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## MEETING NOTES

Broome County – Brandywine Brownfield Opportunity Area

Date: Thursday, October 22, 2009

Time: 1:30 – 3:00 p.m.

Purpose: Steering Committee Meeting

### 1. BOUNDARY REVIEW

Elan and the Steering Committee reviewed the BOA Study Area Boundary. Elan, Broome County Planning and Economic Development, and Elaine Miller of the DOS reviewed the Study Area Boundary and determined it was best to use natural boundaries of the Brandywine, the railroad, and I86 to the north.

Lisa Nagle explained that while we have a project boundary delineated, it will the nature of the project to consider connections to the surrounding areas and neighborhoods therefore these areas will be considered in the revitalization of the BOA.

There was some discussion of expanding the BOA to conform to the I-3 zoning district for the City. With this in mind it was recommended adding the southern area of railroad just north of Court St. so that this area does not remain an “island” that is given no consideration. In adding this area, the study area still follows the natural boundaries. This area is currently being used by a metal recycling business.

### 2. BRANDYWINE PUBLIC WORKSHOP

Lisa Nagle explained that there is a potential conflict with the Brandywine BOA public workshop with the NYSDEC Public Informational Hearings for the Marcellus Shale. The SC discussed this potential and determined that there is a chance that some of the attendees that might attend the Brandywine public workshop may also want to attend the DEC meeting. Given review of the previous studies there is much overlap with this project so it would be better not to create a conflict. Frank Evangelisti also pointed out that most of the media will likely be at the DEC meeting therefore the Brandywine workshop will likely receive very little coverage.

The Workshop was rescheduled to **NOVEMBER 19, 2009 from 6:00pm to 9:00pm**. Frank Evangelisti will check on the availability of the school and change the date of the postcard.

Lisa reviewed the process of the public notification process. She explained that Broome County is sending 1,100 postcards as a direct mailing which was selected from an approximately 1,200 foot

radius from the property. Broome County has also contacted the school Principal and the head of the First Ward Neighborhood Association, who will send an email blast to her contacts. The neighborhood group is also going to post flyers and make announcements at local civic organizations, and Broome County is going to coordinate press releases to the local paper. Lisa also mentioned that refreshments will be provided by the County at the workshop.

### 3. INVENTORY AND ANALYSIS

Lisa Nagle made a presentation on the typical inventory elements found in a BOA Step 2 study which includes:

- Community and Regional Setting
- Existing Land Use Patterns
- Existing Zoning and other Laws
- Land Ownership Patterns & Major Land Owners
- Building Inventory
- Infrastructure and Transportation Systems
- Historic or Archaeological Significant Sites
- Natural Resources & Environmental Features
- Brownfield, Abandoned & Vacant Sites Analysis

The presentation included a review of previously conducted studies that were forwarded to the Consulting Team and a summary of the Stakeholder interviews. While the presentation was being done, SC members were encouraged to provide information as necessary. The following comments were provided:

Regarding the City Profile, it was suggested to add the following employment sectors - Food Distribution, Government Services, and FIRE. Regarding the BC Plan it was suggested to remove Communicator Services and add simulation, data recovery services, and Gas Exploration and support serves.

Other planning documents suggested to the Consultant Team included BMTS'-Long Range Plan, and the Northside Vision Cares Plan. With regard to zoning, it was mentioned that the City is considering the feasibility of incorporating Transect Zoning which is a type of zoning that considers a mix of uses in varying densities.

With regard to additional stakeholder interviews the SC suggested the Interim President of BCC and Doug Garner, a professor at BCC's Center for Civic engagement, and the East Side Neighborhood Assembly for which the City will provide a name.

### 4. SCHEDULE

The next Steering Committee will be scheduled after the completion of the Public Workshop.