancy @ 3% interest rate over 20 years (6.6% debt service constant) which reduces cap rate from 9% to 7.08% and generates the additional investment amount 14.6% of Development Costs 31.7% of Gap
Tax Credits (Empire Zone)	\$1,132,470 Assumes net present value at 15% discount rate of a \$1,000 per year per employee tax credit for 5 years (\$5,984 per employee) 8.2% of Development Costs 20.6% of Gap
Potential Funds Available to Address Gap	\$4,794,300
Potential Remaining Gap to be Funded by Other Grant Sources	-\$845,700
Required Increase in Lease Rates to Eliminate Need for Additional Grants	10.09% Assumes above funds. Increase in lease rates to generate additional NOI to support remaining gap. Required increase in office lease rates from \$15.50 to \$17.05 Required increase in Flex/RLD lease rates from \$11.00 to \$12.10

59 Lester Avenue
Option 2: Rehab First Floor Flex Space and Mothball Remaining Space
2008 Dollars

Normalized Year - Pro Forma - Base Revenue Scenario	
Factor	Notes
Development Costs	
Rehabilitation Cost	\$4,107,250
	Rehab first floor of 59 Lester for flex space for 45,000 SF total @ \$55/SF = \$2,475,000. Minimal upper floors and exterior improvements \$17,700.750 = \$1,632,750 Assumes 20% office and 80% flex/R&D use of first floor rehab space (8,000 SF office and 36,000 SF flex/R&D). Assumes 89 jobs created from construction
Tenant Finishing	\$90,000
	Assumes additional \$10/SF cost for tenant finishing in total office space
Asbestos Removal	\$393,500
	Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 59 Lester; Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$970,000
	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation	\$165,000
	Majority of \$20,000 @ \$300,000
Soft Costs	\$1,668,713
	35% of construction, tenant finishing, and site costs
Total Development Costs	\$8,994,963
Net Operating Income	
Lease Income (Triple Net)	\$364,500
Flex (R&D)	\$296,000
Office	\$76,500
Lease Vacancy, Collection, Admin, and Overhead Costs	-\$43,740
Net Operating Income	\$320,760
Economic Value of Development	\$3,364,000
[(Gap) Economic Value vs. Development Cost	-\$3,430,963

Means to Address Any Funding Gap

Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$3,430,963
Brownfield Grants	\$558,500
	Includes demolition, asbestos removal, and site remediation 7.9% of Development Costs 16.2% of Gap
Low Interest Financing/ Credit Enhancement	\$560,508
	Assumes 80% financing @ 3% interest rate over 20 years (6.6% debt service constant) which reduces cap rate from 9% to 7.08% and generates the additional investment amount 13.8% of Development Costs 26.1% of Gap
Tax Credits (Empire Zone)	\$689,659
	Assumes net present value at 15% discount rate of a \$3,000 per year per employee tax credit for 5 years (\$8,964 per employee) 12.7% of Development Costs 25.9% of Gap
Potential Funds Available to Address Gap	\$2,414,667
Potential Remaining Gap To be Funded by Other Grant Sources	-\$1,016,296
Required Increase in Lease Rates to Eliminate Need for Additional Grants	22.43%
	Assumes above funds. Increase in lease rates to generate additional NOI to support remaining gap. Required increase in office lease rates from \$6.50 to \$10.40 Required increase in flex/R&D lease rates from \$8.00 to \$9.75

42-44 Corliss Avenue
Willow Street Business District
Option 1: Demolish Existing Structure and Construct New Flex/Office Space
2008 Dollars

Normalized Year - Pro Forma- Base Revenue Scenario

Factor		Notes
Development Costs		
Demolition Cost	\$495,000	42-44 Corliss 99,000 SF @ 5/SF= \$495,000
Building Construction	\$3,787,500	1.5 story flex/office building, 25,250 SF footprint @ \$150= 3,787,500. Assumes floorplate 20% office and 80% flex/R&D with portion 2-story office space (10,100 SF office, 20,200 SF flex/R&D). Assumes 34 jobs created from new construction.
Tenant Finishing	\$202,000	Assumes additional \$20/SF cost for tenant finishing in the office space
Asbestos Removal	\$246,000	Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 42-44 Corliss; Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$260,000	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation (None Anticipated)		
Soft Costs	\$1,494,325	35% of construction, tenant finishing, and site costs
Total Development Costs	\$6,504,825	Cost/sf = \$215
Net Operating Income		
Lease Income (Triple Net)	\$378,750	
Flex/R&D	\$222,200	\$11.00/sf/year (BBPC, Pyramid Brokerage, 2008)
Office	\$156,550	\$15.50/sf/year (BBPC, Pyramid Brokerage, 2008)
Less: Vacancy, Collections, Admin, and Overhead Costs	-\$45,450	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$333,300	
Economic Value of Development	\$3,703,333	
[(Gap) Economic Value vs. Development Cost	-\$2,801,492	NOI/cap rate (9.0%) Value/sf = \$122 Going-in cap rate for Syracuse, NY R&D (IRR Viewpoint, 2008)

43.1% of Development Costs

Means to Address Any Funding Gap

Factor		Notes
Potential Gap Funding Sources		
Funding Gap	-\$2,801,492	
Brownfield Grants	\$741,000	Includes demolition, asbestos removal, and site remediation. 11.4% of Development Costs 26.5% of Gap
Low Interest Financing/ Credit Enhancement	\$1,004,294	Assumes 80% financing @ 3% interest rate over 20 years (6.6% debt service constant) which reduces the cap rate from 9% to 7.08% and generates the additional investment amount 15.4% of Development Costs 35.8% of Gap

42/44 Corliss Avenue
Willow Street Business District
Option 2: Rehab First Floor of Existing Buildings as Flex Space and Mothball Remaining Space
2008 Dollars

Normalized Year - Pro Forma - Base Revenue Scenario

Factor	Notes
Development Costs	
Rehabilitation Cost	\$2,240,000 Rehab first floor of 42 Corliss and 44 Corliss for flex space 32,000 SF @ \$65/SF = \$1,760,000. Mothball upper floors and exterior improvements 64,000 SF @ \$7.50/SF = \$480,000. Assume 20% office and 80% flex/FLO use of first floor rehab space (6,400 SF office and 25,600 SF flex/FLO). Assume 20 jobs created from construction.
Tenant Finishing	\$64,000 Assumes additional \$10/SF cost for tenant finishing in the office space.
Asbestos Removal	\$246,000 Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 42/44 Corliss. Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$280,000 Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation (None Anticipated)	
Soft Costs	\$904,400 30% of construction, tenant finishing, and site costs.
Total Development Costs	\$3,794,400 Cost/SF = \$39
Net Operating Income	
Lease Income (Triple Net)	\$259,200
Flex/FLO	\$204,800 \$8.00/SF/year (JBBPC, Pyramex Brokerage, 2008)
Office	\$54,400 \$8.50/SF/year (JBBPC, Pyramex Brokerage, 2008)
Lost Vacancy, Collections, Admin, and Overhead Costs	-\$31,104 Assumes 12% deduction for vacancy, collection, admin, and overhead costs.
Net Operating Income	\$228,996
Economic Value of Development	\$2,554,400
(Gap) Economic Value vs. Development Cost	-\$1,200,000 MOICap rate (9.0%) Value/SF = \$26 Going-in cap rate for Syracuse, NY FLO (RFR Viewpoint, 2008) 32.1% of Development Costs

Means to Address Any Funding Gap

Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$1,200,000
Brownfield Grants	\$246,000 Includes demolition, asbestos removal, and site remediation 6.6% of Development Costs 20.5% of Gap
Low Interest Financing/ Credit Enhancement	\$687,296 Assumes 80% financing @ 3% interest rate over 20 years (6.6% debt service constant) which reduces cap rate from 9% to 7.08% and generates the additional investment amount 18.4% of Development Costs 57.3% of Gap
Tax Credits (Empire Zone)	\$655,441 Assumes net present value at 15% discount rate of a \$3,000 per year/yr employee tax credit for 5 years (\$8,364 per employee). 17.0% of Development Costs 52.9% of Gap
Potential Funds Available to Address Gap	\$1,588,736 42.0% of Development Costs 130% of Gap
Potential Remaining Gap to be Funded by Other Grant Sources	N/A
Required Increase in Lease Rates to Eliminate Need for Additional Grants	N/A Potential funds available is greater than the gap, therefore no increase in lease rates necessary.

48 Corlies Avenue
Willow Street Business District
Option 1: Demolish Existing Building and Construct New Flex/Office Space
2008 Dollars

Normalized Year - Pro Forma - Base Revenue Scenario	
Factor	Notes
Development Costs	
Demolition Cost	\$500,000 Demolish 48 Corlies 100,000 SF @ \$5/SF = \$500,000
Building Construction	\$3,337,500 Construct two 1.5 story flex/office buildings, each with 13,125 SF floor plate for a total 26,250 SF @ \$150/SF = \$3,940,000. Assumes 20% office and 80% Flex/R&D with portion 2 story office space (10,000 SF office and 21,000 Flex/R&D) Assumes 74 jobs created from new construction
Tenant Finishing	\$310,000 Assumes additional \$20/SF for tenant finishing in office space
Asbestos Removal	\$124,000 Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 48 Corlies. Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$500,000 Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation Costs	\$165,000 Asport of \$20,000 & \$300,000
Soft Costs	\$1,358,625 35% of construction, tenant finishing, and site costs
Total Development Costs	\$6,793,125 Costs = \$129
Net Operating Income	
Loan Income (High Net)	\$393,750
Flex/R&D	\$231,000 \$113/Year (RSPC, Pyramid Brokerage, 2008)
Office	\$162,750 \$15.50/Year (RSPC, Pyramid Brokerage, 2008)
Lease Vacancy, Collections, Admin, and Overhead Costs	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$346,500
Economic Value of Development	\$3,850,000 ACKIcap rate (8.0%) Value = \$73 Going-in cap rate for Syracuse, NY R&D (RIS Viewpoint, 2008)
(Gap) Economic Value vs. Development Cost	-\$2,943,125 43.3% of Development Costs

Means to Address Any Funding Gap	
Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$2,943,125
Brownfield Grants	\$755,000 Includes demolition, asbestos removal and site remediation 11.6% of Development Costs 26.6% of Gap
Low Interest Financing/Credit Enhancement	\$1,044,068 Assumes 60% financing @ 2% interest rate over 20 years (6.6% debt service constant) which reduces cap rate from 8% to 7.08% and generates the additional investment amount 15.3% of Development Costs 36.4% of Gap
Tax Credits (Empire Zone)	\$640,607 Assumes net present value at 15% discount rate of a \$5,000 per year per employee tax credit for 5 years (\$8,584 per employee) 9.7% of Development Costs 22.4% of Gap
Potential Funds Available to Address Gap	\$2,439,675 36.7% of Development Costs 64.7% of Gap
Potential Remaining Gap to be Funded by Other Grant Sources	-\$443,450 6.6% of Development Costs 15.3% of Gap \$6,112/Employee
Required Increase in Lease Rates to Eliminate Need for Additional Grants	9.18% Assumes above funds. Increase in lease rates to generate additional NOI to support remaining gap. Required increase in office lease rates from \$15.50 to \$16.50 Required increase in flex/R&D lease rates from \$11.00 to \$12.00

48 Corlies Avenue
Willow Street Business District
Option 2: Rehab First Floor of Building as Flex Space and Mothball Remaining Space
2008 Dollars

Normalized Year - Pro Forma-Base Revenue Scenario

Factor	Notes
Development Costs	
Rehabilitation Cost	\$1,489,750
Trend Finishing	\$31,400
Asbestos Removal	\$43,750
Site Costs	\$220,000
Site Remediation (None Anticipated)	\$165,000
Soft Costs	\$609,403
Total Development Costs	\$2,509,303
Net Operating Income	
Lease Income (Triple Net)	\$127,170
Flex/RELD	\$100,480
Office	\$26,080
Lost Voluntary Collections, Admin, and Overhead Costs	-\$15,260
Net Operating Income	\$111,910
Economic Value of Development	\$1,343,480
(Gap) Economic Value vs. Development Cost	-\$1,316,863

Means to Address Any Funding Gap

Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$7,316,863
Brownfield Grants	\$208,750
Low Interest Financing/ Credit Enhancement	\$537,204
Tax Credits (Employer Zone)	\$310,392
Potential Funds Available to Address Gap	\$856,346
Potential Remaining Gap to be Funded by Other Grant Sources	-\$4,459,518
Required Increase in Lease Rates to Eliminate Need for Additional Grants	29.07%

Assumes above funds. Increase in lease rates to generate additional NOI to support remaining gap.
Required increase in office lease rates from \$8.50 to \$10.96
Required increase in flex/RELD lease rates from \$5.00 to \$10.30

96 Corlies Avenue
Willow Street Business District
Option 1: Demolish All Existing Buildings and Create Two New Flex/Office Buildings
2008 Dollars

Normalized Year - Pro Forma- Base Revenue Scenario	
Factor	Notes
Development Costs	
Demolition Cost	\$1,000,000 Demolish Indian Valley Industries 40,000 SF @ \$25/SF=\$2,000,000; Empire Recycling 20,000 SF @ \$25/SF=\$500,000; Former E-J Building 140,000 SF @ \$65/SF= 9,100,000
Building Construction	\$6,618,750 Construct 1.5 story flex building with 25,125 SF floor plate @ \$1,000/SF= \$2,518,750; 1.5 story flex building with 10,000 SF floor plate @ \$1,000/SF= \$2,500,000 Assumed 2% office and 8% R&D with portion 2 story office space 177,000 SF office, 35,300 SF flex (R&D) Assumed 124,000 created from new construction
Tenant Finishing	\$350,000 Assumed additional \$20/SF for tenant improvements in office space
Asbestos Removal	\$350,000 Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 96 Corlies; Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$300,000 Cost of paving and road construction, curbing and sidewalks, site utilities, stormwater mgmt.
Site Remediation	\$150,000 Mitigate of \$20,000 @ \$300,000
Soft Costs	\$2,557,263 30% of construction, tenant finishing, and site costs
Total Development Costs	\$17,365,113 Cost/SF = \$258
Net Operating Income	
Lease Income (Type Net)	\$601,875 \$11/m/yr (RBP/C, Pyramid Biotech, 2008)
Flex/R&D	\$368,300 \$15.50/yr/year (RBP/C, Pyramid Biotech, 2008)
Office	\$273,875 Assumed 12% deduction for vacancy, collection, admin, and overhead costs
Lease Vacancy, Collections, Admin, and Overhead Costs	-\$78,425
Net Operating Income	\$653,225
Economic Value of Development	\$6,471,667 MOI/ratio rate (10.2%) Value/SF = \$147 Gump-in cap rate for Syracuse, NY R&D (RHI Viewpoint, 2008)
(Ratp) Economic Value vs. Development Cost	-\$4,915,446 43.1% of Development Costs

Means to Address Any Funding Gap

Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$4,915,446
Brownfield Grants	\$1,318,000 Includes demolition, asbestos removal, and site remediation 13.2% of Development Costs 30.9% of Gap
Low Interest Financing/ Credit Enhancement	\$1,755,008 Assumed 80% financing @ 3% interest rate over 20 years @ 6% debt service constant which reduces cap rate from 9% to 7.08% and generates the additional investment amount 15.4% of Development Costs 36.7% of Gap
Tax Credits (Empire Zone)	\$1,110,449 Assumes net present value at 15% discount rate of a \$3,300 per year per employee tax credit for 5 years (\$8,954 per employee) 8.7% of Development Costs 22.6% of Gap
Potential Funds Available to Address Gap	\$4,383,457 38.5% of Development Costs 89.2% of Gap
Potential Remaining Gap to be Funded by Other Grant Sources	-\$531,989 4.6% of Development Costs 10.7% of Gap
Required Increase in Lease Rates to Eliminate Need for Additional Grants	6.86% Assumes above funds. Increase in lease rates to generate additional MOI to support remaining gap. Required increase in office lease rates from \$15.50 to \$16.45 Required increase in flex/R&D lease rates from \$11.00 to \$11.65

96 Corlies Avenue
Willow Street Business District
Option 2: Rehab Former E-J Building First Floor Flex Space and Mothball Remaining Space;
Minor Rehab of Indian Valley and Empire Recycling Building Exteriors
2008 Dollars

Normalized Year - Pro Forma-Base Revenue Scenario

Factor	Notes
Development Costs	
Rehabilitation Cost	\$3,012,500 Minor rehab exterior of Indian Valley Industries 40,000 SF @ \$65/SF= \$2,600,000; and Empire Recycling 20,000 SF @ \$65/SF= \$1,300,000; Rehab first floor of Former E-J Building 35,000 SF @ \$45/SF= \$1,575,000 and rehab rest of building for "mothballing" and improve exterior appearance 105,000 SF @ \$7.50/SF= \$787,500. Assume 20% office and 80% flex space/RMD use of first floor rehab space in the former E-J building (7,000 SF office and 28,000 SF Flex-RMD). Assumes 77 new jobs created from construction.
Tenant Finishing	\$70,000 Assumes additional \$10/SF for tenant improvements in office space
Asbestos Removal	\$102,500 Estimated cost to remove asbestos roofing, floor tile, and piping insulation; other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$250,000 Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation (where anticipated)	
Soft Costs	\$1,168,375 25% of construction, tenant finishing, and site costs
Total Development Costs	\$4,601,375 Cost/SF = \$23
Net Operating Income	
Lease Income (7-year Net)	\$293,500
Flex-RMD	\$234,000 \$8.00/yr/yr (BPPC, Pyramid Brokerage, 2004)
Office	\$69,500 \$6.50/yr/yr (BPPC, Pyramid Brokerage, 2004)
Less Vacancy, Collections, Admin, and Overhead Costs	\$19,845 Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$567,155
Economic Value of Development	\$2,929,000 MOHAP rate (8.0%) Value/SF = \$15 Using in cap rate for Syncoast, NY RMD (RRR Viewpoint, 2006)
(Gap) Economic Value vs. Development Cost	-\$1,671,875 26.3% of Development Costs

Means to Address Any Funding Gap

Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$1,671,875
Brownfield Grants	\$102,500 Includes demolition, asbestos removal, and site remediation 2.2% of Development Costs 6.1% of Gap
Low Interest Financing/ Credit Enhancement	\$794,441 Assumes 60% financing @ 2% interest rate over 20 years (8.0% debt service constant) which reduces cap rate from 9% to 7.08% and generates the additional investment amount 17.3% of Development Costs 47.5% of Gap
Tax Credits (Empire Zone)	\$601,937 Assumes net present value at 15% discount rate of a \$3,000 per taxpayer employee tax credit for 5 years (\$2,884 per employee) 15.0% of Development Costs 41.4% of Gap
Potential Funds Available to Address Gap	\$1,558,878 34.5% of Development Costs 95.0% of Gap
Remaining Gap to be Funded by Other Grant Sources	-\$89,977 1.8% of Development Costs 4.4% of Gap \$1,077/Employee
Required Increase in Lease Rates to Eliminate Need for Additional Grants	2.22% Assumes above funds. Increase in lease rates to generate additional MOH to support remaining gap. Required increase in office lease rate from \$6.00 to \$6.30 Required increase in Flex-RMD lease rates from \$6.00 to \$6.20

18 Park Street / 25 Ozalid
Willow Street Business District
Rehab Building Exterior and Site Improvements
2008 Dollars

Normalized Year - Pro Forma- Base Revenue Scenario

Factor		Notes
Rehab Building Exterior and Site Improvements		
Rehabilitation Cost	\$427,500	Minor rehab of building exterior 57,000 SF @ 7.50/SF
Asbestos Removal	\$0	
Site Costs	\$150,000	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation (None anticipated)	\$0	No assumed site remediation costs
Soft Costs	\$202,125	35% of rehab and site costs
Total Development Costs	\$779,625	Cost/sf = \$14
Net Operating Income		
Lease Income (Triple Net)	\$213,750	\$3.75/sf/year (BBPC, Pyramid Brokerage, 2008)
Less Vacancy, Collection, Admin, and Overhead Costs	-\$25,650	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$188,100	
Economic Value of Development	\$2,090,000	NOI/cap rate (9.0%)*
Surplus/(Gap) Economic Value vs. Development Cost	\$1,310,375	Value/sf = \$37 *Going-in cap rate for Syracuse, NY Manufacturing (IRR Viewpoint, 2008)
		168% of Development Cost

Annual Cost to Support Improvements

At 9% / 1 Year: \$19,511
At 7.08% / 1 Year: \$60,810

S-1 Summary Financial Evaluation of Development Options for Brownfield Sites

	Option 1 - New Construction	Option 2 - Rehab	Rehab As % of New
	Total	Total	Percent
Total SF	159,925	127,700	79.8%
Jobs On-Site	394	281	71.4%
Development Costs	\$36,920,063	\$17,890,040	48.5%
Economic Value of Development	\$20,625,000	\$10,271,340	49.8%
Economic Value As % of Cost	55.9%	57.4%	102.8%
Gap	-16,295,063	-7,618,700	46.8%
Gap/Employee	\$41,367	\$27,081	65.5%
Potential Funds Available to Address Gap	\$14,052,188	\$6,428,647	45.7%
Potential Funds as % of the Gap	85.0%	70.4%	82.8%
Remaining Gap to be Funded by Other Grant Sources	-\$2,242,875	-\$1,558,789	69.5%
Grant \$/Jobs	\$5,758	\$4,798	83.3%

S-2 Option 1: Demolish Existing Structure and Construct New Flex/Office Space

Option 1 Summary Table						
	59 Lester	42-44 Corliss	48 Corliss	96 Corliss	Subtotal	Total
Total SF	54,000	30,300	31,500	44,125	105,925	159,925
Jobs On-Site	126	71	74	124	268	394
Development Costs	\$12,240,000	\$6,504,825	\$6,793,125	\$11,382,113	\$24,680,063	\$36,920,063
Economic Value of Development	\$6,600,000	\$3,703,333	\$3,850,000	\$6,471,667	\$14,025,000	\$20,625,000
Gap	-\$5,640,000	-\$2,801,492	-\$2,943,125	-\$4,910,446	-\$10,655,063	-\$16,295,063
Potential Funds Available to Address Gap	\$4,794,300	\$2,380,735	\$2,493,675	\$4,383,478	\$9,257,888	\$14,052,188
Potential Remaining Gap to be Funded by Other Grant Sources	-\$845,700	-\$420,757	-\$449,450	-\$526,968	-\$1,397,175	-\$2,242,875
Grant \$/Jobs	\$6,709	\$5,949	\$6,112	\$4,263	\$5,441	\$5,758

S-3: Option 2: Rehab Building First Floor

Option 2 Summary Table						
		Willow Street Business District				
	59 Lester	42-44 Corliss	48 Corliss	96 Corliss	Subtotal	Total
Total SF	45,000	32,000	15,700	35,000	82,700	127,700
Jobs On-Site	99	71	35	77	182	281
Development Costs	\$6,994,963	\$3,734,400	\$2,559,303	\$4,601,375	\$10,895,078	\$17,890,040
Economic Value of Development	\$3,564,000	\$2,534,400	\$1,243,440	\$2,929,500	\$6,707,340	\$10,271,340
Gap	-\$3,430,963	-\$1,200,000	-\$1,315,863	-\$1,671,875	-\$4,187,738	-\$7,618,700
Potential Funds Available to Address Gap	\$2,414,667	\$1,568,736	\$856,346	\$1,588,898	\$4,013,980	\$6,428,647
Remaining Gap to be Funded by Other Grant Sources	-\$1,016,295	N/A	-\$459,516	-\$82,977	-\$542,494	-\$1,558,789
Grant \$/Jobs	\$10,263	N/A	\$13,300	\$1,077	\$2,976	\$4,798