



CITY OF DUNKIRK

BROWNFIELD OPPORTUNITY AREA

STEP 2 NOMINATION STUDY

Public Meeting Summary

October 19, 2016

5:30 – 7:00 PM

The first public meeting for the City of Dunkirk Brownfield Opportunity Area Step 2 Nomination Study was held on October 19, 2016 from 5:30 – 7:00 PM at the Fredonia Technology Incubator in Dunkirk, NY.

Attendees:

Willie Rosas	City of Dunkirk, Mayor
Rebecca Yanus	City of Dunkirk, Director of Planning & Development
Nicole Waite	City of Dunkirk, Deputy Director of Planning & Development
Christina Lincoln	City of Dunkirk, Community Development Planner
Chris Bauer	NYS Department of State (NYSDOS)
Maurice Moore	NYS Department of Environmental Conservation (NYSDEC)
John Ames	Northern Chautauqua Community Foundation
Kurt Warmbrodt	City Resident
James Fisher	City Resident / Revitalize Dunkirk
Skeeter Tower	Academy Heights Neighborhood / Revitalize Dunkirk
Nicole Gugino	Observer
Paul Somerfeldt	Resident
Michael Taylor	Vita Nuova
Neil Pariser	Vita Nuova
James Manzella	Greenman-Pedersen, Inc.
Anton Balanevskiy	Greenman-Pedersen, Inc.
Mary Rowlands	Highland Planning, LLC
Allison Harrington	Sustainable Planning Design, LLC

Introductions:

Rebecca Yanus (City of Dunkirk) opened the meeting. Attendees introduced themselves and named their affiliation. The Mayor welcomed everyone and thanked them for their attendance.

Project Scope and Schedule:

Michael Taylor (Vita Nuova) reviewed the project scope and tentative schedule for the next nine months. He reviewed the various stages of the BOA step 2 process as shown on the slide. He reviewed the regional context map and stated that Dunkirk sits in very unique position given their waterfront location and proximity to the highway system. He briefly reviewed the BOA

Boundary Map, which shows the 15 preliminary target sites identified thus far and stated that the City had originally designated 40 sites for BOA evaluation. Many of these sites were dropped from the current evaluation due to various reasons such as already having been redeveloped, environmental issues, and or infrastructure issues, etc. A more detailed discussion of the 15 sites was given later in the meeting.

Vision & Goals:

Rebecca gave a brief history and overview of the Dunkirk BOA project. She summarized the agenda for the meeting and reviewed the vision and goals for the project.

Market Study:

Neil informed the group that the Market Study is not yet completed. He went over some of the main demographic and economic information we have collected to date, much of which illustrated the symbiotic relationship between Dunkirk and Fredonia.

BOA Area, Target Sites and Prioritization Methods:

James explained how we derived the 15 existing sites that consist of 106 parcels. We initially started with 40 sites, which were whittled down due to already having been developed, poor transportation, too small, economics analysis, wetlands, etc. The 15 sites presented represent an amalgamation of private and government owned parcels that represent the best opportunity for attracting development based on size, location and remediation requirements.

The preliminary target sites fall into five categories:

- Waterfront
- Central Business District
- Former Industrial Sites
- Large Undeveloped/Underutilized Sites
- Combining Smaller Parcels

Round Table Discussion

The discussion included the following points:

- Site #12 slated to be developed as a park, and should be preserved as public space. It was suggested that the trails through the City follow the abandoned paper streets and railroad easements. There was also a comment that the sewage plant at the site which is being considered for potential residential development emits odors on some days, and this will need to be evaluated.
- The status of NRG is unknown at this time.
- Properties within the BOA boundary are eligible for additional tax incentives for developers through the NYSDEC Brownfield Cleanup Program (BCP).
- Site #14 (Al Tech) is in the NYS Superfund program. There is a lot of interest in the office building, but there is asbestos on site. NYSDEC won't fund asbestos abatement

with Superfund subsidy, but a potential buyer/developer could go into into the BCP program. NYSDEC considers the office building to be a low hanging fruit. The NYSDEC indicated that while the entire Al-Tech site is currently within the NYSDEC Superfund program, based on previous investigations it may be advisable to remove portions (i.e. the eastern half) from the Superfund program. The current iteration of the boundary for this preliminary target is based upon NYSDEC input as to which portion in the future could be removed from the Superfund program.

- Site #13 (Roblin site) may be a good candidate for the new hospital. The City offered three potential sites to them and they appeared to like #13.

Michael Taylor concluded the meeting by summarizing the next phase of the project, which should finish in early December. The next Steering Committee meeting will take place in early 2017. The goal is to hold an economic development workshop with key federal partners, developers, stakeholders all together in February 2017.

Rebecca Yanus thanked everyone for coming. The meeting adjourned.