



City of Gloversville, NY
BOA Nomination Plan
October 2023

Acknowledgments

This Brownfield Opportunity Areas (BOA) Nomination was developed in partnership with the City of Gloversville, the NYS Department of State, community stakeholders, residents, and property owners.

The dedicated members of the Gloversville BOA Steering Committee provided invaluable guidance and input throughout the process.

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PROJECT DESCRIPTION & BOUNDARY

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- A. Lead Project Sponsor
- B. Program Overview and Description
- C. Community Vision and Goals
- D. BOA Boundary Description



Project Description & Boundary

A. Lead Project Sponsor

The New York State Department of State (NYSDOS) awarded the City of Gloversville a grant to prepare a Brownfield Opportunity Area (BOA) Nomination Study. The city contracted with a consulting team, led by Elan Planning & Design (Elan) to prepare this document in conjunction with city staff. The purpose of this study is to assess the long-term potential of vacant and underutilized sites in Gloversville, many of which are former industrial sites that are integral to the city's heritage.

This Nomination Study was prepared in accordance with the guidelines that NYSDOS established for the BOA program. A Steering Committee comprised of local officials, residents, and property owners guided the development of this document by helping to coordinate public outreach and provide input on key aspects of the planning process.

B. Project Overview and Description

NYS BOA Program

New York State initiated the BOA program in 2003 through the New York State Superfund/Brownfield Law. The program, which the NYSDOS administers, provides financial assistance to complete area-wide brownfield redevelopment planning. The BOA program is a multi-disciplinary approach intended to assist communities, foster redevelopment, return blighted land into productive areas, and restore environmental quality. This approach involves a comprehensive examination of the physical, environmental, economic, and community planning factors associated with any redevelopment effort.

Reinvestment in brownfields and underutilized properties benefits property owners, existing businesses, and the community at large by protecting the environment, reducing blight, enhancing employment

opportunities, and easing the pressure of developing open space and working landscapes. The goals of the BOA program are to:

- Access the full range of community issues posed by multiple brownfield sites.
- Build a shared vision and consensus on the future uses of strategic brownfield sites.
- Coordinate and collaborate with local, state, and federal agencies, community groups, and private-sector partners.
- Develop public-private sector partnerships necessary to leverage investment in development projects that can revitalize diverse local communities and neighborhoods.

The term "brownfield site" means any real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or perceived presence of a hazardous substance, pollutant, or contaminant.

The BOA program involves two phases. The first phase is a BOA Nomination Study, which charts the path to return dormant brownfield sites to productive use. The Nomination Study entails a thorough evaluation of existing conditions within a proposed BOA to identify strategic sites for redevelopment. When a BOA Nomination Study is complete, a community may request an official BOA designation by the New York State Secretary of State and move on to the second phase, implementation.

Designated BOAs have a competitive advantage for access to many funding, technical assistance, and incentive programs including the New York State Department of Environmental Conservation's (NYSDEC's) Environmental Restoration and Brownfield Cleanup Programs, the Empire State Development Corporation's (ESD) economic development programs, and NYSDOS's Local Waterfront Revitalization Program (LWRP). Developers who are participating in the voluntary Brownfield Cleanup Program receive a tax credit "bump-up" to redevelop the sites in designated BOAs in a manner consistent with the community's vision and the Secretary-approved plan. Potential developers in designated BOAs can also be assured that their investment is part of an overall revitalization plan supported by the local community and stakeholders.

Project History

In 2019, the U.S. Environmental Protection Agency (USEPA) awarded the City of Gloversville a \$300,000 Brownfields Assessment Grant targeting abandoned tannery sites on the banks of Cayadutta Creek and Gloversville's Southern Gateway. These funds are used to inventory and identify sites for in-depth environmental assessments, assess the sites for hazardous substances, complete cleanup and reuse plans, and conduct community outreach activities.

Utilizing the USEPA grant, the city identified ten priority brownfield sites for a more focused investigative effort. For five of the ten sites, the city prepared a generic Quality Assurance Project Plan (QAPP), which includes some preliminary soil sampling. The USEPA defines a QAPP as, "a written document that provides a blueprint for the entire project and each specific task to ensure that the project produces reliable data that can be used to meet the project's overall objectives and goals."

The five sites included in the QAPP are Tradition Leather, Liberty Leather, Decca Records, Comrie, and Gloversville Department of Public Works (DPW).

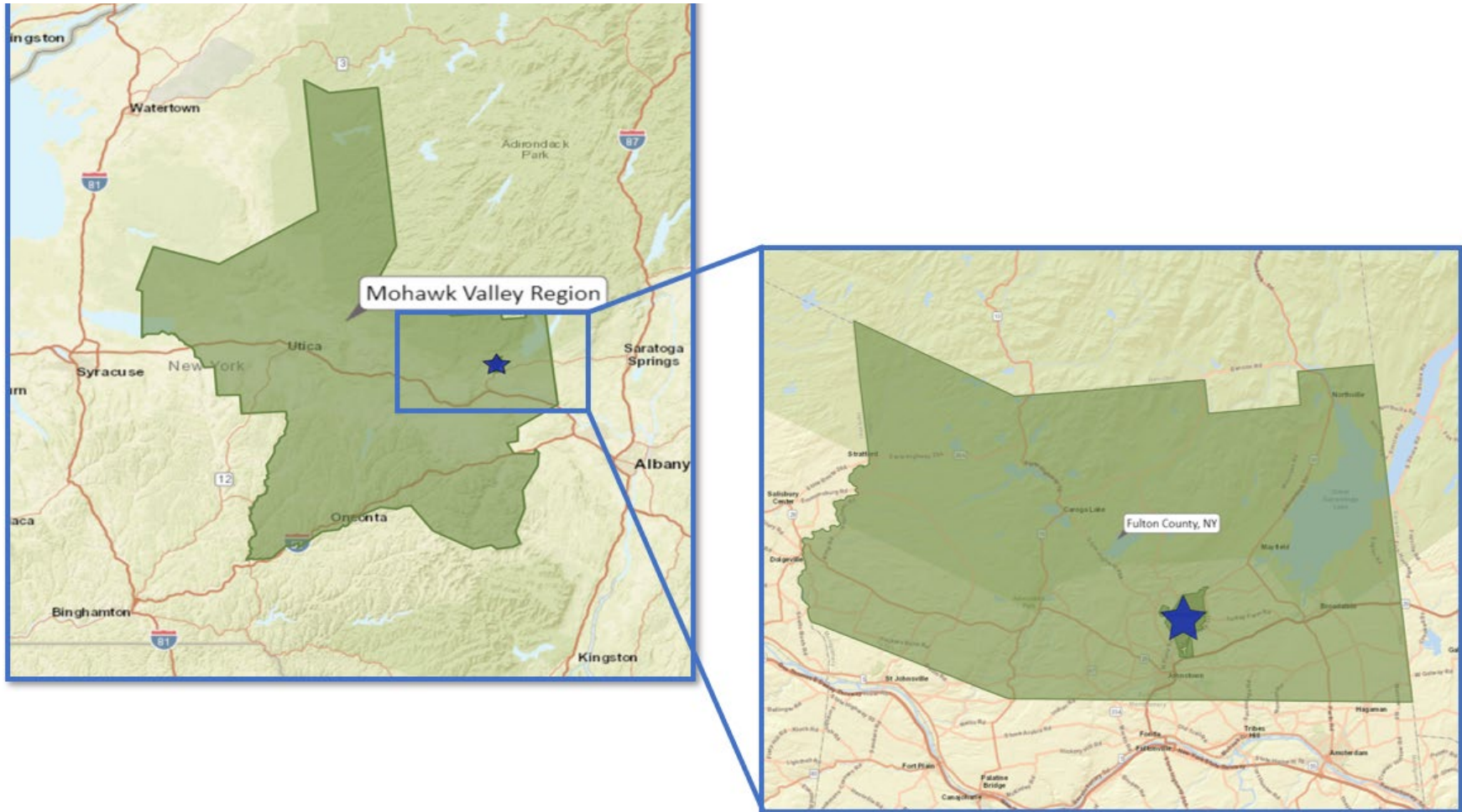
In 2021, the City of Gloversville was awarded a grant administered through the NYSDOS for the preparation of a BOA Nomination Study. This grant builds on the USEPA assessment information. The city circulated a Request for Proposals (RFP) from qualified entities to provide planning, environmental, and engineering services to facilitate the BOA Nomination Study planning process. The city hired a consultant team led by Elan.3 Consulting (now Environmental Design & Research Landscape Architecture, Engineering, & Environmental Services, D.P.C or 'EDR') with MRB Group, Prospect Hill Consulting, Harris Beach, LaBella Associates, and HRP Associates. A BOA Steering Committee, which is described in Section 2, was created to guide the planning process.

Study Area Overview

The City of Gloversville is in eastern Fulton County in the Mohawk Valley Region of New York State (Figure 1-1). The Gloversville BOA includes approximately 922 acres, with 47 brownfield sites covering approximately 128 acres and accounting for 13.9% of the study area. The BOA generally follows the path of Cayadutta Creek and its tributary, West Mill Creek, within the City of Gloversville. The northern portion widens to incorporate the Risedorph tannery pond and creek as well as the city's central business district, which runs parallel to the Cayadutta. The BOA covers 28.5% of the city's five square miles.

Once the "Glove Capital of the World," Gloversville owes much of its development to its rich industrial history, which remains visibly present in street layouts and vacant industrial sites. During the roughly 100-year period from 1870 and 1970, Gloversville's waterbodies served as a major resource for the city's glove making industry. Tanneries positioned themselves along the Cayadutta and nearby waterbodies to use the water for cooling and waste disposal. Today most of the tanneries have closed and many of them have been studied or are currently being studied with USEPA Assessment Grants awarded in 2019 and 2022 as to the level of contamination onsite. As tanneries closed and increased protection by the NYSDEC, the Cayadutta has experienced a gradual renaissance. Today, the streams in the BOA are classified by the NYSDEC as Class C waterbodies (best uses are fishing and non-contact activities).

Figure 1-1. Community Context Map



Gloversville (starred) is in New York’s Mohawk Valley Region, comprised of Oneida, Herkimer, Otsego, Schoharie, Montgomery, and Fulton Counties.

Relation to Existing Planning Studies

The BOA Nomination Study draws from existing planning documents to form a complete profile of Gloversville’s unique strengths, weaknesses, and opportunities. These studies were completed shortly before or in parallel with the Nomination Study and included documentation of existing conditions as well as extensive public outreach related to the community’s vision and redevelopment opportunities for the BOA. They include the Gloversville Comprehensive Plan Update (2015), the Zoning Ordinance Update (2016), the Downtown Development Strategy (2018), the Downtown Revitalization Initiative Strategic Investment Plan (2022), and the Local Waterfront Revitalization Program (LWRP, in progress). Together, they offer insight on several specific topics to help Gloversville map out an approach to cultivating a sustainable, economically resilient community.

[Gloversville Comprehensive Plan Update, 2015](#)

In 2015, the city updated a Comprehensive Plan Update. The vision of the Plan was based on improving local quality of life and maintaining its unique attributes. As stated in the plan, “Many characteristics combine to provide the distinct livability of the City: the physical setting, at the foothills of the Adirondacks, the gateway to its 6 million acre preserve and the Great Sacandaga Reservoir; the historic urban and downtown settings, with a variety of walkable neighborhoods, which promote a broad range of lifestyles; and the potential for a number of commercial, industrial and technology-based developments.” The Comprehensive Plan focuses on maintaining the basic physical and social qualities of the community while enhancing its economic prospects.



[Zoning Ordinance Update, 2016](#)

Immediately after the comprehensive plan update, the city commissioned a review of its zoning ordinance. The revisions included several specific changes in language and zoning maps for eight districts. In addition, it established a novel form-based overlay for the central business district that gives the planning board broad discretion to foster development that enhances the historic character and walkability of the downtown as well as its relationship with surrounding neighborhoods.

[City of Gloversville Downtown Development Strategy, 2018](#)

The City of Gloversville, the Fulton County Center for Regional Growth (CRG), and the Fulton County Planning Department partnered on developing this place-based, market driven plan. Adopted by the City Council in 2018, the Downtown Development Strategy provides a visionary yet practical roadmap to redeveloping and repurposing public and private spaces.



[U.S. Environmental Protection Agency \(EPA\) Brownfields Grant, 2019](#)

The city was awarded \$300,000 in funding from the USEPA to assess environmental conditions underlying abandoned tannery sites along Cayadutta Creek and the city's southern gateway.

[NYS Downtown Revitalization Initiative \(DRI\) Strategic Investment Plan, 2022](#)

In 2022, New York State Governor Kathy Hochul awarded the City of Gloversville a \$10 million grant to leverage public and private investment for downtown development as the Mohawk Valley Region's Round Five Downtown Revitalization Initiative (DRI) winner. As a result, Gloversville brought the community together to develop a Strategic Investment Plan that identified sixteen transformative projects to catalyze downtown development. Twelve were awarded state funding at the end of 2022 and are expected to be implemented over the next two to three years.



[Local Waterfront Revitalization Program \(LWRP\), in progress](#)

The City of Gloversville was awarded a \$78,000 grant from the NYSDOS in 2019 to prepare a LWRP to guide development of lands associated with Cayadutta Creek that runs through the center of the city. The LWRP study area, or "Waterfront Revitalization Area," fully encompasses the BOA study area. The LWRP process brought into focus the value of Cayadutta Creek as an important amenity in the city supporting recreational, community, and commercial uses.

C. COMMUNITY VISION AND GOALS

In response to an extensive public engagement process, the city developed the following vision statement, which will guide the plan's implementation.

Vision Statement

The City of Gloversville is an active, small city steeped in history and surrounded by natural beauty. Connecting the community's neighborhoods, parks, and Historic downtown is the Cayadutta Creek and the Fonda, Johnstown and Gloversville (FJ&G) Rail Trail. Gloversville's museums, art galleries, restaurants, and shops are complemented by regional destinations including the Glove Theater, Parkhurst Field, and a Carnegie Library contributing to place people are proud to call home. As a regional economic engine, Gloversville is ideally situated as the southern gateway to NY State's Adirondack Mountains and near major urban centers.

Goals

To achieve this vision, a series of broad-based goals were established. The goals are presented in Table 1-1 below.

Table 1-1. BOA Goals by Category

Category	Goals
Environmental	<ol style="list-style-type: none">1. Decrease threats to environmental and human health.2. Increase resiliency to future weather events.
Planning	<ol style="list-style-type: none">1. Ensure land-use regulations support the BOA vision.2. Create safe and stable neighborhoods.3. Integrate sustainable practices in redevelopment opportunities.
Physical	<ol style="list-style-type: none">1. Create safe bicycle and pedestrian connections.2. Increase green space and recreational opportunities.3. Improve the image of Gloversville through physical enhancement.
Economic	<ol style="list-style-type: none">1. Retain existing businesses.2. Attract new businesses.3. Increase job opportunities.4. Create a vibrant and active downtown.

D. BOA Boundary Description

The Gloversville BOA encompasses much of the city's developed core area along Cayadutta Creek including the downtown, the primary north-south spine of Main Street, and most of Fulton Street (NYS Route 29A). The 922-acre BOA features a variety of land uses within a dense and developed urban area. Cayadutta Creek flows from north to south through the center of the city toward the City of Johnstown, Village of Fonda, and the Mohawk River.

As illustrated in Figure 1-2, the northern boundary begins at the intersection of West Street and Eastland Drive. It follows parcel lines northeast from this point, incorporating the Risedorph tannery site, to where Cayadutta Creek crosses Bleeker Street. Here it runs in a straight-line east along 12th Street to N Main Street.

The eastern boundary runs south along N Main Street to 7th Avenue, continues south behind the parcels fronting N Main Street, then cuts east to follow Yale Street. It continues south on Allen Street, east on E Fulton Street, south on Wells Street, west on Washington Street, south on Division Street, west on Eagle Street, south on Park Street, northwest on E Pine Street, and southwest to the end of Beaver Street. At this point, it follows parcel lines south around the outside of Myers Park to South Boulevard. It turns east at 93 South Boulevard, following parcel lines to incorporate this property until it reaches Route 30A, which it follows south to the city line.

Beginning at this point, the western boundary follows the city line north to Jeffers Street, then follows parcel lines east toward S Main Street. At a point just west of 350 S Main Street, the boundary turns north and runs roughly parallel to S Main Street until it reaches Broad Street. It turns north on Broad Street, west on 3rd Street, north on S McNab Avenue, and west to the end of 2nd Street. Here it continues west along parcel lines to join W Fulton Street. It turns north at the city line, then crosses 29A and heads east, running roughly parallel to W Fulton Street along parcel lines to West Street. It turns northwest along West Street and terminates at Eastland Drive.

The BOA boundary was identified through discussions with the Steering Committee, local elected officials, and an NYSDOS representative. The justification for the boundary is based on the presence of major vacant and underutilized sites, most of which are former industrial sites. The boundary was designed to capture logical groupings of similar land uses, the presence of natural features such as Cayadutta Creek, and existing built features such as roadways and property boundaries.

A large, leafy tree in the background of a brick building with 'GLOVE' signs.

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COMMUNITY PARTICIPATION & OUTCOMES

SECTION CONTENTS

- A. Community Participation Plan
- B. BOA Steering Committee
- C. Immersion Tour
- D. Community Outreach
- E. Targeted Outreach

Community Participation & Outcomes

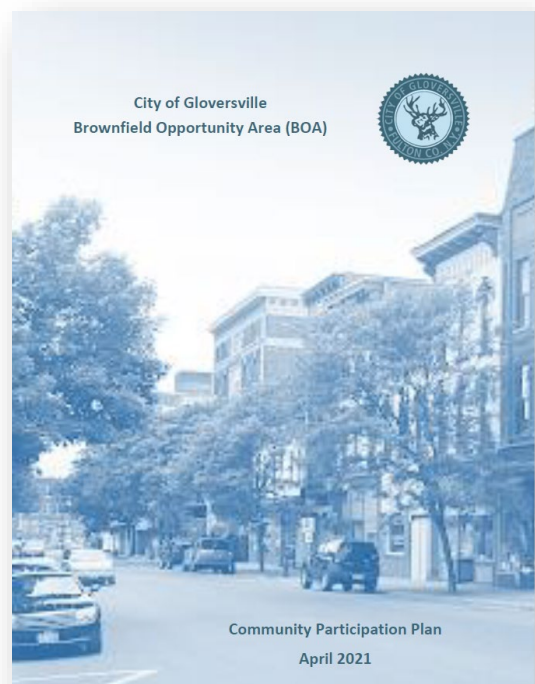
The success of any BOA planning process depends on broad community input and support. This section provides a summary of the community outreach activities employed in the development of the Gloversville BOA Nomination Study.

A. COMMUNITY PARTICIPATION PLAN

Development of the Gloversville BOA Nomination Study was informed by an extensive public outreach campaign to gather input from a wide range of stakeholders such as residents, property owners, business owners, and community organizations.

A Community Participation Plan (CPP) was prepared at the outset of the project outlining an approach to fully involve the community in the planning process. Authored in 2021, the Community Participation Plan was also designed to follow and adapt to changing public health and safety protocols related to the COVID-19 pandemic.

The goals, as stated in the plan, were to foster dialogue and interaction between the public, key stakeholders, the City of Gloversville, applicable regulatory agencies, and the project team throughout the planning process.



Collectively, public input was essential in building ownership and support for the redevelopment concepts and policy recommendations listed in Section 4.

The CPP outlined an approach to foster robust community engagement by:

- Sharing information with stakeholders regarding the BOA nomination process;
- Providing opportunities for stakeholders to voice issues, concerns, and opportunities related to the project; and
- Providing an opportunity for the public and stakeholders to contribute their vision and ideas for the development of identified Strategic Sites in the BOA.

B. BOA STEERING COMMITTEE

The BOA Steering Committee was comprised of a diverse group of stakeholders representing a wide range of interests such as local and regional government, economic development and the arts. Thirteen Steering Committee meetings were held throughout the planning process, providing guidance, and shaping the direction and recommendations of the study.

The first Steering Committee meeting, held March 18, 2021, served as an introduction to the BOA Nomination Study, establishing the purpose, scope, schedule, public participation process, and an overview of past plans. Among the topics discussed, a draft BOA study area boundary was shared with the steering committee, as well as a proposed public participation schedule.

During subsequent meetings, the Steering Committee guided development of the BOA Nomination through development of public engagement surveys, drafting a vision and goals for the BOA, identifying strategic sites, identifying uses to be incorporated in redevelopment concept plans, and prioritizing BOA recommendations.

A detailed list of Steering Committee meetings and agenda items is provided in Table 2-1.

Table 2-1. Gloversville BOA Steering Committee Meetings

Date	Meeting Purpose	Location
3/18/21	Kick-off Meeting – Introduction to the Gloversville BOA. Discussion of the proposed study area boundary, and a work session to discuss potential public engagement events.	Virtual
4/23/21	SC 2 Review Preliminary Data – Economic and Market Analysis, Inventory and Analysis Maps, Vacant and Underutilized Sites, Stakeholder Identification.	Virtual
5/21/21	SC 3 Inventory and Analysis – Discussion included key findings and key sites for redevelopment.	Virtual
6/23/21	SC 4 Brownfield, Vacant and Underutilized Sites – Recap of Immersion Tour, Work session to review Site Profile forms and identify Strategic Sites Criteria for Matrix.	Virtual
7/21/21	SC 5 Site Selection and Public Engagement – Updates re: Developer’s Forum, Operation Trail Head, Operation Crescent Moon, and Countywide Site Assessment Project.	Virtual
10/14/21	SC 6 Strategic Site Selection and Open House – Downtown Revitalization Initiative (DRI) Update, Strategic Site Selection, review virtual Open House questions.	Virtual
11/18/21	SC 7 Public Engagement and Projects – Recap of stakeholder interviews and presentation of redevelopment concepts.	Virtual
12/14/21	SC 8 Public Engagement and Projects – Present key findings from Open House and introduction to project identification.	Virtual
2/16/22	SC 9 Project Development – DRI update, revised redevelopment concept presentation and discussion, and project brainstorming session.	Virtual
4/6/22	SC 10 Proposed Projects – DRI update, presentation of draft goals and projects.	Virtual
9/9/22	SC 11 Proposed Projects Part 2 – Present revised redevelopment concepts, present revised proposed projects.	Virtual
2/7/23	SC 12 Implementation – Work session to prioritize projects using an Implementation Matrix.	Virtual
TBD	SC 13 Nomination – Review Final Draft BOA Nomination.	Virtual

C. IMMERSION TOUR

Engagement activities began with an immersion tour of the Gloversville BOA and surrounding neighborhoods. On June 1, 2021, the consultant team, together with city staff and members of the BOA Steering Committee, undertook a socially distanced walking tour of the Gloversville BOA. The tour included visits to known brownfield and underutilized sites, starting with sites that were included in the USEPA study. It also allowed for casual observation and conversation with community members and business owners on the use of the BOA including public spaces.



D. COMMUNITY OUTREACH

A focused effort was made to engage a wide range of community members to solicit feedback and garner excitement about redevelopment opportunities in the BOA. Engagement techniques included an interactive project website, virtual and in-person open houses, stakeholder interviews, and a property owner information session.

Project Website

A project website, www.gloversvilleboa.com, was created to serve as a central resource for the BOA Nomination Study. The website provided project information and engagement opportunities throughout the planning process.

The site featured:

- Overview of the BOA Nomination Study and the BOA map
- Public Engagement
 - Announcements of upcoming events
 - Links to online open houses and/or open house outcomes
 - Informational fliers
 - Contact form
- Project Documentation and Resources
 - BOA Fact Sheet
 - Project process and schedule
 - Steering Committee
 - Related documents and websites
 - Project partners

City of Gloversville
Brownfield Opportunity Areas (BOA)
Nomination

Public Survey Open
Thursday, November 10th through Monday, December 5th

Building on previous public input, this survey presents potential improvement projects for the BOA. Please click on the link to take the survey to tell us what you think about the project ideas!

SURVEY →

What is the Gloversville BOA?

The City of Gloversville will complete a BOA Step 2 Nomination for approximately 197 acres located along the Cayadutta Creek Corridor. Eighty-one potential Brownfield and underutilized sites will be evaluated for contamination clean-up and redevelopment. Neighborhood stabilization and marketing of strategic areas are expected outcomes of the BOA Nomination, which will encourage investment and revitalization of the downtown business district. Anticipated community benefits resulting from this project include the creation of jobs, private and public sector reinvestment, increased tax revenue and increased property values.

Previous funding from a State Local Waterfront Revitalization Plan (LWRP) grant provided initial public investment in the Cayadutta Creek Corridor restoration, and encouraged greater local interest in revitalization efforts. The BOA Step 2 Nomination will build on the recommendations of the LWRP, as well as the City's EPA Brownfields Assessment Grant, which focused on abandoned tannery sites on the banks of the Cayadutta Creek and Gloversville's Southern Gateway.

A Steering Committee comprised of local stakeholders and government officials will oversee all aspects of the Gloversville BOA Nomination. The committee will be supported by project partners from the City of Gloversville, a consultant team, and New York State Department of State. The project includes a Community Participation Plan to keep stakeholders and the general public informed and engaged throughout the process. The project was launched in December of 2020 and will run through 2022. See the project schedule for key milestones.



Open Houses

Two public open houses were held to inform the development of the Nomination Study. The first, held in fall 2021, was entirely virtual. The second, held in fall 2022, included both an in-person and virtual event.

Virtual Open House #1

The first virtual open house was hosted through the SurveyMonkey platform during October and November 2021 using the SurveyMonkey platform. It provided an overview of the BOA program, including the boundaries of the Gloversville BOA, and invited comments on the vision for the future of this area.

The Virtual Open House consisted of three sections:

- Section 1 provided an overview of the BOA program and a map of the Gloversville BOA Study Area.
- Section 2 provided survey participants with an opportunity to inform the vision and direction of the BOA Nomination Study by answering a series of questions about the city.
- Section 3 sought feedback regarding potential redevelopment ideas for brownfield, vacant or abandoned properties located within the Study Area.

Participants were asked to:

1. Review and share their thoughts on the draft vision for the Gloversville BOA.
2. Respond to a series of questions designed to clarify their vision for the future of the City of Gloversville, what they think the community's strengths are, and what obstacles need to be overcome.
3. Identify the features that initially attracted them to the City of Gloversville.
4. Identify amenities that would most improve the City of Gloversville.
5. Identify potential barriers to attracting people to live, work or play in the City of Gloversville.
6. Identify the advantages of living in Gloversville compared to other surrounding communities.
7. Identify specific products, services or experiences that are desired and that would be successful in Gloversville.
8. Provide feedback regarding specific uses or development ideas for the following sites—the Crescent sub-area, Tradition Leather, the former DPW garage located at 73 Lincoln Street, the former Risedorph Tannery located at 130 –146 W 8th Street, the former Daniel Hayes Tannery building located at 177 W Fulton Street, and the former Comrie, Inc. located on Harrison Street.

Over 50 people participated in the virtual open house and its corresponding survey. Feedback received was used to shape the final vision statement, study area boundary, and draft recommendations for the BOA. In general, respondents valued support for new and existing businesses, expanding nightlife, improving public safety, developing vacant lots, and improving walkability and recreational opportunities. Respondents recognized the importance of economic development and investment for the area, and the value that local jobs and businesses bring.

When asked which types of uses could belong in a revitalized “The Crescent” district, the four most popular responses were food and drink venues, neighborhood retail, green space, and recreational facilities.

Redevelopment ideas for the former Risedorph Tannery located at 130 –146 W 8th Street included open space and recreation (connection to the existing Littauer Pool, a skateboard park, BMX bike track, and an outdoor amphitheater), and a combination of a restaurant/brewery/retail and apartments along the creek.

Respondents envisioned the former Daniel Hayes Tannery building located at 177 W Fulton Street being used for housing, mixed-use or commercial/service amenities. Ideas included artist lofts, a Makerspace, a brew pub that focused on farm-to-table, and cottage industries.

When asked to share their thoughts regarding the potential reuse of the former Comrie, Inc. located on Harrison Street, respondents focused on leveraging the site's location near Parkhurst Field to expand tourism and recreation opportunities. Specific ideas included a hotel, a restaurant or brewery, light industry, tech manufacturing or commercial enterprise, parking for Parkhurst Field, recreational uses (baseball field, soccer field, golf driving range, indoor sport facility or a dog park), and agricultural uses.

A copy of the virtual open house flyer and summary of the public input received are included in appendices B and C.

Virtual and In-person Open House #2

The in-person open house was held on October 27, 2022, between 4 and 7 p.m. at the Family Counseling Center of Fulton County located on Broadway Street in Gloversville. The second virtual open house was held from November 10 through December 5, 2022, using the SurveyMonkey platform.

Both the in-person and second virtual open house shared a draft framework for the BOA Nomination Study. Participants were invited to review each recommendation and rate each one on a scale of one (did not like the project much) to five (loved it) and to share their comments. The recommendations that received the highest average scores include:

1. Continue to work closely with the USEPA to secure monies for Phase 1 and Phase 2 Environmental Site Assessments of brownfield sites and secure money for clean-up and remediation of strategic brownfield sites.
2. Continue to support the Neighborhood Stabilization Initiative that allows the city to purchase properties that have undergone county foreclosure, apply for and secure funds needed for acquisition and demolition, and renovate vacant or blighted properties, thereby elevating property values of entire neighborhoods.
3. Increasing the variety of housing options for Gloversville residents
4. Repair or replace aging stormwater infiltration catch basins, integrating best practices such as natural “green infrastructure” measures to improve drainage while also protecting natural resources.
5. Implement the proposed Risedorph Redevelopment Concept Plan.
6. Upgrade the lateral lines that feed the trunk line as part of the Fulton County sewer infrastructure project.
7. Advance the proposed Tradition Leather Redevelopment Plan.
8. Establish an Interagency Working Group (IAWG) to provide a forum for state and federal agencies to meet and provide financial, administrative, and technical assistance to the city for the revitalization of the Gloversville BOA.
9. Advance the proposed “Mill Crescent” Redevelopment Plan.
10. Continue to partner with federal, state and local organizations, as well as private property owners and developers, to prepare and implement redevelopment plans for the strategic sites identified in this BOA Nomination.
11. Advance the proposed Independent Leather Redevelopment Plan.

A summary of Open House #2 is included in the appendices.

Stakeholder Interviews

The project team worked with the city and Steering Committee to develop a stakeholder list at the beginning of the planning process included key people/organizations likely to be impacted by the redevelopment of brownfield and strategic sites located in the BOA.

One-on-one phone interviews were conducted with 12 representatives from community groups, businesses, local government organizations, developers, and non-profits between October and November 2021. The purpose of the interviews was to gain a better understanding of their concerns, desires, and ideas for redevelopment.

Key findings from these stakeholder interviews include the following:

- There is enthusiasm about business expansions, retail and restaurants on Main Street.
- It is important to attract people who want to participate in the revitalization of Gloversville and not just people interested in a second home near the Adirondacks.
- There is excitement around regional initiatives. The Mohawk Valley is going to be “a great place to move to” in the next 25 years.
- The BOA could be a catalyst for the type of action that people want to see.
- Gateway sites , such as properties on Harrison Street, a good opportunity to demonstrate progress and spur investment. Currently, the gateway sites are inconsistent with the many good things happening downtown and give people a poor first impression of the city. Key gateway sites mentioned were:
 - Woodside Avenue for large corporate partners like Price Chopper or other grocers/retailers
 - Burr Street with a tourism center tying into a trailhead and parks.
 - Route 38 and Harrison
- While there is general awareness and support for the city’s initiatives and plans, some stakeholders expressed that they were tired of discussing plans and are skeptical of real change.



E. TARGETED OUTREACH

Targeted outreach was also conducted to local community groups and businesses. This included email notifications about the project and upcoming public engagement opportunities and guest presentations at meetings.

[“The Crescent” Property Owners Meeting](#)

On February 3, 2023, a meeting was held with property owners and stakeholders regarding an area within the BOA known as The Crescent. The area includes 12 properties in a crescent shape along W Fulton Street, Cayadutta Street, and S Main Street. The intent of the meeting was to define a vision for the area, identify opportunities to realize the vision, discuss resources available to property owners, and generally begin a dialog on the area.

[Regional Brownfield Meeting](#)

Gloversville Mayor Vincent DeSantis attended the Mohawk Valley Brownfields Developer summit in April 2022. This meeting was also attended by elected officials, economic development professionals and organizations like Mohawk Valley EDGE, and developers. Mayor DeSantis gave a presentation on the BOA and strategic sites in the BOA to gather feedback and garner interest from regional stakeholders.

3

ANALYSIS OF THE PROPOSED BOA

SECTION CONTENTS

- A. Introduction
- B. Community and Regional Context
- C. Economic and Market Trends Analysis
- D. Existing Land Use and Zoning
- E. Land Ownership
- F. Parks and Open Space
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- H. Transportation and Infrastructure Systems
- I. Natural Resources and Environmental Features
- J. Brownfield, Abandoned and Vacant Sites
- K. Strategic Sites
- L. Building Inventory



Analysis of the Proposed Brownfield Opportunity Area

A. Introduction

This section of the Nomination Study describes and analyzes existing conditions and opportunities for the Gloversville Brownfield Opportunity Area (BOA). Particular attention is paid to the identification of strategic sites that could be catalysts for revitalization. The information presented here establishes the foundation to develop specific and realistic recommendations listed in Section 4.

B. Community and Regional Context

Regional Setting

The City of Gloversville is in eastern Fulton County in the Mohawk Valley Region of New York State. Its location near the NYS Thruway means that it is accessible from nearby population centers and acts as a gateway to state forest and wilderness areas to the north. It is situated five miles southwest of Great Sacandaga Lake between the Adirondack Park and the Mohawk River. The City of Johnstown, the county seat, borders Gloversville to the southwest. Major nearby cities include Albany 50 miles to the southeast, Saratoga Springs 31 miles to the east, Utica 55 miles to the west, and Syracuse 105 miles to the west. (See Table 3.1) Major roadways connecting Gloversville include NY Route 29A, NY Route 30A, NY Route 309, NY Route 349, and Interstate 90, which lies six miles south.

Table 3-1. Distance to Regional Communities

From Gloversville to:	Distance (in miles)	Travel Time (estimate)
Schenectady	30	45 minutes
Saratoga Springs	31	44 minutes
Albany	50	1 hour
Utica	55	1 hour 9 minutes
Syracuse	105	1 hour 53 minutes
New York City	196	3 hours 30 minutes

Community Setting

Gloversville was originally three separate settlements—the Settlement on the Hill, Kingsboro Settlement, and the Mills Settlement. These soon merged as they grew inward toward what is now the “four corners” where West and East Fulton Street intersect with North and South Main Street. In 1853, Gloversville was incorporated as a village.

During the 1870s, Gloversville quickly became an industrial hub renowned for its leather tanneries and glove making industry. The Fonda, Johnstown, and Gloversville (FJ&G) railroad provided the transportation of goods, services, and people, while the Cayadutta Creek cooled industrial equipment and aided manufacturing processes. As industry boomed and its population grew, Gloversville was incorporated as a city in 1890.

From 1890 to 1950, 90% of all gloves in the United States were made in Gloversville, giving it the moniker of the “Glove Capital of the World.”¹ At peak production, in the 1950s, there were over 200 tanneries dispersed throughout the city which employed thousands of local residents. Together, the tanneries and glove shops employed 80% of the city’s workforce. After the 1950’s, both the economy and leather/glove making industries declined sharply. Gloversville’s population fell from a peak of 23,634 in 1950 to 15,052 in 2017.

Today, Gloversville is a quiet city just outside of the Capital Region and the lower Adirondacks. Its rich industrial history remains visibly present in the street layouts, vacant industrial buildings, and an older housing stock. It also provides Gloversville with its traditional charm as a compact, walkable city which capitalizes on its natural and architectural beauty. Cayadutta Creek is now a Class C stream supporting local fish and wildlife. Following its banks through the center of the city is the FJ&G line, which has been converted into a recreational Rail Trail. Main Street also runs parallel to the Cayadutta and is the north-south spine around which the downtown is organized. Due to the efforts of local officials and their partners, business is growing downtown, with new commercial, cultural, retail, and food/restaurant

¹ Trebay, Guy, "Heir to a Glove Town's Legacy". The New York Times, October 21, 2009.

operations. The many legacy brownfields dotting the city offer opportunities to redevelop the former Glove Capital of the World into a rich micropolis supporting active lifestyles and modern industries.

Demographic Profile

Population

Like many upstate cities, Gloversville has experienced a declining population in recent years. According to U.S. Census Bureau data, Gloversville’s population increased slightly between 2000 and 2010, but then declined 1.17% in the subsequent census years to 15,498 people in 2020. This trend is consistent across Fulton County and the Mohawk Valley Region. The number and size of households in the city also declined. A detailed overview is shown in Tables 3-2 and 3-3.

Table 3-2. Population Change

Area	Population (Year)		Change 2010-2020	
	2010	2020	Number	Percent
City of Gloversville	15,681	15,498	-183	-1.17
Fulton County	55,531	54,972	-559	-1.01
Mohawk Valley	500,155	496,027	-4,128	-0.83
New York State	19,378,102	20,201,249	823,147	4.2

Source: U.S. Census Bureau. Population Change 2010 and 2020. Prepared by Elan.

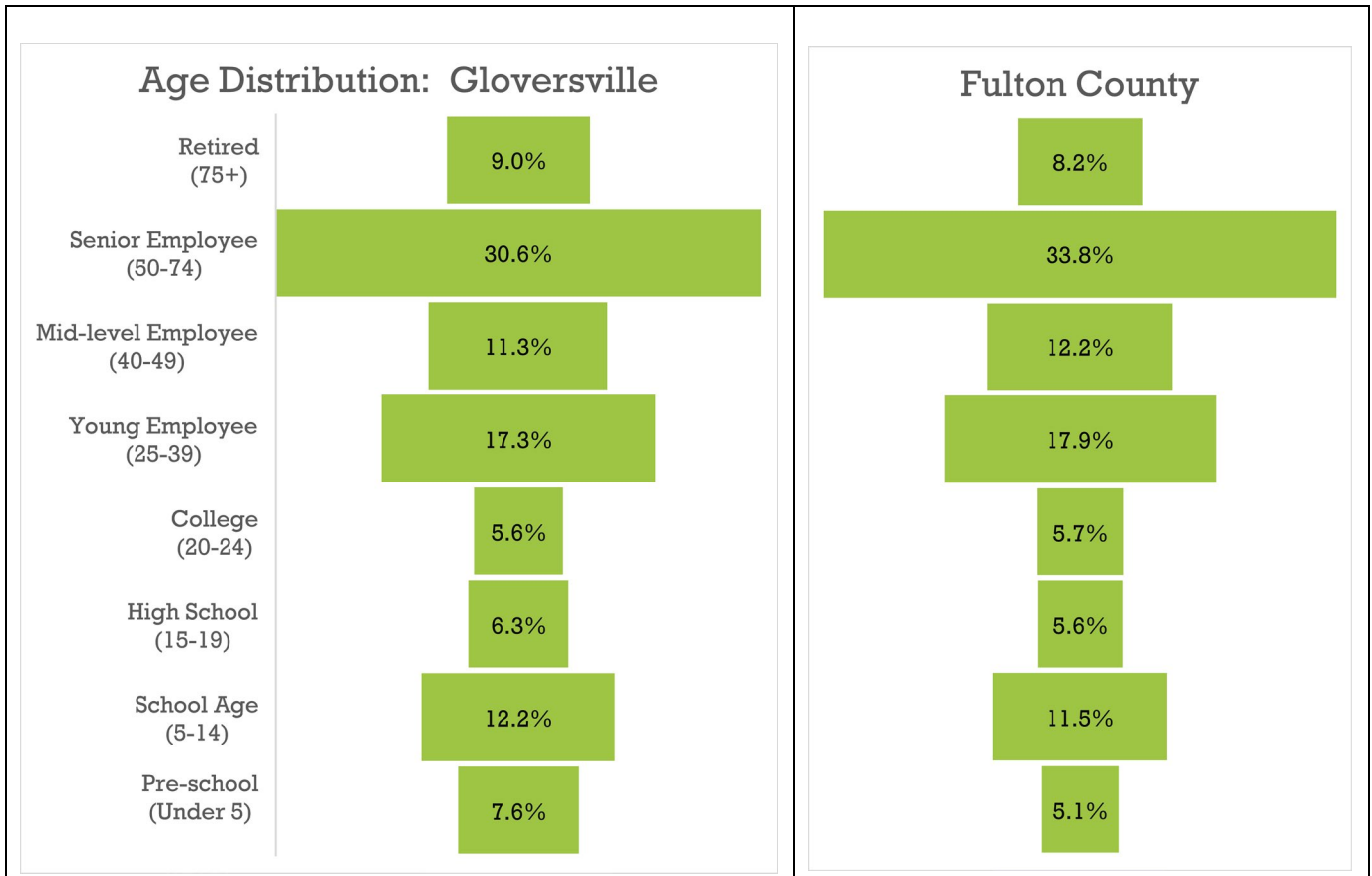
Table 3-3. Households

Area	Population (Year)		Change 2010-2020	
	2010	2020	Number	Percent
City of Gloversville	6,490	6,382	-108	-1.69
Fulton County	22,554	22,349	-205	-0.92
Mohawk Valley	199,964	198,795	-1,169	-0.59
New York State	7,196,427	7,417,224	220,797	2.98

Source: U.S. Census Bureau. Households 2010 and 2020. Prepared by Elan.

Gloversville has a slightly younger population compared to Fulton County and the Mohawk Valley Region. The median age in 2020 was 41.6 years, compared to the county’s 43.8 and the region’s 42.8. In terms of age characteristics, as shown in Figure 3-1 both the city and the county have a sizable population at or nearing retirement age. The smaller numbers of school age residents reflect larger demographic trends in an aging region.

Figure 3-1. Age Characteristics



Source: U.S. Census Bureau. Population 2020. Prepared by Elan.

Poverty and Income

Gloversville’s median household income was \$38,620 in 2020, about one-third lower than that in Fulton County (\$51,663; see Table 3-4). The city has a high poverty rate of 26.5%, almost double the NYS rate of 14.5%, and is classified as a disadvantaged community.² The poverty rate among individuals under 18 years-old was 31.2% in 2020. The city is actively trying to lower poverty rates through downtown revitalization and the addition of housing units throughout the city.

The entire Gloversville BOA is designated as an Environmental Zone. As defined by NYS, in order to qualify as an En-Zone, the census tract must:

² <https://www.nyscrda.ny.gov/ny/Disadvantaged-Communities>.

“have a poverty rate of 20 percent and unemployment rate at least 1.25 times the statewide unemployment rate. A site can also qualify if it has a poverty rate at least double the rate for the county in which the tract is located.”

When at least 50% of the area of a Brownfield Cleanup Program (BCP) site is located in a designated En-Zone, it is eligible for additional BCP tax credits.

Table 3-4. Income Characteristics

Income Measure	Gloversville	Fulton County
Median Household Income	\$38,620	\$51,663
Per Capita Income	\$21,973	\$29,984
Poverty Rate	21.5%	14.8%
Persons under 18 years	31.2%	21.7%
Persons 65 years and over	5.2%	7.2%

Source: U.S. Census Bureau. Income 2020. Prepared by Elan.

Race & Ethnicity

Gloversville is predominantly White/Caucasian (87.3%), with a small Hispanic (5%), Black/African American (1.2%), and Asian (0.7) population (see Table 3-5).

Table 3-5. Race and Ethnicity

Category	Gloversville	Fulton County
White alone	87%	91%
Black or African American alone	1%	2%
American Indian and Alaska Native alone	1%	0%
Asian alone	1%	1%
Native Hawaiian and Other Pacific Islander alone	0%	0%
Some other race alone	0%	0%
Two or more races	5%	3%
Hispanic (includes residents of any race. Other categories are non-Hispanic).	5%	3%

Source: U.S. Census Bureau. Race 2020. Prepared by Elan.

Educational Attainment

On average, the educational attainment of Groversville’s residents is slightly less as compared to Fulton County residents. For example, 13% of Groversville residents have a bachelor’s degree or higher as opposed to 18.2% countywide.

Table 3-6. Educational Attainment

Educational Attainment Level	Groversville	Fulton County
Less than 9 th grade	3.2%	2.7%
9 th to 12 th grade, no diploma	12.4%	8.9%
High school graduate (includes equivalency)	41.5%	36.3%
Some college, no degree	18.3%	18.6%
Associate’s degree	11.7%	15.4%
Bachelor’s degree	6.2%	9.8%
Graduate or professional degree	6.7%	8.4%
Total population with high school education or higher	84.4%	88.4%

Source: U.S. Census Bureau. Educational Attainment 2020. Prepared by Elan

Housing Profile

The 2020 American Community Survey estimated the total number of housing units within the City of Gloversville to be 7,594 units (Table 3-7). Similar to most upstate communities, the housing stock is mostly pre-war construction, increasing the risk of lead paint exposure. Approximately 82% of units are occupied and 18% are vacant. Housing tenure for the housing units is almost evenly split between owner-occupied (48%) and renter-occupied (52%). For the latter, the median monthly rent was \$740, a 17.6% increase from the 2010 median of \$629, but slightly below the Fulton County median of \$777. Half of the occupied homes are single-family detached units. Two-family homes are the next most prominent type. According to DataUSA, the median property value in the City of Gloversville in 2020 was \$76,500. The median real estate taxes are \$3,008.

Table 3-7. Housing Occupancy

Housing Category	Gloversville		Fulton County
	Number	Percentage of Total	Percentage of Total
Vacant Housing Units	1,362	17.9%	23.1%
Occupied Housing Units	6,232	82.1%	76.9%
Owner Occupied	3,008	48.3%	69.7%
Renter Occupied	3,224	51.7%	30.3%
Total Housing Units	7,594	100%	100%

Source: U.S. Census Bureau, (ACS 2020)

During stakeholder interviews for the BOA study, anecdotal evidence indicated that, in 2021, the city experienced a more active real estate market than in recent years due to interest from second homeowners and residents moving to the area from other parts of New York State. This may be due to several factors including the relatively low cost of real estate, proximity to the Adirondack Park and the Capital District, and initial positive outcomes of the city’s long-range planning efforts.

Project research conducted as part of the BOA planning process also pointed to a lack of quality housing and limited housing choices. The city has begun to address this in its planning efforts. For example, the Gloversville Downtown Revitalization Initiative (DRI) is supporting the construction of new lofts and upper-story apartments downtown. Increasing housing diversity and quality will help improve housing choices for both current and future residents.

Environmental Justice Considerations

Gloversville’s population has elevated rates of disease and adverse health conditions, which may be linked to an older housing stock, residual industrial contamination, and/or an above average poverty rate. The USEPA’s EJSCREEN tool indicates that sensitive populations in Gloversville include impoverished individuals, children less than 5, and adults with less than a high school education. These are among the populations exposed to lead paint and superfund sites at rates higher than similar populations within NYS and USEPA Region 2. Testing has indicated that the children exhibit high blood lead levels

(Gloversville 47.8/1000vs 20.6/1000 Fulton County as reported by the New York State Department of Health [NYSDOH]). In addition, due to the numerous tanneries, residents are likely exposed to soils and groundwater containing elevated concentrations of volatile organic compounds (VOCs), metals, and polycyclic aromatic hydrocarbons. NYSDOH health statistics indicate that the area exhibits higher-than-average rates of cancer and infant mortality, which may be due to the presence of the noted contaminants.

Beyond the health impacts, 9% of the area's population lives with food insecurity³ which exceeds the NYS average of less than 3% according to the USDA Economic Research Group 2019 Summary. Further, the Fulton County's 2019-2021 Community Health Needs Assessment indicated that 15% of Adults Reported 14 or More Days of Poor Physical Health versus 10% for NYS. In addition, the SocioNeeds Index created by Conduent Healthy Communities Institute, which measures socioeconomic need correlated with poor health, indicated that the city scores 84.1 (out of 100) and is ranked as a 5 (means highest needs out of a 1 to 5 ranking) indicating Gloversville is in the highest socioeconomic need category.

C. Economic and Market Trends Analysis

This section summarizes the economic and real estate opportunities within the BOA as supported by the Economic and Market Analysis report (Appendix C).

The summary includes the following subsections:

- Retail Market Analysis
- Industry Analysis
- Real Estate Market Analysis
- Local Workforce
- Recent, Ongoing and Planned Investments.

³ Lives greater than one mile from a supermarket and does not have a car.

Retail Market Analysis

A Retail Market Analysis was conducted for Gloversville’s local trade area, which encompasses a 10-minute drive time from a central point near the intersection of Main and Fulton Streets. The local trade area includes the entire City of Gloversville, a large portion of neighboring Johnstown, and surrounding areas. Comparing local supply and demand of retail goods and services in the trade area shows where there are gaps in the marketplace, and thus which industry sectors could support new or expanded businesses within the city.

Figure 3-2. Gloversville Local Trade Area



Overall, the local trade area appears to be well served by existing businesses, but there are some retail categories where residents travel outside of the local trade area to make their purchases. If businesses in Gloversville were able to recapture 25% of those lost sales, the local trade area could potentially support a new clothing store business, a specialty food store, and an office supplies, stationery, and gift store. While other retail categories in the following table do not show sufficient recapture to support a new establishment, evidence exists to suggest that existing establishments in these categories could expand to support demand in the local trade area.

Table 3-8. Retail Spending

Supportable Retail Businesses and SF, Local Trade Area

NAICS	Industry Group	Retail Gap	25% Recapture	Average Sales per Business	Supportable Businesses	Average Sales per SF	Supportable SF
4412	Other Motor Vehicle Dealers	\$2,718,495	\$679,624	\$1,732,299	0.392	\$300	2,265
4452	Specialty Food Stores	\$2,869,505	\$717,376	\$744,296	0.964	\$300	2,391
4453	Beer, Wine & Liquor Stores	\$104,235	\$26,059	\$1,155,290	0.023	\$300	87
4481	Clothing Stores	\$7,127,169	\$1,781,792	\$1,066,298	1.671	\$300	5,939
4482	Shoe Stores	\$1,441,486	\$360,372	\$1,105,683	0.326	\$350	1,030
4512	Book, Periodical & Music Stores	\$602,691	\$150,673	\$7,149,109	0.021	\$250	603
4531	Florists	\$382,680	\$95,670	\$357,880	0.267	\$500	191
4532	Office Supplies, Stationery & Gift Stores	\$2,309,419	\$577,355	\$588,684	0.981	\$400	1,443
7223	Special Food Services	\$1,195,360	\$298,840	\$517,945	0.577	\$500	598

Source: ESRI, MRB Group

Industry Analysis

The existing industry makeup of Gloversville is an important factor in identifying areas for economic opportunity within the BOA. Economic growth is often built from the foundation of existing industrial, demographic, civic, and educational assets, and conditions within the community. However, development within the BOA does not exist in a vacuum, rather it is further supported by conditions within Fulton County as a whole.

According to EMSI's economic data, businesses and organizations in Gloversville offered about 5,400 jobs in 2020. The largest industries are Healthcare and Social Assistance; Government; and Manufacturing, each with over 800 jobs. These are followed by Accommodation and Food Service; Retail Trade; and Other Services, each with between 400 and 600 jobs.

The largest employing industries for Fulton County in 2020 were Government (3,547 jobs) followed by Healthcare and Social Assistance (3,198 jobs), Retail Trade (2,282 jobs), and Manufacturing (1,669 jobs). Models from EMSI estimate that between 2020 and 2030, Fulton County's will lose roughly 5% of its government jobs but see some job growth (2%) in its Healthcare and Social Assistance and Retail Trade sectors, and a 10% growth in the Manufacturing sector, which is projected to add 166 jobs. This trend reflects a competitive advantage in manufacturing for the county. Unsurprisingly, the Fulton County area has a very high concentration of leather and hide tanning and finishing businesses. In addition, there is a high industry concentration of other manufacturing industries including glass and glass product manufacturing, dairy product manufacturing, apparel accessories and other apparel manufacturing, and textile and fabric finishing and fabric coating mills. The high concentration of these industries indicates that necessary resources, services, and labor would be more available in the city and county than other areas of the country. In other words, development within the BOA of any of these industries would be well supported by the surrounding area and context (see the Economic and Market Analysis in the appendices for the full list top industries by NAICS code).

Real Estate Market Analysis

Real estate market trends provide valuable insight into the types of building and facilities that would be best suited for development in the area. Vacancy rates for new and existing buildings indicate where there are gaps in the market.

According to CoStar real estate data, the City of Gloversville has had a solid market for commercial office space and retail space. Both have had low vacancy rates over the past decade. The few times vacant retail or office space has become available on the market, it was utilized quickly, indicating that the city could support an additional supply of new office and retail space.

Industrial real estate has been more volatile, with vacancy rates fluctuating between 10% (2015) and 22% (2012) between 2011 and 2020. No new industrial space has come on to the market during that time, and it is questionable whether new space will be utilized. Addressing any deficiencies within existing vacant industrial space would likely be more beneficial than introducing additional supplies.

The multi-family residential market has improved considerably between 2011 and 2020, with the vacancy rate dropping from 9% to approximately 3%. CoStar captured only one delivery of new units onto the

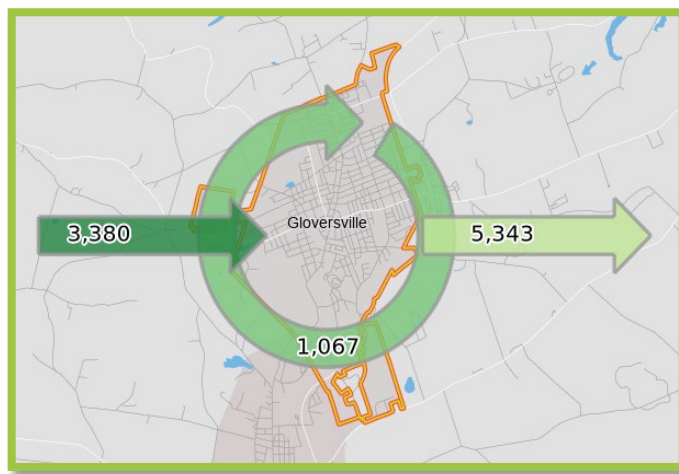
market in that timeframe, and they were occupied quickly. It is likely that additional multi-family residential development could be supported by market demand.

Local Workforce

According to 2020 commuting data from CES OnTheMap, approximately 9,800 employees live and/or work in Gloversville. Of these, 5,300 (54%) are residents who commute to jobs outside of the City, 3,400 (34%) are local employees who live outside of the city, and 1,100 (11%) both live and work in the city.

Gloversville's large commuter population is a prime target for redevelopment efforts that aim to improve housing and jobs for those seeking to live where they work and adopt less car-dependent lifestyles. The city is starting to see dividends from related initiatives it is undertaking to improve the quality of life for residents. This includes initiatives to diversify housing options downtown, increase local attractions and amenities, and improve employment opportunities in the area. For example, through the DRI, state funding has been secured to initiate a Downtown Business Improvement Fund, invest in new housing and downtown restaurants, and create or expand public spaces and amenities.

Figure 3-3. Commuters



Source: CES OnTheMap

Housing Options and Opportunities

Gloversville commissioned a housing market analysis as part of its 2018 Downtown Development Strategy. The study recommends prioritizing the addition of new housing units in its downtown including market rate loft apartments on upper floors and new market rate residential rental units on vacant downtown properties. This would provide a greater housing mix downtown and lay the foundation for a neighborhood which could support more retail and restaurants.

The city is making progress toward the realization of these recommendations through the implementation of the 2018 Downtown Development Strategy and its 2022 Strategic Investment Plan. Recent residential and mixed-use housing projects have expanded quality housing options for seniors, families, Veterans, people with disabilities, artists, and people with income restrictions. Many of these projects are in walkable areas and adjacent to downtown. They include:

- Glove City Lofts (DRI project, in progress) – New 75 loft-style affordable artist housing project on an existing vacant lot near City Hall.

- Carriage House Renovation (DRI project, in progress) – Redevelopment of a historic building on Main Street into a full-service microbrewery and restaurant, seven studio units of market-rate housing, and an event space.
- Daniel Hayes Mill Lofts (DRI project, in progress) – Adaptive reuse of a former mill for 20 apartment lofts and greenspace for recreational use near Cayadutta Creek.
- Estee Phase I and Phase II (with City, NYS HCR, NYSERDA, and Federal funds) – Conversion of the former Estee Middle School to 37 new senior apartments (2018) in the downtown area. The Estee Commons Apartment building next door, which houses 39 market-rate units, was completed in an earlier phase.
- Kingsborough Apartments (2017 with Housing Trust Fund/HCR fund) – The Gloversville Housing Authority and partners renovated the former Kingsborough hotel to create 40 units of affordable housing.
- The Rose Building at 1-5 N. Main Street – Converted by developers into fully occupied residential units and commercial space.
- The Beacon Building at 51-57 S Main Street – Redeveloped with a mix of private funding and a Main Street grant to provide eight new apartments and four commercial spaces.

Placemaking Investments

In addition to the housing projects, the city has invested in complementary placemaking projects with state and regional partners to improve quality of life, tourism, and retention of spending potential through residency in the city. Recent projects include:

- St. Thomas Square (9 Elm Street) – DRI funding is supporting improvements to the square including pedestrian infrastructure, green space, connections to Main St, and year-round programming. This project builds on previous work by the city to erect a permanent Farmers Market Pavilion for festivals and other social gatherings in this space (NYS Ag and Markets grant) and to enhance Castiglione Park (47 N Main Street) with new benches and a pathway.
- Wandel Park improvements (14 Spring Street) – The City added a new pavilion, benches, and event space.
- Trail Station Park (1 Frontage Road) – Funding from the DRI and Office of Parks Recreation, and Historic Preservation (OPRHP) is supporting the expansion of this central park on the Cayadutta to include additional public facilities and youth activities.
- Streetscape improvements – DRI funding will help create a more welcoming environment along Spring and Elm Streets with improved sidewalks, street trees for shade, and pedestrian lighting for pedestrians, bicyclists, and motorists.
- Downtown Piazza – DRI funding will help the City transform a vacant property into an urban plaza/public gathering place with trees, seating, and event space.
- Schine Memorial Hall (30 N Main Street) – Using a Restore NY grant and private investment, the owners of the Schine Building restored the building to house offices, commercial and a museum. DRI funding is supporting a second phase to add artist co-working spaces.

- Glove Theatre Renovations (42 N Main Street) – A local LLC has spearheaded renovation and programming through fund-raising and social media. Their efforts will continue with DRI funding to restore the theatre’s historic interior and exterior.
- Fremont Community Garden (110 Fremont Street) – A local non-profit has repurposed three empty residential lots at Fremont Street into the Fremont Community Garden, a garden and public space that nearby residents can enjoy.
- Gloversville Library Building Stabilization and Capital projects (2013 to present) – Numerous state grants and private donations totaling over \$9.5 million have been invested in the restoration of this historic anchor building.

These and other examples demonstrate the creativity of developers and residents in Gloversville who are working to restore historic buildings and vacant sites into productive uses for the community.

D. Existing Land Use and Zoning

Zoning and land use patterns in the BOA can provide a framework for understanding the development potential of the Study Area. Zoning is the primary local tool for implementing the vision of the City's 2015 Comprehensive Plan. It is critical to evaluate existing zoning regulations to ensure that existing regulations are consistent with the desired outcomes and recommendations in this study. Future uses proposed in the BOA should complement rather than conflict with existing land-use patterns.

Land Use

As illustrated on both Figure 3-4 and in Table 3-9, the Gloversville BOA is predominantly a built environment. The BOA includes the portion of Gloversville’s Main Street with commercial, industrial, and public services; adjacent residential areas; open space; historic buildings in various stages of redevelopment; and some vacant parcels.

The BOA’s existing land use patterns are illustrated in Figure 3-5. The BOA has a healthy mix of uses and densities. Residential is the most common use, accounting for almost one-third of land in the BOA. Vacant land is the next most prevalent use, accounting for one sixth of the BOA. Third and fourth are commercial and industrial uses, which together cover almost a quarter of the BOA. Public services, community services and recreational uses all comprise approximately 5 to 6% of the Study Area. Transportation uses (i.e., road network) comprise about 15% of the Study Area.

Figure 3.4. BOA Land Use (Acres)

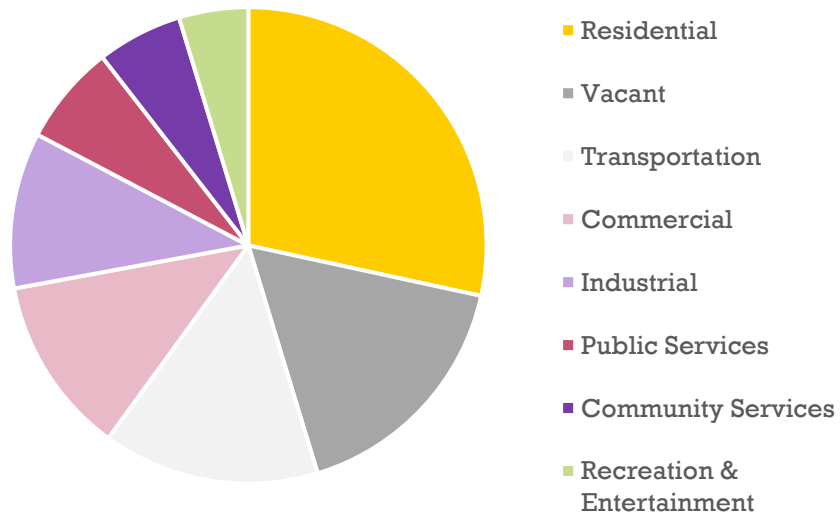


Table 3-9. Land Use

Land Use	Number of Parcels	Acres within BOA	% of Acres within BOA
Residential (total)	1,437	261.9	28.4%
<i>Residential</i>	51	14.6	1.6%
<i>Residential – Apartment</i>	89	18.7	2.0%
<i>Residential – Single-Family</i>	689	126.2	13.7%
<i>Residential – Two-Family</i>	551	88.7	9.6%
<i>Residential – Three-Family</i>	57	13.7	1.5%
Vacant Land	313	155.4	16.9%
Transportation	1	135.2	14.7%
Commercial	281	111.8	12.1%
Industrial	40	98.0	10.6%
Public Services	17	63.0	6.8%
Community Services	47	53.1	5.8%
Recreation & Entertainment	21	43.3	4.7%
TOTAL	2157	921.7	100%

Source: NYS Property assessor

Residential

Residential development of various densities is present throughout the BOA, and it is the area's dominant land-use type. Within the BOA, there are 1,437 residential parcels covering 262 acres of land. Residential parcels are scattered throughout the BOA but are most prominent in the north and central portion of the BOA around Bleecker Street and W 8th Street. There is a mix of single-family residential, apartments, two- and three-family residential units with single- and two-family residential being the most common type of residential development.



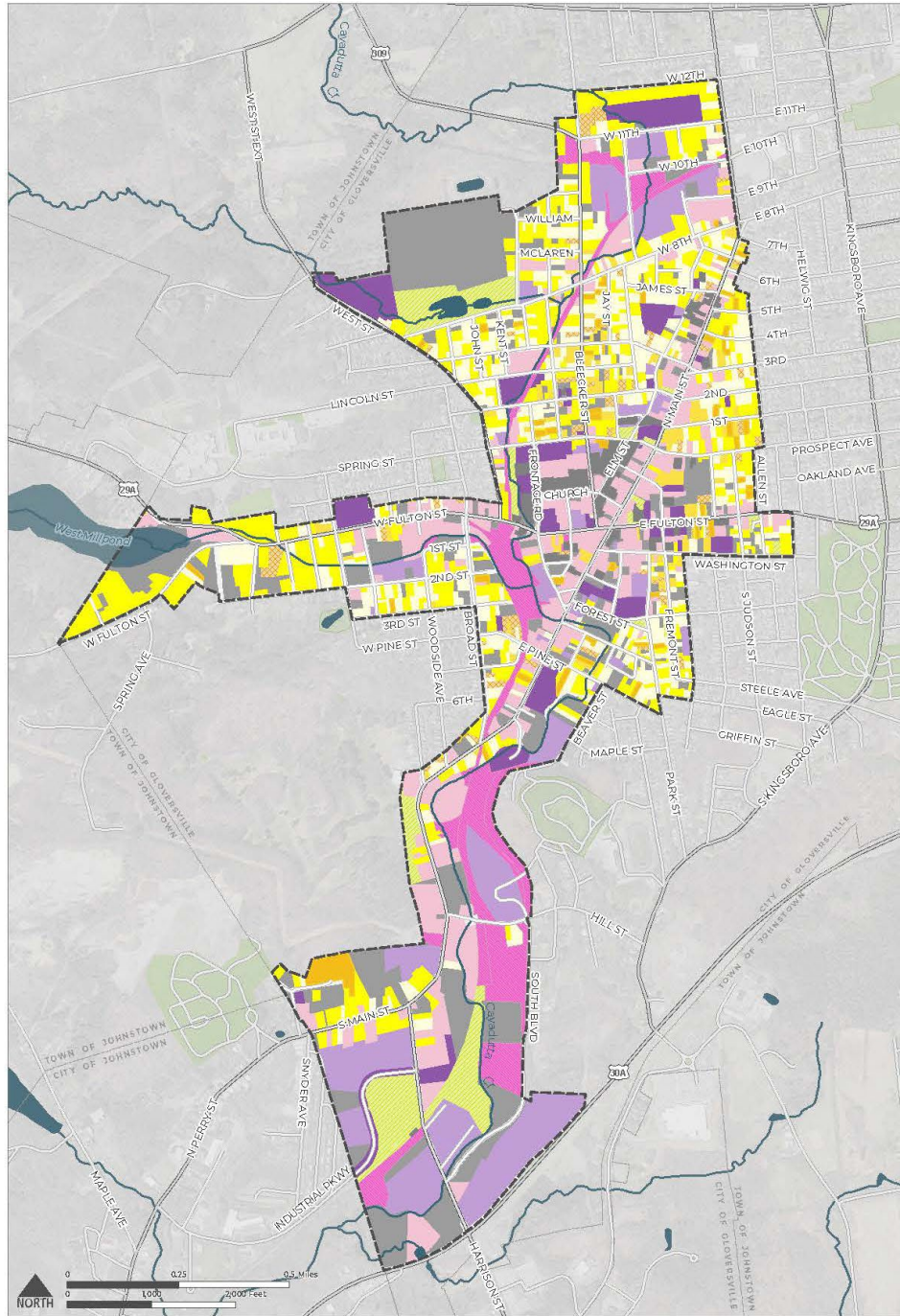
Vacant Land

Vacant land comprises approximately 15% or 155.4 acres of the Gloversville BOA. Vacant parcels range in size from less than 1 acre to a 32-acre lot along Wilson Street in the northeastern portion of the BOA. Of the vacant parcels, 161 are vacant residential, 22 are residential land with small improvements, 53 are vacant parcels located in commercial areas, four are vacant commercial with minor improvements, and 24 are vacant lands located within industrial areas. Although many of these properties are currently unproductive and blighted, they can pose great opportunities for redevelopment. Reducing the number of blighted properties and attracting developers to return abandoned properties to productive use is a priority for Gloversville.

Transportation

Transportation-related uses constitute 14.7% (135 acres) of the Gloversville BOA. The transportation category is comprised of undesignated parcels within the BOA and primarily includes the area road network and rights-of-way.

Figure 3-5. Land Use Map



- | | | |
|------------------------------|-----------------------------|--------------|
| Existing Land Use | | Proposed BOA |
| Commercial | Residential - Single Family | Proposed BOA |
| Community Services | Residential - Two Family | |
| Industrial | Residential - Three Family | |
| Public services | Residential - Apartment | |
| Recreation and entertainment | Vacant land | |
| Residential | | |

EXISTING LAND USE
Groversville Brownfield Opportunity Area (BOA)

Source: NYS Office of Information Technology Services, GIS Program Office, 2017-2020

Industrial

Industrial land accounts for 10.6% or 98 acres of the study area. Large areas of industrial land are present in the south of the BOA and include uses along Industrial Park Road and areas along Harrison Street and South Boulevard (e.g., Taylor Made Plant and Taylor Made Systems). In the northern portion of the BOA, large former industrial sites are found on Foster Street (Androme Leather) and on Wood Street (Wood Hyde Leather).

Public Services

The Public Services category of land use comprises 63 acres or approximately 7% of the total BOA. Public Services areas typically include utilities and public properties such as public works facilities. Parcels falling under the Public Services classification are located in three primary clusters—one in the northern portion of the BOA, one in the central portion of the BOA, and a large expanse of land along South Boulevard. These clusters are connected by undeveloped lands designated as Public Service adjacent to the Cayadutta Creek including the FJ&G Rail Trail. Another larger parcel that falls into this category is the electrical substation and surrounding land at the corner of Foster Street and West 10th Avenue.

Community Services

Parcels classified as Community Services make up approximately 53 acres or 6% of the BOA. This includes Kingsborough Elementary School on West 11th Avenue and the former City Recreation Site at 164 West Street that contained the Littauer Pool (not currently in use).

Recreation and Entertainment

There are 41 parcels spanning 43 acres that are classified as Recreation and Entertainment land use within the BOA. Most is contained on three large parcels: Parkhurst Field, a wooded area, and the former Risedorph Tannery. Parkhurst Field is a baseball field at the corner of Harrison and Industrial Park Road used by Gloversville Little League. To the east along the banks of Cayadutta Creek is a large undeveloped wooded parcel that is bisected by the FJ&G Rail Trail (in the 500-year flood plain). Lastly, the former Risedorph Tannery at 130-136 W 8th Avenue is a USEPA brownfield/NYS Remediation Site owned by the City of Gloversville.

Zoning

In April 2016, Gloversville adopted a zoning law and map based on its 2015 Comprehensive Plan. The zoning law established nine zoning districts, six of which are within the BOA (Table 3-10). Current zoning within the BOA is generally consistent with established land-use patterns. The existing zoning map is provided in Figure 3-6.

Table 3-10. Zoning in the BOA

Zoning Class	Acres	No. of Parcels	Percent of BOA
R1A (Residential)	4.2	16	0.6 %
R1 (Residential)	267.8	948	35.5 %
M (Manufacturing)	141.6	52	18.8 %
I-P-Z (Industrial)	17.4	6	2.3 %
C (Commercial)	153.2	551	20.3 %
R-C (Residential/Commercial)	169.4	572	22.5 %
TOTAL	753.6*	2145*	100 %

*Data Note: Transportation and public service rights of way are not included in the parcel count for zoning

The zoning law, found in Chapter 300 of the City Code, is compatible with the objectives of the BOA program. Uses anticipated with redevelopment are consistent with the existing zoning districts. Article III establishes the zoning districts and Article IV provides specific use regulations for each of these zoning districts.

- **R-1 (Residence).** Provide low-medium density residential uses including single-family detached, existing/new two-family dwellings and duplexes. This district allows home occupations, conversions of single-family to multi-family homes and other residential uses with special use permits. The minimum lot size is 6,000 square feet (ft²) for single-family dwellings or 3,000 ft² per multi-family unit.
- **R-1A (Residence).** Provide low-density residential uses through single-family detached housing and accessory structures. The city may allow multifamily housing, schools, parks, and other public uses through site plan review. The minimum lot size is 12,000 ft² for single-family dwellings or 6,500 ft² per multi-family unit.
- **R-C (Residence-Commercial).** Provide medium-density, mixed-use dwellings and commercial/retail spaces. Single-family detached dwellings, existing/new two-family dwellings, duplexes, multi-family dwellings, home occupations, bed-and-breakfasts, cottage industry, and cottage retail. The minimum lot size is 5,000 sf for single-family dwellings or 2,000 ft² per multi-family unit.
- **C (Commercial).** Area reserved primarily for commercial/retail spaces. Permissible structures include existing/new two-family dwellings and duplexes, existing/new multi-family dwellings, home occupations, bed-and-breakfasts, cottage industry and cottage retail with retail facilities. The minimum lot size is 6,000 ft² per single-family dwelling or 1,500 ft² per multifamily unit. Whereas the building height maximum in most of Gloversville is 40 feet, some buildings in this district may be 60 feet tall.

- **M (Manufacturing).** Area is for manufacturing, development, and production / assembly work. No uses are permitted by right. All uses subject to site plan review. Included uses are all C-zoned uses, not including dwelling, school, hospital, or institutional. Prohibited uses are junkyards, slaughterhouses, fertilizer/glue manufacturing, and refinery processes. The city determines minimum lot sizes during site plan review.
- **FBO (Downtown Urban Core Form-Based Overlay District).** The purpose of this district is to maintain and promote a more vibrant, pedestrian-friendly downtown to serve as the commercial and cultural center for several attractive and walkable surrounding neighborhoods. In order to accomplish this, the City of Gloversville has chosen to utilize a Form-Based zoning approach. These regulations are intended to encourage a mix of uses that serve the needs of the residents and visitors to the City, retain the most valued historic and cultural qualities of the community, and ensure that new infill development is compatible with the existing urban fabric and character of the surrounding neighborhoods.
- **IPZ (Industrial Park Zone).** Provide locations for industrial activity and heavy manufacturing. Loading and shipping of goods. Provide flexible and expansive lands for lessee usage. Permitted uses include Warehouses, junkyards, storage, livestock housing, dangerous or nuisance uses (explosives, odor, smoke, refuse matter), industry. The city determines minimum lot sizes during site plan review.
- **CIP (Crossroads Industrial Park Zone).** The city determines minimum lot sizes during site plan review.
- **CBP (Crossroads Business Park Zone).** The minimum lot size in this district is 1 acre.
- **Historic District Overlay.** Protects and enhances the landmarks and historic districts which represent distinctive elements of the City of Gloversville's historic, architectural and cultural heritage. Alterations to structures which are publicly visible/accessible may require approval from the Historic Preservation Board.

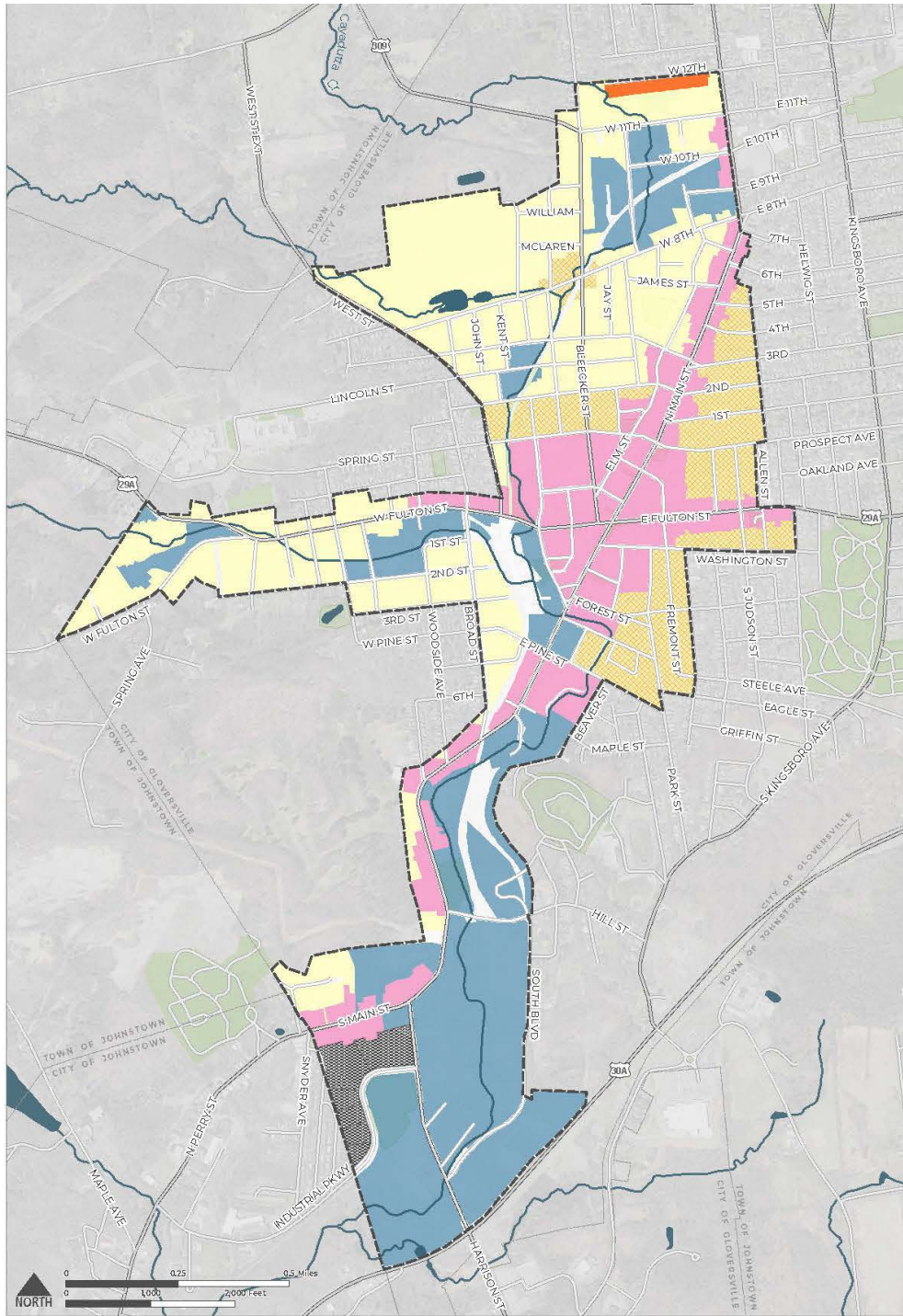
Of the 753.6 acres of land within the BOA subject to zoning (excluding transportation and public rights of way), 35.5% (948 parcels) are zoned as R-1 Residential. These areas are located primarily along the northern and western portions of the city. Redevelopment of key strategic sites and improvements in the public realm can help to raise residential demand as more jobs are created and improve and/or enhance the neighborhoods and property values. The BOA analysis will have limited impacts on these properties, but Residential-Commercial zoned land located along the edges of the commercial districts makes up 22.5% of the BOA acreage (572 parcels). These zones serve as the buffers between purely residential or purely commercial uses. Approximately 20% of the BOA is zoned as commercial (551 parcels). These commercial zones are concentrated along the central corridor of Main Street, running north to south within the city.

Manufacturing zones account for 18.8% of acreage in the BOA (52 parcels). Manufacturing-zoned areas are located along the southern tip and sparsely throughout western and northern portions of the city. Sixteen parcels (0.6%) in the BOA are zoned for low-density residential development, most of which are in the eastern portion of the city. The southern tip of the City and BOA contain the only parcels zoned for industrial parks, with six parcels covering roughly 2.3% of the BOA.

The Downtown Urban Core Form Based Overlay (FBO) District is a key component of the Gloversville zoning ordinance (Chapter 300.12). The overlay district is intended to maintain and promote a more vibrant, pedestrian-friendly downtown to serve as the commercial and cultural center for several surrounding neighborhoods. The FBO District uses physical form, rather than separation of uses, as the organizing principle for the code. Some key components of the FBO District include:

- Building facades within a streetscape should align with adjacent buildings
- Setbacks for the building of all new construction shall be compatible with neighboring buildings and general site context
- New buildings shall have a minimum of two stories and a maximum of five stories.

Figure 3-6. Zoning Map



- Zoning Classes
- Manufacturing
 - Industrial Park
 - Commercial
 - Residential/Commercial
 - Residential R1
 - Residential R1A
- Proposed BOA

ZONING
 Gloversville Brownfield
 Opportunity Area (BOA)

Source: NYS Office of Information Technology Services,
 GIS Program Office, 2017-2020.

E. Land Ownership

Land Ownership is an important factor when evaluating revitalization opportunities within the BOA. Publicly classified lands are those that a municipality or other public agency owns whereas private lands are those that one or more private entities own. When land is held in public ownership, it simplifies the process for the municipality to implement its vision for the property. However, municipalities often hold land in public ownership for recreational or environmental reasons. It is worth noting that recreational enhancements on public land can complement nearby development projects. Table 3-11 illustrates the breakdown of land ownership in the BOA.

Table 3-11. Land Ownership

Ownership	Acreage	Parcels	% by Acreage
Private	663.8	2,081	72.0
Public	257.9	76	28
<i>City of Gloversville</i>	101.1	44	82.5
<i>Fulton County</i>	3.1	17	2.5
<i>Gloversville Housing Authority</i>	3.1	2	2.5
<i>Gloversville Public Library</i>	0.9	2	0.7
<i>Gloversville Water Board</i>	1.6	2	1.3
<i>Gloversville School District</i>	11.0	4	9.0
<i>New York State</i>	1.2	2	0.9
<i>US Post Office</i>	0.8	1	0.6
<i>Transportation uses</i>	135.2	1	14.7
Total	921.6		100

Source: <http://gis.ny.gov/parcels/>

As illustrated in Table 3-11 and Figure 3-7, most properties (72.0%) in the Gloversville BOA are privately owned. Within these areas, private owners will make most of the land-use decisions. However, the BOA also includes 75 publicly owned parcels totaling approximately 122.7 acres.

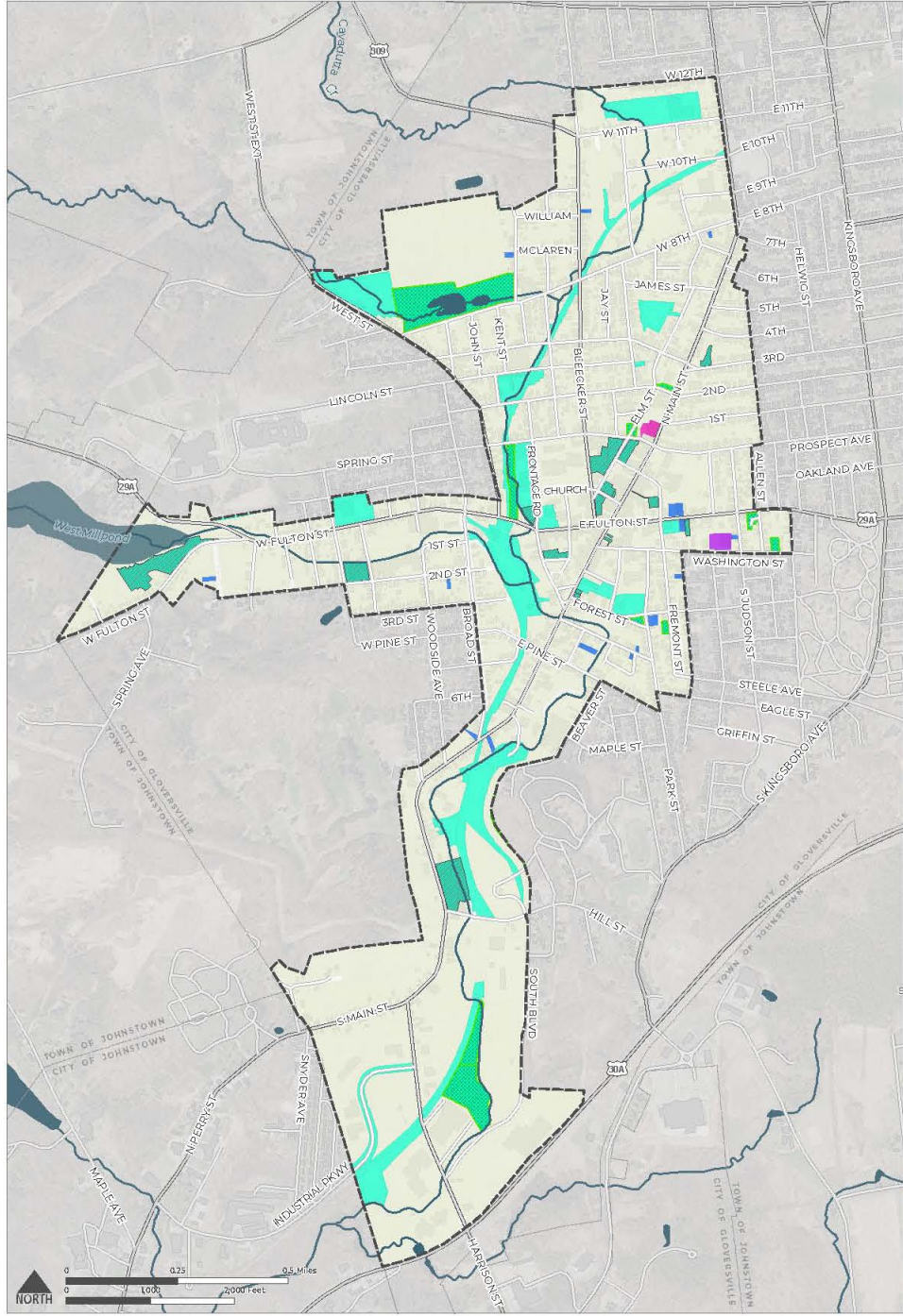
Several public parcels have desirable characteristics that can have a meaningful influence on private sector investment.

The City of Gloversville owns 16 acres of vacant land within the BOA. This places the city in a strong position to spearhead strategic redevelopment efforts targeting publicly owned parcels.

- **Cayadutta Creek, FJ&G Rail Trail and nearby land.** These public properties provide the north-south axis for the BOA. The Cayadutta's path was a major driver of Gloversville's development pattern, influencing the location and design of many buildings that are still standing. Adjacent to the creek, the FJ&G Rail Trail follows the path of the former FJ&G railroad. It provides recreational opportunities and a transportation path for pedestrians and cyclists.
- **DPW Garage site.** This property adjacent to the creek, rail trail, and downtown holds the potential for development, especially if the adjacent former Decca Records is redeveloped. The potential exists for a redevelopment cluster.
- **Gloversville Public Library.** This property is a special place for social gatherings for all age groups. The building is an anchor institution in the downtown historic district that recently underwent a \$9.5 million restoration and could catalyze additional private development in the immediate vicinity.

In addition, the development potential of other open spaces in the BOA could be heightened after the city completes proposed connections between the FJ&G Rail Trail, Trail Station Park, and other downtown parks including St. Thomas Square and Castiglione Park.

Figure 3-7. Land Ownership Map



- Land Ownership
- Federally Owned Land
 - State Owned Land
 - County Owned Land
 - City Owned Vacant Land
 - City Owned Park Land
 - Other City Owned Land
 - Privately Owned Land
 - Proposed BOA

LAND OWNERSHIP
Groversville Brownfield Opportunity Area (BOA)

Source: NYS Office of Information Technology Services, GIS Program Office, 2017-2020

F. Parks and Open Space

The Gloversville BOA includes a variety of public and open spaces, as illustrated on Figure 3-8 and described in more detail below. The city would like to build on these resources to increase recreational amenities, improve public access to water resources, improve multi-modal connectivity between open spaces, and attract additional visitors and private investment:

- **The Fonda, Johnstown & Gloversville Rail Trail (env Rail Trail/Cool River Trail).** This 10.5-mile rail-trail within Fulton County connects Downtown Gloversville to surrounding areas and communities. The paved corridor was once the right-of-way for the FJ&G Railroad, which had its start in 1867 and served communities from Schenectady in the southeast to the lower Adirondacks in the north. It roughly follows the path of the Cayadutta through Gloversville, crossing the creek in eight places and running along its banks for approximately half a mile from Trail Station Park to W. 8th Avenue.

The main trail passes through the cities of Johnstown and Gloversville but maintains a countryside feel, with scenic views along a mostly flat corridor. Visitors can enjoy unique natural and urban views as they bike, skate, walk, or cross-country ski along its route. The trail can be accessed in Gloversville via E. State Street, Main Street, and Harrison Street. Terminus points for the trail are along Union Avenue in Johnstown, CR 154 at Green Road in Gloversville, the Visitors Center in Vail Mills, and S. 2nd Street in Broadalbin.⁴

The FJ&G Rail Trail also offers connections to regional trail systems. The terminus in Johnstown is merely three miles north of the Erie Canalway Trail. The Erie Canalway Trail extends 524 miles, passing through major cities such as Albany, Utica, Syracuse, Rochester, and terminating in Buffalo. The proximity of this system to the FJ&G Rail Trail increases the potential for statewide visitors significantly.

- **Ashley's Park.** This is a private park situated in a neighborhood between the end of 12th Street and the Cayadutta Creek.
- **Risedorph Tannery Ponds.** Old tannery ponds at the Risedorph brownfield site buffered by trees and vegetation on W. 8th Avenue.
- **Gloversville Little Husky Field.** This two-acre public field just north of the city center lies between James, Union, Temple, and North Streets. It is officially the home of the Gloversville Little Huskies, a youth football team. The space is primarily used for the Gloversville Youth Football League and offers three separate multi-sport fields, bleachers, and parking access.

⁴ [https://www.trailink.com/trail/fonda-johnstown--gloversville-rail-trail-\(fj--g-rail-trail\)/](https://www.trailink.com/trail/fonda-johnstown--gloversville-rail-trail-(fj--g-rail-trail)/)

- **Wandel Park.** This small 0.4-acre pocket park located in the center of the city is adjacent to the intersections of Spring Street and St. Thomas Place and Spring Street and Elm Street. The park offers small walkways, shrub-lined beds, and two covered bench/seating areas.
- **Trail Station Park.** This 1.2-acre public recreation and event space is located at the site of the former headquarters for the FJ&G Railroad. The FJ&G Rail Trail runs through the western side of the park while the Cayadutta Creek flows through the eastern side. The park features an old train car, rail tracks, a wooden deck, historic signage, a gazebo, covered picnic areas, benches, dedicated parking, and open lawns for activity. The park hosts a variety of programs including the annual Gloversville Rail Fest. At the time of writing, Downtown Revitalization Initiative (DRI) and NYS Office of Parks, Recreation and Historic Preservation (OPRHP) funds are being used for park improvements including the addition of a splash pad, restroom facilities, additional seating, trails, and green space.
- **Farmers Market Elm St Pavilion.** This two-acre parcel of vacant open space includes the Elm Street Pavilion and has primarily been used for parking and as the dedicated location of the seasonal Gloversville Farmers Market. Plans are underway to further activate this space with a new pedestrian area, greenery, a decorative memorial area, seasonal ice rink, and connections to Castiglione Park.
- **Castiglione Memorial Park.** This 0.17-acre pocket park in the heart of the city is dedicated to Dr. Louis J Castiglione Jr., a founding member and president of the Gloversville Business Improvement District. The park is a quaint retreat between North Main Street and Elm Street. Visitors can enjoy an open space lined with flower beds, a memorial plaque, and muraled brick walls. The park also benefits from nearby programming such as an annual seafood boil and other food and wine festivals.
- **Littauer Park.** This vacant green space is on private property near downtown and the Estee Apartments.
- **Washington St. Park.** This 0.3-acre public park at the southeastern end of the city is adjacent to Washington Street and features an open lawn and playground equipment.
- **Fremont Community Garden.** A local non-profit repurposed three empty residential lots on Fremont Street into a community garden and public space.
- **Parkhurst Field.** This 7.5-acre baseball field lies between Harrison Street and Industrial Park Road. The space is primarily used for the Gloversville Little League baseball teams. The space offers seven separate fields, bleachers, and parking access.
- **Wooded Area.** East of Parkhurst Field along the banks of Cayadutta Creek is a large undeveloped wooded parcel bisected by the FJ&G Rail Trail.

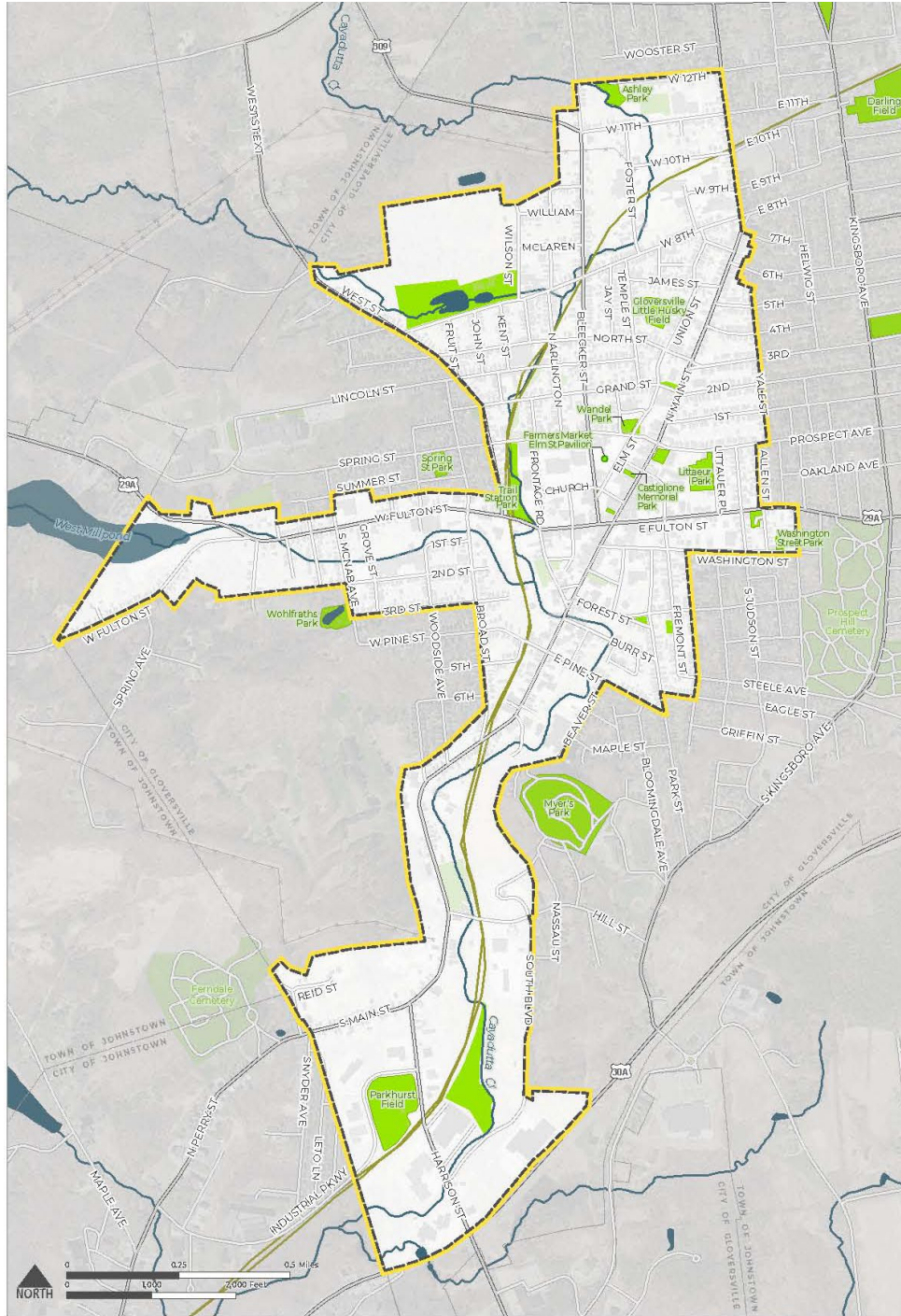
- **Cayadutta Creek Informal Access Points.** Cayadutta Creek passes several businesses and flows under more than a dozen public roads in the BOA, offering several points for casual public access and scenic views. These points could be better utilized with enhanced marketing and increased awareness of water resources.

There are also several public parks adjacent to the BOA. These include:

- **Spring St. Park.** This 0.8-acre park is located on the city's west side within a quiet residential neighborhood between Spring and Cherry Streets. Amenities within the park include playground equipment, walkways, chess tables, and a covered picnic area.
- **Wohlfarth's Pond.** This 1.8-acre public pond and park is located at the southwestern edge of Gloversville at the intersection of South Mc Nab Avenue and 3rd Street. This park contains walkways lining the edge of the pond, benches, picnic tables, a pavilion, and dedicated parking. This is a great space for people to enjoy recreational activities such as fishing, while taking in picturesque views and resting along the waterside.
- **Myer's Park.** This approximately thirteen-acre park along Gloversville's southern edge got its name in 1909 from Herman Meyers, a traveling peddler who climbed atop Burr Hill to enjoy the scenic views. Today, the park offers a quiet, open wooded space for visitors to delight in. The park has an extensive lawn, shrubs, bright flower gardens, bird houses and feeders, benches, grills, gazebos, picnic tables, a goldfish pond, a band stand, a water fountain, and restroom facilities. The park entrance is behind Park Terrace Elementary School off Bloomington Avenue and Myers Parkway.⁵

⁵ <http://www.cityofgloversville.com/portfolio/herman-meyers-memorial-park/>

Figure 3-8. Parks and Open Space Map



— Fonda, Johnstown & Groversville Rail Trail
 ■ Park

▭ Proposed BOA

PARKS AND OPEN SPACE
 Groversville Brownfield Opportunity Area (BOA)

Source: NYS Office of Information Technology Services, GIS Program Office, 2017-2020

G. Historic or Archeologically Significant Areas

The Trust for Historic Preservation notes that preservation can help strengthen a community's future while solidifying its past. Historic buildings draw people in and help to create vibrant, cultural neighborhoods. Numerous economic studies conducted throughout the country point to the fact that properties located within historic districts increase in value faster than those properties not located within historic districts.

Gloversville has a rich history rooted in the leather tanning and glove making industries. Because Gloversville did not suffer from large-scale demolition of historic buildings during urban renewal, it has many noteworthy buildings, including the Chamber of Commerce Building at 2 Main Street, the former City National Bank building at 10-24 N Main Street, the Eccentric Club (1908) at 109 N Main Street, and Schine Memorial Hall (1881) at 30 N Main Street.

There are two nationally registered historic districts and four nationally registered historic places in the city. The BOA contains one historic district and four historically notable properties. Gloversville aims to further "protect, enhance, and promote civic pride and heritage" within its historic buildings and sites, through the authority of the Historic Preservation Board and zoning code.

The BOA does not contain any federal or state recognized tribes, reservations, or heritage corridors. There are no archaeological resources in the BOA.

Historic Sites within the BOA

Downtown Gloversville Historic District

The Downtown Gloversville Historic District was listed on the National Register of Historic Places in 1985. The district is centered on the city's "four corners" at the intersection of Main and Fulton Streets and encompasses the city's historic commercial district. It contains 92 properties, 78 of which contribute to the district's character due to their age and architectural styles. The majority were built between 1870 and 1900 and include a variety of popular late Victorian architectural styles, including Italianate, Second Empire, Neoclassical/Greek Revival, Renaissance Revival, Romanesque Revival, and Art Deco. Of the 78 designated buildings within the district, 62 are commercial, six are religious, four are residential, four house public services, and two are educational facilities.⁶

Gloversville Free Library

The Gloversville Free Library was listed on the National Register of Historic Places in 1976. Located on the corner of E Fulton Street and Fremont Street, the building was constructed in 1904 and designed by architect Albert Randolph Ross. The architectural style of the library consists of a late nineteenth-early twentieth century revival, more specifically of the Beaux Arts style.

⁶ https://www.livingplaces.com/NY/Fulton_County/Gloversville_City/Downtown_Gloversville_Historic_District.html

Gloversville Armory

The Gloversville Armory was listed on the National Register of Historic Places in 1995. This facility is located on Washington Street, just around the corner from the Gloversville Free Library. The building was designed by the architect George L. Heins and was constructed in 1903. The late Victorian-style building served as a National Guard Armory. Today it serves as a recruiting station and location for the Army National Guard's Charlie Company, 2nd Battalion 108th Infantry Unit.



Gustav Levor House

The Gustav Levor House was listed in the National Register of Historic Places in 2005. This historic property is located at the intersection of Prospect Avenue and Littauer Place, just outside of the Downtown Gloversville Historic District. The property is a historic residence built in 1892 with a late Victorian Queen-Anne architectural style.⁷

First United Methodist Church

The First United Methodist Church was placed on the National Register of Historic Places in 1998. The church is located at the corner of Bleecker and Elm Street, adjacent to the Downtown Gloversville Historic District. The late-Victorian/Romanesque-style building was constructed in 1870. Today, the church is vacant and boarded up.



Glove Theatre

Built in 1914, the theatre was originally designed as an 800-seat music and vaudeville venue. It then became the flagship theatre of the Schine Circuit, the largest movie theater chain in the country. It served as one of the largest theatre venues in the region through the 1970s and hosted several premieres that brought celebrities to Downtown Gloversville. The Glove closed its doors in the 1970s during the decline of the leather industries and sat neglected for 20 years prior to reopening as a non-profit performing arts venue in 1995. Volunteers have maintained the building and have secured public and private funds for interior and exterior restoration. It is worth noting that the Glove Theatre is not listed on the National Register of Historic Places.

Nationally Registered Sites Near the BOA

Kingsboro Historic District

The Kingsboro Historic District was listed on the National Register of Historic Places in 1975. The district is located along the northern end of the city outside of the BOA at the intersection of State Street and Kingsboro Avenue. This district contains 18 buildings which face Veteran's Park and five more that are south of the park. Most of the properties included within the Historic District are one- to two-family

⁷ <https://cris.parks.ny.gov/>

residences. A large portion of the houses date back to the 1820–1840 period and are of Greek Revival architectural styles. The remaining structures within the district include a church, cemetery, museum, and the park.⁸

H. Transportation & Infrastructure Systems

Transportation systems allow for the efficient movement of people, goods, and services. These elements, along with infrastructure to support new and existing developments are necessary to support a successful and vibrant economy in Gloversville. Improving and connecting infrastructure for multiple modes of transport including walking, biking, transit, and driving is an important goal for the city.

Roadways

The City of Gloversville is easily accessible by car. State Routes 30, 30A, 10 and 29 provide vehicular access to regional destinations and the Adirondack State Park. They also connect motorists to I-90, I-87 and I-88. The city’s internal road network resembles a grid organized roughly around Main Street, which runs north-south and Fulton Street, which runs east-west. Kingsboro Avenue is another main artery that runs north-south connecting Route 349 at the north end to Route 30A on the south end. According to the New York State Department of Transportation (DOT) Traffic Data Viewer, the average daily traffic volumes are highest (below 25,000 vehicles per day) on Route 30A, moderate (below 10,000 vehicles per day) on Main, Fulton, Kingsboro and parts of State Street, and low (below 4000 vehicles per day) on the other local roads.

As for parking, many of the City’s retailers and businesses have their own designated lots. There are ample designated curbside parking spots along main and residential roadways. Curbside parking is prohibited from 11 p.m. to 6 a.m. during the winter months, for street maintenance/plowing services.⁹

Air and Rail Transportation

For long distance travel, commercial airports and passenger train services are within an hour’s driving distance in Albany (Albany International Airport and Albany-Rensselaer Train Station) and Amsterdam (Amsterdam Amtrak Station).

Public Transit

The Gloversville Transit System (GTS), established in 1974, serves Gloversville, Amsterdam, the Crossroads, Johnstown Industrial Parks, and Fulton-Montgomery Community College. The transit system offers local and long-distance bus services, paratransit services, as well as partnership rides with Adirondack Trailways.

⁸ https://www.livingplaces.com/NY/Fulton_County/Gloversville_City/Kingsboro_Historic_District.html

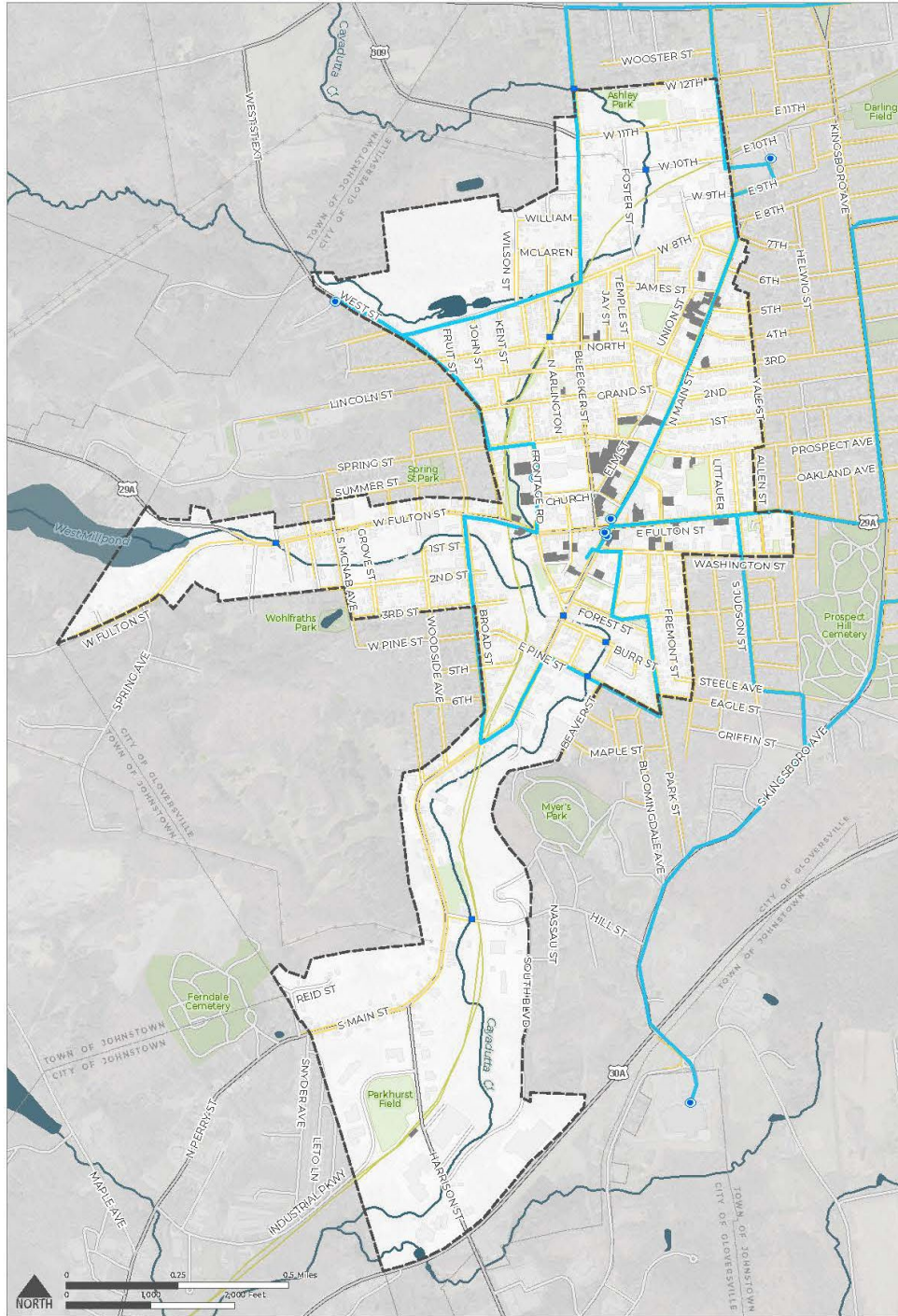
⁹ Gloversville Transit Authority, GTS, City of Gloversville Website

Pedestrian and Bicycle Networks

The City of Gloversville has an extensive network of sidewalks, particularly in the downtown area, though sidewalk conditions are poor. This can present challenges in some areas, especially for elderly residents, and force pedestrians to occupy space in the street. The city also has the FJ&G Rail Trail which offers unimpeded north-south routes for walking and biking through the core of the city.

Gloversville is working to make the city safer and more accessible for bicycles and pedestrians through a variety of trail planning and “complete streets” initiatives. These projects will help to increase safety and mobility for all residents.

Figure 3-9. Transportation Systems Map



- Bus Stop
- Bridge
- Sidewalk
- Bus Route
- Parking Area

- Fonda, Johnstown & Gloversville Rail Trail
- Proposed BOA

TRANSPORTATION SYSTEMS
 Gloversville Brownfield Opportunity Area (BOA)

Source: NYS Office of Information Technology Services, GIS Program Office, 2017-2020

Water Supply

The City of Gloversville, Board of Water Commissioners, and Gloversville Waterworks own and operate the City's potable water infrastructure. The potable water system is supplied by four major reservoirs located outside of the BOA: The 180 million-gallon Cameron Pond Reservoir, the 350 million-gallon Jackson Summit Reservoir, the 90-million-gallon Port Creek Reservoir, and the 90-million-gallon Rice Reservoir. The total amount of water delivered to the city during 2018 was 675,889,000 gallons -- equating to an average daily use of 1,851,750 gallons. Of this amount, 120,595,312 gallons were used for manufacturing purposes, with an average daily use of 401,984 gallons. The amount used for domestic and commercial consumption was 344,135,752 gallons, with an average daily use of 942,838 gallons. During the year, the daily average use per capita for all public and domestic activities was 62.0 gallons. As for water quality, all water entering the system from the filtration plant was of sanitary quality, and there were no detectable contaminants.¹⁰

Wastewater Disposal

The city's wastewater is treated by the Gloversville-Johnstown Joint Wastewater Treatment Facility (GJJWWTF) located outside of the BOA at 191 Union Avenue in Johnstown. The facility treats all wastewater generated by the residents of both Gloversville and Johnstown (approximately 25,000 people), two dozen industrial users, and approximately 100 users outside the corporate limits of the two cities.

The GJJWTF can treat up to 13.8 million gallons/day of domestic sanitary sewage and industrial wastewater. The facilities designed capacity for biochemical oxygen demand is 31.1%, the total suspended solids capacity is 53.0%, and the total kjeldahl nitrogen capacity is 19.2%. This shows that the facility is more than capable of providing additional wastewater services should the city develop or grow. The facility is also the first in the nation to generate 100% of its power using the biosolids in its facility supplemented with whey from cheese and yogurt manufacturers. Surplus power is sent to the electrical grid to supply energy for area homes.¹¹ Facility operations oversight is conducted through the Gloversville-Johnstown Joint Sewer Board, which consists of six members, three from each city.¹²

Stormwater Runoff and Storm Drainage

The city's stormwater runoff is maintained primarily through the City's zoning code via stormwater requirements for Site Plan Review and extensive storm sewer system drainage. Many drainage holes, catch basins, and other infrastructure funnel stormwater to the City's storm sewer system and the GJJWWTF. On an individual site basis, additional catch basins, silt ponds, bio-swales, and culverts collect or divert stormwater into local creeks. At least 62 storm water outfalls are known to empty into the Cayadutta and West Mill creeks. Most catch basins are brick and mortar structures well over 100 years old. The city has replaced over 110 catch basins and repaired over 30 more since 2017. The city's code

¹⁰ 2018 Annual Water Quality Report of the Gloversville Board of Water Commissioners

¹¹<http://www.nywea.org/Public%20Outreach%20Tools%20Documents/Water%20Infrastructure%20Messaging%20Document.pdf>

¹² <http://www.g-jwastewater.com/>

prevents any unapproved/unpermitted actions regarding the storm sewer systems. No changes, repairs, or additions can be made without the licensing approval of the City Clerk.

Sanitary Sewer System

The City of Gloversville maintains a 97-mile sanitary sewer main network. The lines are reported to be over 120 years and made of clay, with some iron pipes at creek crossings. The BOA contains an approximately 3.3-mile length of the city Trunk Sewer System - to which all the city's sanitary sewer mains and interceptors connect via a gravity fed design. The trunk sewer pipeline generally follows the path of the Cayadutta and the FJ&G rail trail. It passes through many old brownfield sites and crosses underneath the Cayadutta in 14 known locations, with the pipe being exposed in a few places. Leakages and main breaks have occurred in the past and pose significant threats to residents and the environment. For example, a sewage leak was discovered in a major trunk line crossing Cayadutta Creek in April 2017. The leak may have discharged significant quantities of sewage into the creek over an unknown period. The damaged pipe was replaced soon after.¹³

The city completed a Trunk Sewer System Investigation in 2018 and identified critical areas of concern. Two structurally unsound sections of pipe crossing the Cayadutta were replaced in 2020. Work is continuing to replace nearly 300 feet of old and failing trunk sewer pipe. In addition, the City replaced or repaired 87 failing catch basins and cleaned out over 100 more to increase their sump capacity and prevent silt and debris from entering Cayadutta Creek or West Mill Creek.

Updating the city's stormwater infrastructure including deteriorating trunk sewer lines and catch basins is a major priority to protect the health of residents, reduce non-point source pollution in the BOA, and improve the water quality of the Cayadutta and West Mill Creeks.

Solid Waste Disposal

Solid waste collection is organized by the City Public Works Department and operated by the Fulton County Department of Solid Waste (DSW). Waste goes from curbside pickup to the Solid Waste Department and is then consolidated for transfer to Utica for processing. DSW also follows a single stream recycling approach, with pickups twice per month. Additional recycling programs include Latex paint exchange, small business/non-profit programs, and a 'Borrow-a-Bin' program for public events. The public can bring any additional items unacceptable for curbside pickup to the Landfill Transfer Station in Johnstown. In 2018, the department collected 2,368 tons of single stream recycling and 42,998 tons of commercial, municipal, and construction and demolition debris waste in 2018.¹⁴

¹³ Waterbody Inventory/Priority Waterbodies List Fact Sheet for Mohawk/Cayadutta Creek Watershed (020200410), "Cayadutta Creek Upper, and minor tribs (1201-044) revised 2017" accessed via <https://www.dec.ny.gov/chemical/36739.html> May 18, 2020

¹⁴ Fulton County DSW 2018 Annual Report

I. Natural Resources and Environmental Features

Gloversville's natural resources and, particularly, its water resources played a major role in how the city developed and continues to be a valuable community asset. The natural resources and environmental features in and around the BOA are described below.

Geology & Soils

Gloversville lies in a flat valley surrounded by low hills. The upland topography of the BOA varies by subregion. A majority of the downtown core and urban land lies on flat to gradually sloping lands. Regions along the southern corridor of the city have steeper upward slopes. Along the western and northwestern edges, the slopes become more gradual and steeper. As steep slopes are not prominent within the BOA, the topography should not have any major impact on future development in this area.

The BOA has six prominent soil types. The Windsor-Urban land complex soils (114B and 114C), Scio-Urban land complex soil (112A), and Lansing loam soil (42D) pose no immediate development risks or concerns. The drainage value of these types is high to very high and the potential for surface runoff, and according to the National Cooperative Soil Survey, is valued as low. Appleton silt loam (44B) and Endoaquents (7B) soils may pose some development challenges, as their drainage values are poor and potential for surface runoff is high. This poor drainage/high runoff can be accounted for via the implementation of bio-swales, retention ponds, and other stormwater management systems.

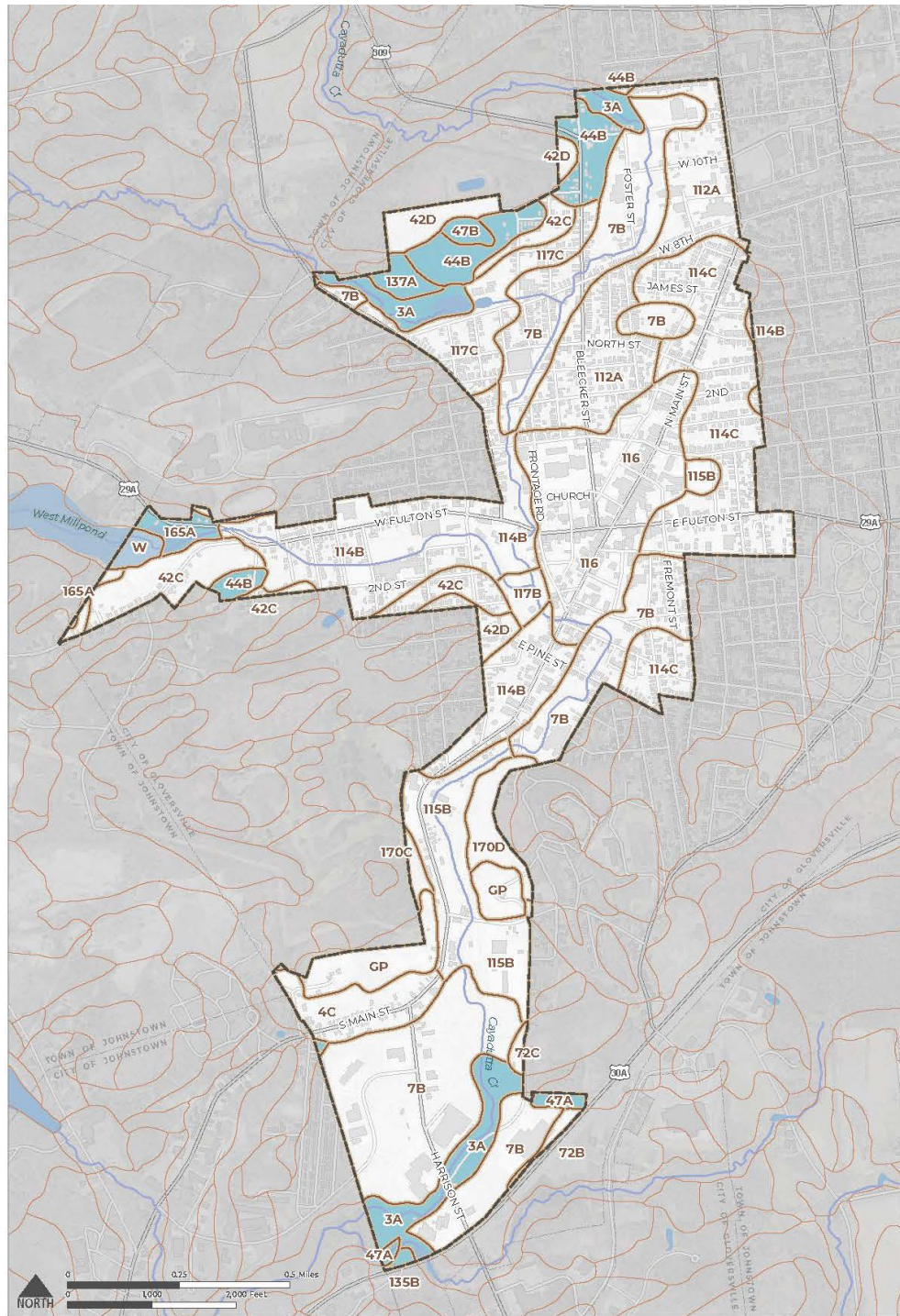
Figure 3-10. Slope Map



SLOPE
 Gloversville Brownfield
 Opportunity Area (BOA)

Source: NYS Office of Information Technology Services,
 GIS Program Office, 2017-2020
 ERI's Terrain Data Layer

Figure 3-11. Soils Map



Partially Hydric Soil
 Soil Map Unit
 Proposed BOA

SOILS
 Groversville Brownfield
 Opportunity Area (BOA)

Source: NYS Office of Information Technology Services,
 GIS Program Office, 2017-2020
 ESRI's Terrain Data Layer

Air Quality

There are no Air Quality Maintenance or Nonattainment Areas designated by the USEPA in or near the BOA.

Water Resources and Wetlands

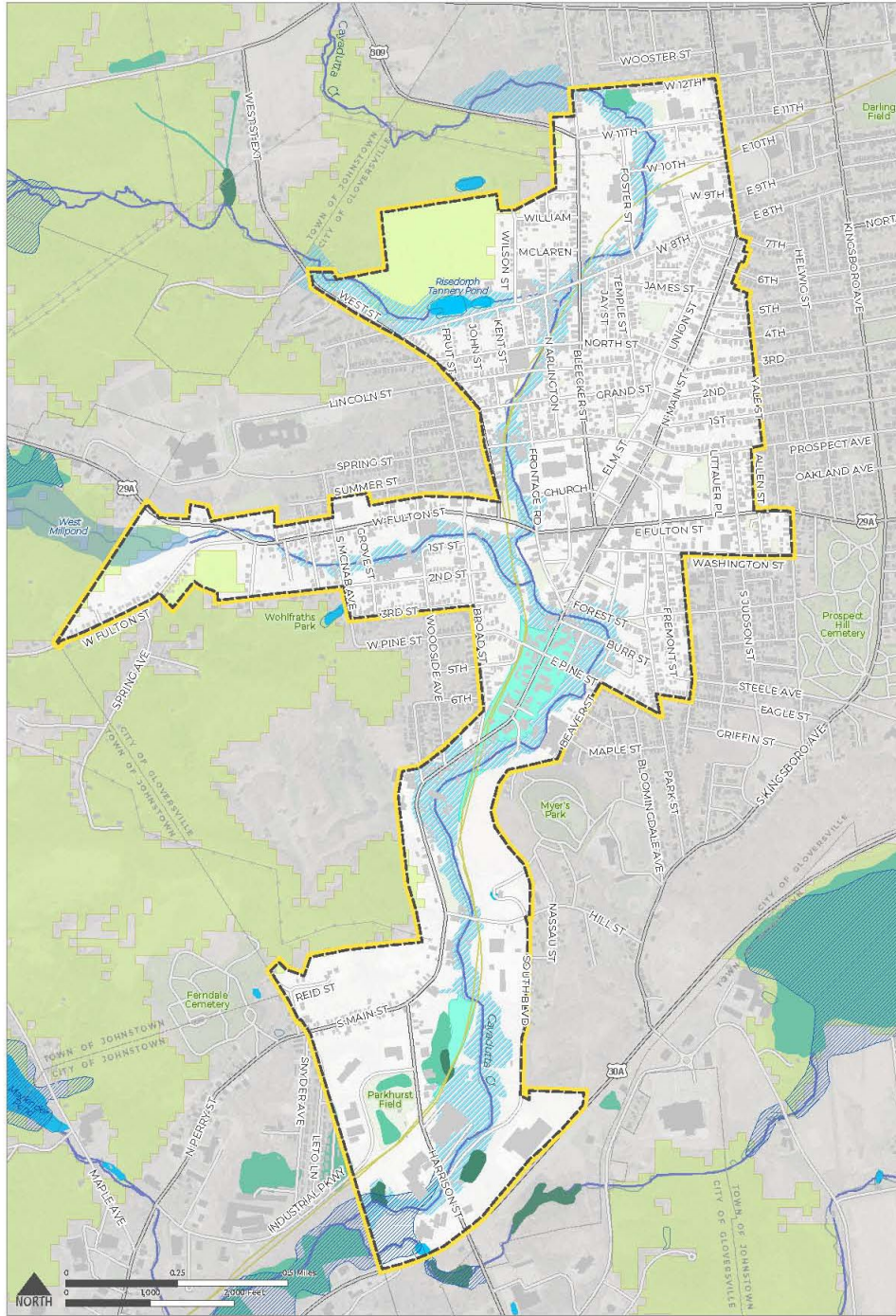
The BOA follows the path of Cayadutta Creek (north to south) and West Mill Creek (west to east) within the Mohawk River Watershed. Cayadutta and West Mill Creeks are federally designated riverine wetlands classified as R2UBH permanently flooded, lower perennial, riverine wetlands with unconsolidated bottoms. These creeks have been identified as Class C waterbodies suitable for fishing, aquatic life, and non-contact recreation. Coordination with the U.S. Army Corps of Engineers is required for any disturbance to these two waterbodies.¹⁵

The Gloversville BOA contains portions of both nationally and state-recognized freshwater wetlands. The southern end of the BOA contains approximately 11.2 acres of NYSDEC and NYS Freshwater Wetlands Act designated wetlands. In addition, there are several U.S Department of Fish and Wildlife wetlands in the BOA. These are located primarily around water bodies and waterways including West Mill Pond in the western BOA and the Risedorph tannery ponds and an unnamed tributary in the northwest of the BOA.

The BOA also contains approximately 54 acres of NYS Natural Lands including deciduous forests, evergreen forests, mixed forests, woody wetlands, shrub/scrubs, herbaceous, barren lands, and wetlands. Tree lined streets help to moderate urban temperatures and air quality.

¹⁵ Gloversville Downtown Development Strategy

Figure 3-12. Wetlands, Floodplains and Natural Lands Map



- Natural Land Patch
- 100Yr Floodplain
- 500Yr Floodplain
- State Wetland
- Federal Wetland Type**
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Fonda, Johnstown & Groversville Rail Trail
- Proposed BOA

WETLANDS, FLOODPLAINS & NATURAL LANDS

Groversville Brownfield Opportunity Area (BOA)

Source: NYS Office of Information Technology Services, GIS Program Office, 2017/2020

Habitats

The NY Natural Heritage Program lists twelve plant and animal species that are either threatened or endangered in Fulton County. These include seven species of birds, one species of bat, three orchids, and the endangered Round Whitefish whose presence is possible but not confirmed.

Cayadutta Creek is protected by the NYSDEC for its capacity to support a trout population. Any disturbance to its bed and banks will require an NYSDEC permit.¹⁶

Recent assessments of the Cayadutta Creek subwatershed area suggest the BOA catchment remains somewhat impaired, but that further restoration is attainable:

- The 2015 Mohawk River Watershed Management Plan, prepared by the Mohawk River Watershed Coalition of Conservation Districts, observed impaired habitats, invasive species, and endangered species in segments of the Cayadutta within Gloversville.
- A 2017 assessment conducted by the NYSDEC showed minor negative impacts on water quality in the Cayadutta that are likely related to excess nutrient inputs, silt/sediment loads, pathogens, and various other pollutants related to urban nonpoint, stormwater runoff, and non-permitted sanitary discharge.¹⁷
- A 2018 assessment by the New York Natural Heritage Program for NYSDEC classified catchments within the headwaters of the Cayadutta Creek subwatershed as highly stressed. The Cayadutta had moderate natural habitat and canopy cover and a good diversity of freshwater insects and native fish. However, there were relatively high stream temperatures, high runoff risk, and low wetland resiliency (flood capacity related to intact wetlands).¹⁸
- The waters of West Millpond have receded significantly, leaving swampy ground in areas that once hosted various species of fish and aquatic life. Similarly, the Risedorph Tannery pond along West 8th Avenue is eutrophying and suffers from pollution.¹⁹

As discussed in the Gloversville LWRP, the city's water resources are valuable assets for the health and resilience of the local environment. To improve water quality, as well as the health and biodiversity of local ecosystems, any development near the Cayadutta may benefit from the addition of green infrastructure. Restoring local creeks and ponds may also provide co-benefits in the form of stormwater retention and improved flood resilience.

¹⁶ Gloversville Downtown Development Strategy

¹⁷ Waterbody Inventory/Priority Waterbodies List Fact Sheet for Mohawk/Cayadutta Creek Watershed (020200410), "Cayadutta Creek Upper, and minor tribs (1201-044) revised 2017" accessed via <https://www.dec.ny.gov/chemical/36739.html> May 18 2020

¹⁸ Conley, Amy K., Erin L. White, and Timothy G. Howard. 2018. New York State Riparian Opportunity Assessment. New York Natural Heritage Program, State University of New York College of Environmental Science and Forestry, Albany, NY. See data explorer mapping tool at https://lab.nynhp.org/trees_tribs_ny/data_explorer

¹⁹ Eutrophication refers to the excessive richness of nutrients in a body of water, frequently due to runoff from the land, which causes a dense growth of plant life and death of fish and animal species from a lack of oxygen.

Flooding

Special Flood Hazard Areas designated by the U.S. Federal Emergency Management Agency (FEMA) are located throughout the BOA on public and private property, mostly in developed, urban areas as shown in Figure 3-12. Land along the banks of Cayadutta Creek fall within the 100-year flood zone. In addition, there are two patches of land in the 500-year flood zone. The first is centered on S Main Street between Burr Street and Broad Street and the second is centered on the parcel of wooded city parkland to the east of Parkhurst Field. This means that, in a 100-year flood event, the length of the Cayadutta would flood, cutting off travel from east to west. In a 500-year flood event, a large section of S Main Street in the center of the city would also be inundated. It is important to note that 100 year and 500-year flooding events can occur with more frequency than their name suggests. Frequent and/or heavy precipitation and snowmelt events led to flooding within the BOA once in 2017 and twice in 2019.

The City of Gloversville requires that any development in a Special Flood Hazard Area comply with its zoning standards and regulations. The National Flood Insurance Program (NFIP) also provides federally backed flood insurance to property owners living in the city. As the local floodplain administrator, the city Engineer can authorize development by issuing a permit provided that all applicable requirements are met. Potential measures to further reduce the risk of flooding includes repairing bridges and culverts and reducing impervious surfaces through the installation of green infrastructure to decrease stormwater runoff.

Erosion

The city conducted a visual inspection of Cayadutta and West Mill Creeks in 2019 to assess erosion risks. The inspection found that approximately 60% of the banks were hardened, especially near former industrial sites. These locations were more likely to have erosion on one or both banks. Overall, ten locations were observed to have minor erosion, six locations had moderate erosion, and six locations were severely eroded. The affected sites included twelve bridges, three former industrial sites, and the confluence of West Mill Creek and the Cayadutta. The most severely eroded portion of the Cayadutta was located in Trail Station Park.

Mitigating erosion through the implementation of green infrastructure practices like creating more natural, riparian banks with targeted tree plantings is a priority for the city. Reverting the creeks to a more natural state could also improve public access and habitats.

Climate Change and other Hazards

The 2021 Update to the Fulton County dynamic, web-based All Hazards Mitigation Plan outlines strategies to reduce disaster losses in the county.²⁰ The top hazard of concern based on frequency of occurrence and average losses is wind. This is followed by flooding, snowstorms, and tornadoes.

The Fulton County Office of Emergency Management notes that severe weather events, including storms with heavy wind and precipitation, are expected to become increasingly common for the region. This is consistent with climate change patterns and projections for the Northeastern United States.

²⁰ <https://fulton.mitigateny.org/>

J. Brownfield, Abandoned and Vacant Sites

Methodology

Brownfield, abandoned, underutilized and vacant sites can have negative impacts on surrounding land values while also creating public safety concerns. A key objective of the BOA program is to redevelop these to increase the desirability of the surrounding area. Due to Gloversville's industrial past, there are many known brownfield sites at various stages of investigation and/or remediation in the city. Most are found along Cayadutta Creek or West Mill Creek and are either abandoned, vacant, or underutilized.

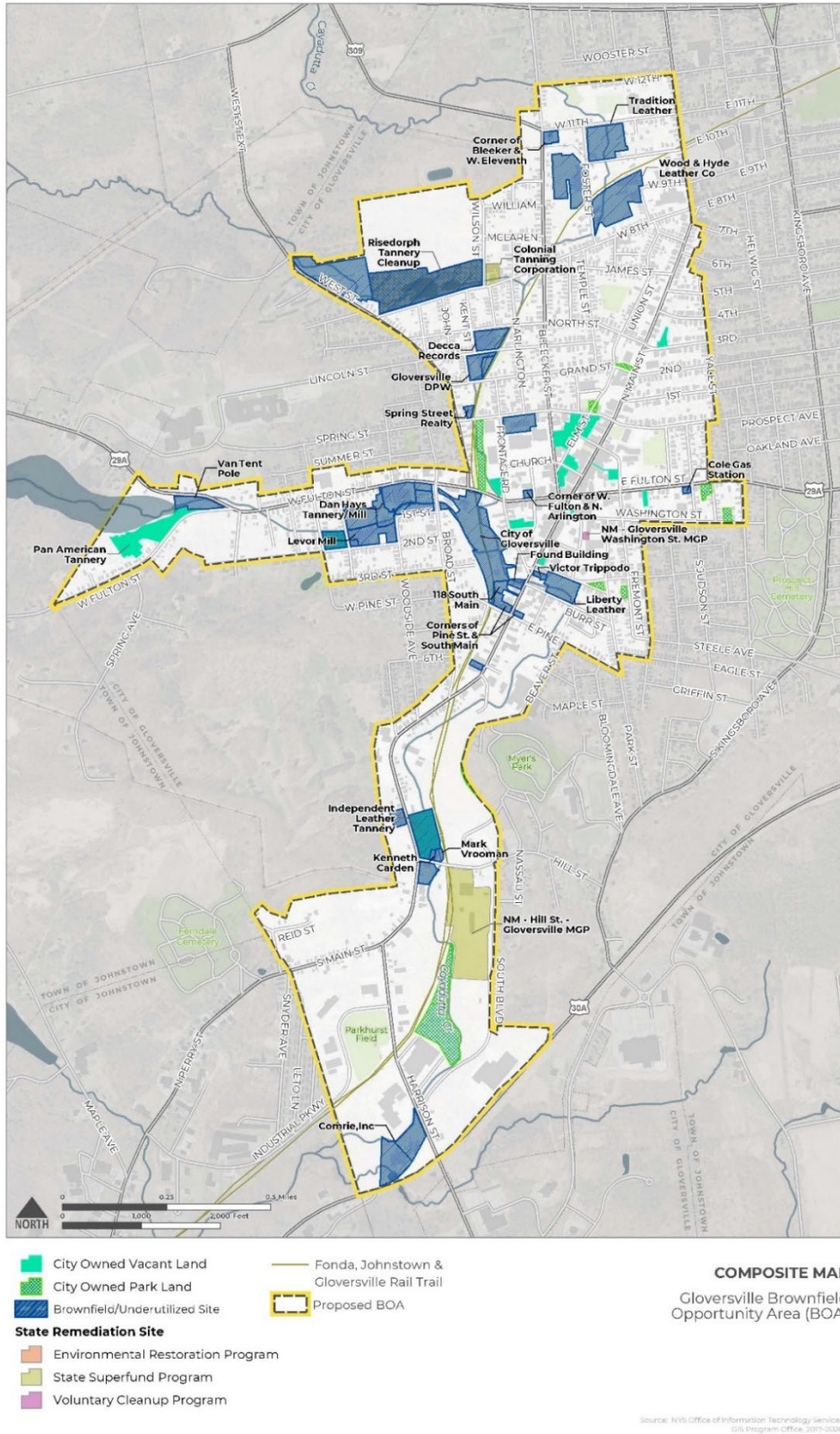
As part of the BOA inventory and analysis, the Steering Committee and project team compiled a list of potential brownfields in the BOA, including former industrial, abandoned, vacant, and potentially underutilized properties by:

1. Reviewing relevant studies and reports including data and analyses from the Gloversville LWRP (in progress), Strategic Investment Plan (DRI), and the 2019 USEPA Brownfield Assessment Grant (data for priority and non-priority sites)
2. Reviewing facility and site information in state and federal environmental databases including the New York State Department of Environmental Conservation (NYSDEC) Spill Incidents Database; NYSDEC Remedial Site Database; NYSDEC Bulk Storage Database; and the USEPA Envirofacts Database
3. Reviewing environmental site assessment reports and historic land use data including historic Sanborn maps
4. Reviewing vacant and city-owned properties (see land use section)
5. Gathering information from local stakeholders and property owners
6. Touring the BOA and conducting visual site assessments of properties to better understand existing conditions, potential reuse opportunities, and the neighborhood context.

The review process provided insights on historic uses and preliminary site conditions including actual or perceived physical limitations to redevelopment. The full list of potential brownfield sites reviewed by the committee is mapped on Figure 3-13 alongside NYS remediation sites and city-owned park and vacant land.

Following their initial review, the Steering Committee identified 47 strategic sites that have the potential to serve as catalysts for revitalization. These sites were advanced to a second level of review, as described in the following section.

Figure 3-13: Brownfield, Abandoned and Vacant Sites Map



Developers would likely need to perform additional investigation if any of the potential brownfield sites identified above were to be redeveloped. The intent would be to identify recommended actions if site redevelopment or reuse becomes a feasible option in the future. Several properties within the BOA have benefited from programs that remediate spill incidents or other historic contamination.

Sites listed in any of the NYSDEC or USEPA databases often warrant further attention because of documented historic contamination, or because the nature of the facility is such that the potential for environmental contamination is elevated. With the recommendations from the city's USEPA-funded study of brownfield sites and the information in the Nomination Study, local officials and property owners will become more aware of the sites that would require additional investigation as part of any proposed development.

DEC Environmental Remediation Program Sites

The NYSDEC Remedial Site Database contains records of the sites belonging to the NYSDEC Division of Environmental Remediation programs (State Superfund, Brownfield Cleanup, Environmental Restoration, and Voluntary Cleanup), sites listed on the Registry of Inactive Hazardous Waste Disposal Sites in New York State, and/or sites listed on the Registry of Institutional and Engineering Controls in New York State from January 1, 1978, to the present.

There are eight DEC-managed environmental remediation sites in the BOA. Four belong to the Environmental Restoration Program:

1. Risedorph Tannery (B00150) at 130-146 West 8th Avenue (A)
2. Pan American Tannery (B00175) at 312 W Fulton Street (A)
3. Independent Leather Tannery (B00158) at 321-333 S Main Street (C)
4. Cayadutta Tannery (B00058), now Comrie Inc, at Harrison St and NY Rt 30A (N).

Another four are part of the state Superfund program and one of these is also part of the Voluntary Cleanup Program:

1. Kingsboro Elementary School (518018) at West 11th Avenue (N)
2. Colonial Tanning Corporation (518019) at 8 Wilson Street (N)
3. Niagara Mohawk Hill Street manufactured gas plant (NM–Hill St.– Gloversville MGP, site 518021) at 20 Hill Street (A)
4. Niagara Mohawk Washington Street manufactured gas plant (NM–Gloversville Washington Street MG site 518026) at 7 Broadway (A). This site is also a part of a Voluntary Cleanup Program.

Risedorph Tannery, Pan American Tannery, Niagara Mohawk Hill Street and Niagara Mohawk Washington Street are Active (A) sites, a classification assigned to non-registry sites in any remedial program where work is underway and not yet complete. Independent Leather is classed as Completed (C), a classification used for non-registry sites where the Department has determined that remediation has been satisfactorily completed under a remedial program. Such sites may still require ongoing maintenance and periodic certification of institutional/engineering controls (IC/ECs). The remaining DEC-managed sites are classed as “No Further Action at this Time” (N). An N classification occurs when:

- The investigation and evaluation of a Class P site results in a determination that contamination at the site does not warrant placing the site on the registry or it is being addressed under a brownfield program.
- A site was in a brownfield program (BCP, ERP or VCP) or other non-registry program, remediation was not completed, and the site did not otherwise qualify for listing on the registry
- A site was identified simply as the location(s) where a drum(s) or other discrete waste was at one time present and subsequently removed by DEC or others and based on the resulting conditions, no need for additional work was apparent.
- An application to the BCP, ERP or VCP was submitted, and was then withdrawn or terminated before any actions were taken to investigate or remediate the site.

Three of these sites were identified by the committee as potential strategic sites and advanced to the second level of review: Risedorph Tannery, Independent Leather Tannery, and Comrie Inc. (formerly Cayadutta Tannery).

Bulk Storage Facilities

The NYSDEC Bulk Storage Database contains information on all Bulk Storage Facilities within New York State including petroleum bulk storage (PBS), chemical bulk storage (CBS), and major oil storage facilities (MOSF). Facilities are classified by the volume of substance stored on-site. The database complies with federal laws for regulating bulk storage facilities which were first established in 1988.

There are 18 sites within the BOA listed on the NYSDEC Bulk Storage Database.²¹ Of these, sixteen are classified as Petroleum Bulk Storage (PBS) sites and five are classified as Chemical Bulk Storage (CBS) sites. All are unregulated/closed except for one active site:

1. Petroleum Bulk Storage (PBS) site at the City of Gloversville DPW Highway Garage (73 Lincoln Street).

In addition, historic records indicate that there were bulk storage facilities at five sites within the BOA which are not listed on the NYSDEC Bulk Storage Database. These are Levor Mill (19 Grove), Daniel Hayes Tannery (177 W Fulton Street), Warehouse at 141 Broad Street, E Side Broad Street, and Liberty Leather (6 Forest). It is likely there were other bulk storage facilities that existed prior to the 1980s for which there are no reliable records.

Spill Incidents Database

The NYSDEC Spill Incidents database includes chemical and petroleum spill data from January 1, 1978, to the present day. There are many spills documented in the NYSDEC Spills Incident Database throughout the City of Gloversville. These include records of spills at twenty-two brownfield/ underutilized sites in the BOA, as listed in Table 3-12.

²¹ Search completed as of 5/6/2022.

Table 3-12. NYSDEC Spill Incidents

	SITE	ADDRESS	SPILL STATUS*
1.	Kingsboro Elementary School Gloversville ESD	24 West 11th Ave	1 OPEN
2.	Tradition Leather site	Foster & West 11 th Ave	5 closed
3.	Wood & Hyde Leather Co	68 Wood St	2 closed, 1 OPEN
4.	Taylor Made Group	10 W 9 th Ave	2 closed
5.	Robison and Smith	335 N Main St	3 closed, 1 OPEN
6.	Colonial Tanning Corp	8 Wilson St	3 closed
7.	Former Decca Records	80 Lincoln St	1 closed
8.	DPW Highway Garage	73 Lincoln St	6 closed
9.	Pan American Tannery	312 W. Fulton St ²²	8 closed
10.	Van Tent Pole Co. Inc	1 Rose St	1 closed
11.	9 Grove (Ellithorpe Tannery)	9 Grove St	4 closed
12.	Levor Mill	19 Grove St	1 closed
13.	Daniel Hayes Tannery	177 W Fulton	1 closed
14.	Autobody	48 W Fulton St	2 closed
15.	Cole Gas Station	92-96 E Fulton St	2 closed
16.	Liberty Leather	6 Forest and 21 Burr	5 closed
17.	Twin City Leather	9 River St	6 closed
18.	Leave it to Beaver St	40 Beaver	1 closed
19.	Autobody	330 S Main St	3 closed
20.	Warehouses	5-7 Hill St	1 closed
21.	Niagara Mohawk Hill St MGP	20 Hill St	24 closed
22.	Comrie	92-96 Harrison St	1 closed

* Status as of March 14, 2023. Includes spills in DEC database from 1978-March 14, 2023.

Given the industrial history of the BOA, many other spills will have occurred prior to 1978 that are not documented in the DEC records. For example, other records indicate that there were numerous historic spills at Montrose Railroad on W Fulton St and an undocumented spill at the Warehouse on 141 Broad St which was closed in 1987.

USEPA Envirofacts Database

The USEPA Envirofacts database and EnviroMapper tools were used to identify sites in the BOA that are regulated or tracked by USEPA programs.

²² Listed as 318 W Fulton in the database.

ICIS-AIR sites

The ICIS-AIR database tracks stationary sources of air pollution regulated by the EPA, state, and local air pollution agencies. There are fourteen ICIS-AIR sites in the BOA:

1. Androme Leather Co, 21 Foster St
2. Callanan Industries, 15 Hill St (28 Hill St in the ICIS-AIR listing)
3. Havel's Body Shop, 381 N. Main St.
4. Independent Leather, 315-329 S Main St.
5. Daniel Hayes Tannery ("Leather Agent"), 177 W Fulton ST.
6. Lee Dyeing Co, 11 Woodside Ave
7. Perrone Leather LLC, 20 Industrial Parkway
8. Professional Launderers & Drycleaners, 335 N Maint St
9. 92 Spring St, 92-96 Spring St
10. Taylor Made Group LLC, 65 Harrison St
11. Taylor Made Products, 16 Industrial Pkwy
12. Tradition Leather (corner of Foster and W 11th), 41 W 11th Ave
13. Wood & Hyde Framglo Plant, 91 Second St
14. Wood & Hyde Leather Co Inc, 68 Wood St

TRI sites

The EPA Toxics Release Inventory (TRI) tracks the management of over 650 toxic chemicals that pose a threat to human health and the environment. U.S. facilities in certain industry sectors that manufacture, process, or otherwise use these chemicals in amounts above established levels must report how each chemical is managed through recycling, energy recovery, treatment, and releases to the environment. A "release" of a chemical means that it is emitted to the air or water or placed in some type of land disposal. The information submitted by facilities to the EPA and states is compiled annually as the Toxics Release Inventory or TRI. TRI data are available for all facilities that have submitted a Form R or Form A to EPA since the program began in 1987.

There are 11 sites within the BOA listed on the EPA TRI:

1. Colonial Tanning Corp, 8-10 Wilson Street
2. FTG Manufacturing Inc (dba Korkay Sales), 117-119 Broad Street
3. Independent Leather, 315-329 S Main Street
4. Nu-Gro Technologies Inc, 20 Industrial Parkway
5. Pan American Tannery, 318 W Fulton Street
6. Taylor Made Group LLC, 65 Harrison Street
7. Taylor Made Products, 16 Industrial Pkwy
8. Taylor Made Systems Ny, 93 S Boulevard
9. Tradition Leather (corner of Foster and W 11th), 41 W 11th Avenue
10. Twin City Leather, 3-15 River Street
11. Wood & Hyde Leather Co Inc, 68 Wood Street

RCRA Info Hazardous Waste sites

The EPA Resource Conservation and Recovery Act Information (RCRAInfo) inventory contains information on hazardous waste handlers including cleanup activities. There are 55 sites in the BOA on the RCRA info list:

1. 4x Heaven, 221 W Fulton Street
2. Cole Gas (Bob Coles Service Station), 92 E Fulton Street
3. C&D Plating/USEPA Region 2, 10 Broadway
4. Comrie, 98 Harrison Street
5. Corner of Bleeker and W 11th Streets (Christman's Garage Inc), 310 Bleecker Street
6. (Decca Records) Coleco Industries Inc Bldg #3, 80 Lincoln Street
7. (Decca Records) S L R Inc, 80 Lincoln Street
8. Colonial Tanning Corp, 8-10 Wilson Street
9. Contel Of New York Inc, 47 W Fulton Street
10. Cro-Sen Dry Cleaners, 142 W Fulton Street
11. Cumberland Farms #3175, 136 N Main Street and 1st Avenue
12. Cumberland Farms #3201, 198 S Main Street
13. 9 Grove, Ellithorpe Tanning Co Inc, 9 Grove Street
14. (Byzantine Inc, 30-40 Church) Family Dollar Store 1870, 46 Church Street
15. Fulton Process & Chemical Corp, 95 - 99 2nd Street
16. Glove City Abrading Co Inc, 3 Harrison Street
17. (Gloversville DPW), Gloversville City Highway Complex, Lincoln Street
18. (Wood & Hyde site), Granby, 16 Foster Street
19. Grandoe Corp, 70-83 Bleecker Street
20. H & P Motors Inc, 67 S Main Street
21. Hudson Dying & Finishing LLC, 68 Harrison Street
22. Independent Leather, 315-329 S Main Street
23. (Daniel Hayes Tannery site), Leather Agent, 177 W Fulton Street
24. (Daniel Hayes Tannery site), Schaffell Tanning Corp, 177 W Fulton Street
25. (Daniel Hayes Tannery site), Manfred Richter Inc, 163 W Fulton Street
26. Liberty Leather, 17-29 Burr Street
27. Medical Evaluation Devices, 6 Division Street
28. (Corner of McNabb and Second) Metro Leather, 88 Second Street
29. Niagara Mohawk Hill Street manufactured gas plant (NM–Hill Street– Gloversville MGP National Grid - Gloversville Service Ctr), 20 Hill Street
30. Niagara Mohawk A National Grid Co, Spring Street and Arlington Avenue
31. Nix Autobody, 49 Hill Street
32. Nmpc - Gloversville Substation, Foster Ave at 10th Avenue
33. Nu-Gro Technologies Inc, 20 Industrial
34. Nysdmna – New York State Armory, 87 Washington Street
35. Ohm Laboratories Inc, 34 W Fulton Street

36. Pan American Tannery, 318 W Fulton Street
37. Pole 40 Spill Cleanup, 109 Bleecker Street
38. (Risedorph Tannery site), Risedorph Inc, 140 W 8th Avenue
39. (Risedorph Tannery site), Risedorph Tannery, 130-145 W 8th Avenue
40. Rite Aid #00590, 169 N Main Street
41. Rite Aid #10681, 172 N Main Street
42. Robison and Smith, 335 N Main Street
43. Rohm & Haas Co, 22 Cayadutta Street
44. Rose Buick Pontiac GMC, Inc., 275 S Main Street
45. 92 Spring St, 92-96 Spring Street
46. St Thomas Inc, 1 Street Thomas Place
47. Taylor Made Group LLC, 65 Harrison Street
48. Taylor Made Products, 16 Industrial Parkway
49. Taylor Made Systems Ny, 93 S Boulevard
50. Tradition Leather (corner of Foster and W 11th), 41 W 11th Avenue
51. Twin City Leather, 3-15 River Street
52. Ward Shaving Corp, 87 S Main Street
53. Wm B Collins Co, 13 Washington Street
54. Wm B Collins Co, 8-10 E Fulton Street
55. Wood & Hyde Leather Co Inc, 68 Wood Street

PCS and ICIS wastewater sites

The EPA Permit Compliance System (PCS) and Integrated Compliance Information System (ICIS) tracks companies which have been issued permits to discharge wastewater into rivers. There are 12 wastewater dischargers listed for the BOA:

1. BMD Manufacturing Co. Inc, 11 Forest Street
2. Callanan Industries, 28 Hill Street
3. City Of Gloversville, Frontage Road
4. Clemente Latham Concrete Corp, 350 S Main Street
5. (Daniel Hayes Tannery site), Leather Agent, 177 W Fulton Street
6. Merkt Oil Co Inc, 267 S Main Street
7. Ninth Avenue Plant, 10 W 9th Avenue
8. Stewart's GW Rem-Glov, 258 N Main Street
9. Taylor Made Group LLC, 65 Harrison Street
10. Taylor Made Products, 16 Industrial Parkway
11. Taylor Made Systems Ny, 93 S Boulevard
12. Tradition Leather (corner of Foster and W 11th), 41 W 11th Avenue

USEPA's Brownfields Program (ACRES)

The USEPA Brownfields Program provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties. There were 20 sites in the BOA listed on the EPA Brownfields Program database as of March 2023:

1. 52 Church, 52 Church Street
2. Comrie Inc., 92-96 Harrison Street
3. Daniel Hayes Leather, 177 W Fulton Street
4. Decca Records, 80 Lincoln Street
5. Former Cole Gas, 92 E Fulton Street
6. Former Zimmer Glove Site, 31 S Arlington Avenue
7. Gloversville DPW, 73 Lincoln Street
8. Independent Leather, 315-329 S Main Street
9. John And Felcia Viscosi, 141-143 S Main Street, 4 E Pine Street
10. Warehouse (5 Hill) Kenneth Carden, 5 Hill Street
11. Levor Mill, 19 Grove Street
12. Liberty Leather, 21 Burr St and 6 Forest Street
13. Warehouse (7 Hill) Mark Voorman, 7 Hill Street
14. Samco LLC, 129 S Main Street
15. Splash Pad, Spring Street South Side
16. 92 Spring, 92-96 Spring Street
17. (Warehouse, corner of Pine/S Main) Street Reality Harrison, 6 W Pine Street
18. Tradition Leather (corner of Foster and W 11th), 30 & 34 W 10th Avenue and 44 & 47 W 11th Avenue
19. Van Tent Pole, 1 Rose St
20. Wood & Hyde Leather Co Inc, 68 Wood Street

Potential Brownfield Sites

Following their review of vacant, abandoned, and brownfield sites in the BOA, the Steering Committee compiled an initial list of potential sites, shown in Table 3-13. From this list, 47 were selected and advanced to a second phase of review to identify strategic sites.

Table 3-13: Potential Brownfield, Abandoned, and Underutilized Sites

Map ID	Site Name	Acres	Address	Property Class & Description	NYSDEC					EPA			Environmental History Notes	Publicly Owned?	
					ERP	Superfund	VCP	Bulk Storage	Spills DB	ICIS-AIR DB	TRI	RCRA			PCS and ICIS
	Kingsboro Elementary School		24 W 11th Ave	Community Services		N			O					(N) No Further Action at this time. 1 OPEN spill.	Y
1	Corner of Bleeker & W 11th	0.63	310 Bleecker St	Commercial - auto				X				X		6 USTs removed, 1 UST closed in place (PBS).	
2	Tradition Leather	4.11	Corner of Foster & W 11 th	Vacant Industrial – Manufacturing & Processing (M&P)				X	X	X	X	X	X	Former chemical manufacturing operations. No investigation data identified. High probability of impacts. 4 UST and 4 AST closed/unregulated (CBS). 1 UST closed/unregulated (PBS). 5 closed spills.	
	Androme Leather Co, Inc.		21 Foster Street	Industrial – M & P				X	X					Unregulated/Closed (PBS).	
3	Wood & Hyde Leather Co	6.23	68 Wood St	Industrial – M & P				X	O		X	X	X	Unregulated/Closed (CBS, PBS). 1 OPEN spill, 2 closed spills.	
3	Wood & Hyde Leather parking lot		18 W 9th Ave	Vacant - parking											
4	Taylor Made Group	1.96	10 W 9th Ave	Industrial - M &P				X	X					Unregulated/Closed (PBS). 2 closed spills.	
5	Robison and Smith Inc	3.24	335 N Main St	Commercial - Retail				X	O			X		Unregulated/Closed (PBS). 3 closed spills, 1 OPEN spill.	
6	Former Littauer Pool	7.58	164 West St	Community Services										Recreational site of former public pool. No environmental record.	Y
7	Risedorph Tannery	12.65	130-184 W 8th	Recreation and entertainment	A			X				X		ERP Active (A) site with remedial work underway. Former Tannery demolished. Preliminary site investigation: contaminated sediment present in on-site ponds and stormwater system. Unregulated/Closed (CBS).	Y
	Colonial Tanning Corporation		8 Wilson St	Industrial – M & P		N		X	X		X	X		(N) No Further Action at this Time. Unregulated/Closed (CBS, PBS). 3 closed spills.	
8	Former Decca Records	2.02	80 Lincoln	Commercial - Warehouse				X	X			X	X	Unregulated/Closed (PBS). Former tannery, GE facility, and manufacturer of vinyl records, toys, and above-ground pools. Hazardous waste generated onsite. No investigation data	

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Site Name	Acres	Address	Property Class & Description	NYSDEC					EPA				Environmental History Notes	Publicly Owned?
					ERP	Superfund	VCP	Bulk Storage	Spills DB	ICIS-AIR DB	TRI	RCRA	PCS and ICIS		
														identified. Moderate probability of contamination, high potential for asbestos. 1 closed spill.	
9	DPW Highway Garage (2 parcels)	1.92	73 Lincoln Street	Highway Garage				A	X			X	X	Former tannery, battery manufacturer. Currently automotive repairs onsite. Moderate asbestos potential. Residual contamination from UST, groundwater impacted. 4 UST and 3 AST closed/unregulated. Underground landfill closed/removed. 6 closed spills. 2 ACTIVE USTs and 2 ACTIVE ASTs.	Y
10	92 Spring Street	0.32	92 Spring Street	Industrial – M & P						X	X	X			
11	Ambulance Service	1.84	8 Frontage	Community Services											
12	52 Church Street	2.88	52 Church St	Commercial- Office								X			
13	Byzantine, Inc (2 parcels)	2.5	30 & 40 Church	Vacant, Commercial							X				
14	Church at Bleecker Square	0.41	7 Elm	Commercial - Church										No investigation data available	
	Pan American Tannery		312 W. Fulton Street	Vacant Industrial	A			X	X	X	X			Active (A) site with remedial work underway. Unregulated/Closed (PBS). 8 closed spills.	Y
15	Van Tent Pole Co, Inc.	1.76	1 Rose Street	Commercial - Warehouse					X			X		Contamination near the West Mill Pond. Moderate asbestos potential. Potential for hazardous materials in rubble. Phase 1 remedial investigation complete. 1 closed spill.	
16	Corner of McNabb & Second	1.37	88 Second Street	Vacant Industrial							X			Former Metro Leather mill and tannery. Coal shed on site. Buildings demolished 2011 by EPA & NYSDEC. EPA completed removal action in 2011, agreement to pay lien reached.	Y
	72 Second		72 Second	Commercial – Row building											

Map ID	Site Name	Acres	Address	Property Class & Description	NYSDEC					EPA				Environmental History Notes	Publicly Owned?	
					ERP	Superfund	VCP	Bulk Storage	Spills DB	ICIS-AIR DB	TRI	RCRA	PCS and ICIS			EPA Brownfields
17	9 Grove (former Ellithorpe Tannery)	2.24	9 Grove	Vacant Commercial				X	X				X		Former Ellithorpe Tanning skin mill and tannery. Vacant site. Phase 1 completed. Drum removal action by USEPA. Unregulated/Closed (PBS). 4 closed spills	
18	Levor Mill	2.62	19 Grove	Industrial – M & P					X					X	Former tannery. Suspected asbestos. High probability of contamination. Phase 1 complete. UST closed in place with residual contamination (not on database). 1 spill closed not meeting standards.	
19	Warehouse owned by D. Conyne	1.56	185 W Fulton	Commercial - Warehouse												
20	Daniel Hayes Tannery	2.71	177 W Fulton	Commercial - Warehouse					X	X		X	X	X	Former tannery and gas station. High probability of contamination impacts. Moderate potential for asbestos and hazardous building materials. No investigation data identified. 2 UST -no documentation. 1 spill closed.	
21	Montrose Railroad	0.35	W Fulton Street	Non-ceiling Railroad											Historical use as railyard. Phase I completed. Numerous historical spills (not on database).	
22	Parking Lot	0.46	147 W Fulton	Vacant - parking											Former storage (tanner supplies, feed) & lumber yard. Residual contamination from Daniel Hayes site. Phase 1 complete.	
23	Warehouse	0.83	141 Broad Street	Commercial - Warehouse											Former Sunderland Leather Company. Residual contamination. Historic oil tank (no documentation). Potential for hazardous building materials. Phase 1 in progress. Spill(s) from drums impacted creek, closed 1987.	
24	2 First Street	0.87	2 First Street	Vacant Industrial											Vacant rail yard. Residual impact from adjacent tanneries and impact from historical use as railroad. Phase 1 complete.	
25	Warehouse owned by R. Floyd	0.55	125 W Fulton	Commercial - Warehouse											Had facilities for automotives, locomotives, feed storage, blacksmith, coal and lumber storage. Adjoining property was	

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Site Name	Acres	Address	Property Class & Description	NYSDEC					EPA				Environmental History Notes	Publicly Owned?
					ERP	Superfund	VCP	Bulk Storage	Spills DB	ICIS-AIR DB	TRI	RCRA	PCS and ICIS		
														Large Quantity Generator of hazardous waste. Phase 1 in progress	
26	Parking lot owned by T. Floyd	0.17	123 W Fulton	Vacant - parking										Former vehicle storage. No investigation data available.	
27	E. Side Broad Street	0.61	Broad St E SD	Vacant - parking										Former FJ&G RR freight yard. Long-term historical use (RR car repair). Former gasoline tank onsite (no closure records). Phase 1 underway.	
28	City of Gloversville Property	28.08	115-119 W Fulton	Public Services - Transportation				X						Former railroad use with coal sheds, train cars, bus garages, oil storage tanks. In 1988 it was converted to a recreational trail. Unregulated/Closed (PBS).	Y
29	71 W. Fulton Street	0.21	71 W. Fulton Street	Commercial - Warehouse										No investigation data available.	
30	Autobody on W Fulton/N Arlington	0.24	48 W Fulton Street	Commercial - Auto				X	X					No investigation data available. Unregulated/Closed (PBS). 2 closed spills.	
31	Cole Gas Station	0.19	92-96 E Fulton	Commercial - Auto				X	X		X	X		Former gas station. Moderate asbestos/hazardous material potential. 3 tanks closed (PBS). Residual soil contamination from UST. 2 closed spills.	
	Niagara Mohawk Washington Street manufactured gas plant (NM-Gloversville Washington St. MG)		7 Broadway	Vacant Commercial		A	X	X						Active (A) site with remedial work underway. Unregulated/Closed (PBS).	
32	Fownes Building	0.42	102 S Main Street	Commercial - Warehouse										4 story building. No investigation data available.	
33	118 S Main Street	0.57	118 S Main Street	Vacant Industrial										History unknown. No investigation data.	
34	Warehouse, corners of Pine/S. Main	0.71	6 W Pine Street and 129 S Main St	Commercial - Warehouse, Vacant Commercial									X	Former gas station and glove factory, high probability of impacts. No investigation data has been identified. Moderate asbestos/hazardous materials potential.	

Map ID	Site Name	Acres	Address	Property Class & Description	NYSDEC					EPA				Environmental History Notes	Publicly Owned?	
					ERP	Superfund	VCP	Bulk Storage	Spills DB	ICIS-AIR DB	TRI	RCRA	PCS and ICIS			EPA Brownfields
35	Warehouse, Trippodo	0.26	93 South Main	Industrial – M & P											No information about the site is known.	
36	Liberty Leather (6 Forest and 21 Burr)	2.46 (with 36B)	6 Forest	Vacant Commercial					X			X		X	Former tannery, auto repair site. Soil and groundwater impacts. 3 USTs removed (closed) with environmental records (not on database). 5 closed spills.	
37	Samco LLC	0.19	122 S Main	Industrial – M & P												
	Intelligent Leather Holdings		184 S Main St	Vacant industrial												
38	Twin City Leather	1.49	9 River	Vacant industrial				X	X		X	X			Unregulated/Closed (PBS). 6 closed spills.	
39	Leave it to Beaver St	3.51	40 Beaver	Industrial – M & P					X						1 closed spill.	
40	S Main St Ventures	0.78	314 S Main Street	Commercial												
41	Autobody	2.61	330 S Main	Commercial - Auto					X						Autobody- potential / perception of environmental issues. 3 closed spills.	
42	Independent Leather	3.74	321-333 S Main St	Vacant Commercial	C			X		X	X	X		X	Completed (C) remediation. Contamination at depth, groundwater impacted. Surface cover and controls in place, soil management required. Environmental easement and deed restrictions (no residential) in place. Unregulated/Closed (CBS, PBS).	Y
43	Warehouse (5 Hill)	0.17	5 Hill Street	Commercial - Warehouse					X					X	1 closed spill.	
44	Warehouse (7 Hill)	0.37	7 Hill Street	Commercial - Warehouse										X	same as above	
45	Callanan Industries		15 Hill Street	Industrial – Mining and Quarrying						X			X			
46	Restaurant	1.21	337 S Main St	Commercial - Restaurants												

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Site Name	Acres	Address	Property Class & Description	NYSDEC					EPA			Environmental History Notes	Publicly Owned?	
					ERP	Superfund	VCP	Bulk Storage	Spills DB	ICIS-AIR DB	TRI	RCRA			PCS and ICIS
	Niagara Mohawk Hill Street manufactured gas plant (NM–Hill St.– Gloversville MGP)		20 Hill St	Public Services – Electric and Gas		A			X			X		Active (A) site with remedial work underway. 24 closed spills.	
47	Comrie (2 parcels)	6.06	92-96 Harrison	Vacant industrial, Commercial warehouse	N				X			X	X	(N) - No Further Action at this time. Former tannery, high probability of contamination. Moderate asbestos potential. No investigation data has been identified. A NYSDEC inspection indicated materials were abandoned at the site. 1 closed spill.	

K. Strategic Sites

After compiling a list of potential brownfield sites, the BOA Steering Committee identified 47 as *potential* strategic sites. These were subjected to an additional review using a scoring matrix with a mix of qualitative and quantitative criteria as a guide, as shown in Table 3-14.

Table 3-14. Strategic Site Selection Scoring Matrix

Criteria	Score		
	Yes	Maybe / Unsure	No
Is the site underutilized?	5	3	0
Is the site publicly owned or owned by a cooperative private owner(s)?	5	3	0
Does the site occupy a highly visible and valuable location?	5		0
Is the site located on a major arterial or collector street that serves as a gateway?	5		0
Are existing conditions of the site and/or building negatively impacting adjacent properties?	5	3	0
Are there neighborhood concerns regarding the site?	5	3	0
Would redevelopment of the site improve quality of life for residents?	5	3	0
Could the site be used for new public amenities or potential public access to creek or public ROW?	5	3	0
Could the site be used to improve connection to existing recreation amenities or provide opportunities for open space?	5	3	0
Does redevelopment of the site have community support?	5	3	0
TOTAL SCORE	0 - 50		

The Steering Committee assigned a score to each property ranging from 0 to 5 for each of the ten questions included in Table 3-14. For example, if an abandoned building was attracting squatters, then the Committee assigned a site 5 points when answering the question, Are there neighborhood concerns regarding the site. Those properties that scored 40 or above were identified as strategic sites.

During the review, a continuous mega-cluster of 19 sites emerged that form a crescent shape along portions of 2nd Street, W Fulton Street, the Cayadutta Creek (parallel to Cayadutta Street), and S Main Street. The Committee noted that a coordinated effort to develop these properties could truly transform the center of Gloversville. The Committee named this subset of sites “the Crescent.”

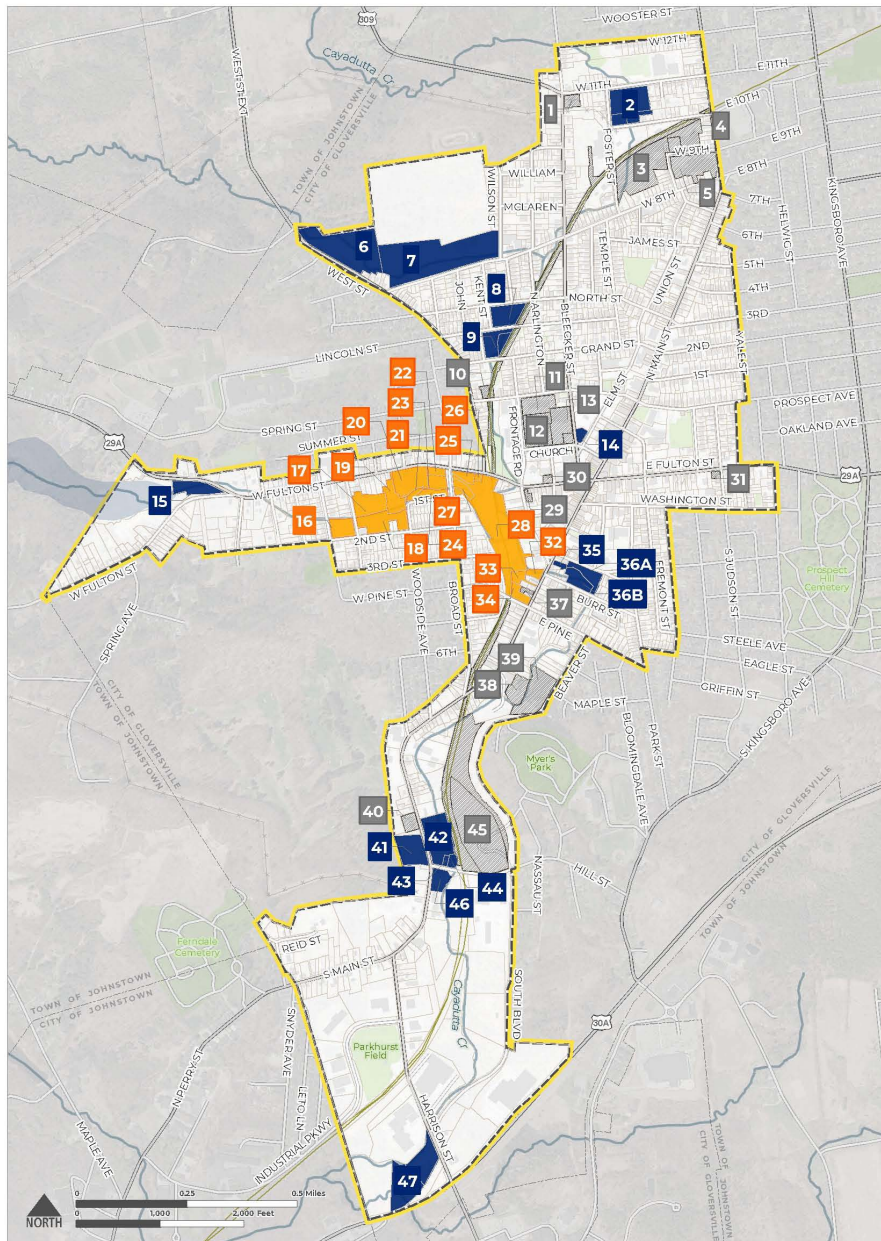
In total, the Committee identified **32 strategic sites** in the Gloversville BOA, including the 19 aforementioned sites in the Crescent. All offer potential economic, environmental and community benefits to help realize the vision of the BOA. The size and range of current uses of the sites can potentially accommodate a variety of development projects Table 3-14 lists the 32 strategic sites. Sites in the Crescent are starred in the table and are mapped on Figure 3-14, with the Crescent sites in orange and all other strategic sites in blue. Other sites that the committee scored but did not select as strategic are in gray on the map.

Table 3-15. Strategic Sites

Map ID	Parcel Name	Street Address	Acres	Owner	Classification
2	Tradition Leather	Corner of Foster and West 11th	4.34	Private	No investigation data. High probability of contamination.
6	Former Littauer Pool	164 West St	7.58	City	No investigation data. Low probability of contamination.
7	Risedorph Tannery	130-184 W 8th	12.65	City	Partially remediated. Contamination present.
8	Former Decca Records	80 Lincoln	2.02	Private	No investigation data. Moderate probability of contamination.
9	DPW Highway Garage	73 Lincoln Street	1.92	City	Contamination present.
14	Church at Bleeker Square	7 Elm	0.41	Private	No investigation data.
15	Van Tent Pole Co, Inc.	1 Rose Street	1.76	Private	Contamination present. Phase 1 remedial investigation complete.
16	Corner of McNabb & Second*	88 Second Street	1.37	City	Some cleanup activities conducted.
17	9 Grove*	9 Grove	2.24	Private	Some cleanup activities conducted. Potential contamination. Phase 1 investigation complete.
18	Levor Mill*	19 Grove	2.62	Private	Contamination present. Phase 1 investigation complete.
19	Warehouse owned by D. Conyne*	185 W Fulton	1.56	Private	Moderate probability of contamination. Phase 1 investigation complete.
20	Daniel Hayes Tannery*	177 W Fulton	2.71	Private	No investigation data. High probability of contamination.
21	Montrose Railroad*	W Fulton Street	0.35	Private	Phase I completed. Numerous historical spills.
22	Parking Lot*	147 W Fulton	0.46	Private	Residual contamination from adjacent site. Phase 1 complete.
23	Warehouse*	141 Broad Street	0.83	Private	Residual contamination (at least). Phase 1 investigation underway.
24	2 First Street*	2 First Street	0.87	Private	Residual contamination (at least). Phase 1 investigation complete.
25	Warehouse owned by R. Floyd*	125 W Fulton	0.55	Private	Phase 1 investigation underway.
26	Parking lot owned by T. Floyd*	123 W Fulton	0.17	Private	No investigation data available.

27	E. Side Broad Street*	Broad St E SD	0.61	Private	Potential contamination. Phase 1 investigation underway.
28	City of Gloversville Property*	115-119 W Fulton	28.08	City	Potential contamination.
32	Fownes Building*	102 S Main Street	0.42	Private	No investigation data.
33	118 S Main Street*	118 S Main Street	0.57	Private	No investigation data.
34	Warehouse, corner of Pine/S. Main*	6 W Pine Street	0.71	Private	No investigation data. High probability of contamination.
35	Warehouse owned by Trippodo	93 South Main	0.26	Private	No investigation data.
36A	Liberty Leather (6 Forest)	6 Forest	2.46 (with 36B)	Private	Contamination present.
36B	Liberty Leather (21 Burr)	21 Burr	See above	Private	Contamination present.
41	Autobody	330 S Main	2.61	Private	Unknown.
42	Independent Leather	321-333 S Main St	3.74	City	Completed remediation. Contamination at depth, controls in place.
43	Warehouse (5 Hill)	5 Hill Street	0.17	Private	Partially remediated. Contamination present.
44	Warehouse (7 Hill)	7 Hill Street	0.37	Private	Partially remediated. Contamination present.
46	Restaurant	337 S Main St	1.21	Private	Unknown.
47	Comrie (2 parcels)	92-96 Harrison	6.06	Private	No investigation data. High probability of contamination.

Figure 3-14. Strategic Sites Map



PRELIMINARY STRATEGIC SITES

- | | |
|-------------------------------------|-------------------------------------|
| 1 Autobody/Carage | 17 9 Grove |
| 2 Tradition Leather | 18 Levor Mill |
| 3 Wood & Hyde Leather & parking lot | 19 Warehouse owned by Danny Conyne |
| 4 Taylor Made Group | 20 Dan Hayes Tannery |
| 5 Robison and Smith | 21 Montrose Railroad |
| 6 Former Littauer Pool | 22 Parking lot |
| 7 Riedsorph Tannery | 23 Warehouse |
| 8 Former Decca Records | 24 2 First Street |
| 9 DW Highway Carage (2 parcels) | 25 Warehouse owned by Robert Floyd |
| 10 32 Spring Street | 26 Parking lot owned by Tina Floyd |
| 11 Ambulance Service | 27 Estee Broad Street of Cville |
| 12 52 Church Street | 28 City of Gloversville Property |
| 13 Byzantine, Inc (2 parcels) | 29 71 W. Fulton Street |
| 14 7 Elm (Church at Bleeker Square) | 30 Autobody on W Fulton/N Arlington |
| 15 Van Tent Pole Co, Inc | 31 Cole Gas Station |
| 16 Corner of McNabb and Second | 32 Fownes Building |

STRATEGIC SITES

- | |
|--------------------------------|
| 33 118 S Main Street |
| 34 Warehouse-Cnr Pine/S Main |
| 35 Warehouse owned by Trippodo |
| 36A Liberty Leather (S Forest) |
| 36B Liberty Leather (21 Burr) |
| 37 Sarmco LLC |
| 38 Twin City Leather |
| 39 Leave it to Beaver St |
| 40 S Main St Ventures |
| 41 Autobody |
| 42 Independent Leather |
| 43 Warehouse |
| 44 Warehouse |
| 45 Callanan Industries |
| 46 Restaurant |
| 47 Comrie (2 parcels) |

Gloversville Brownfield Opportunity Area (BOA)

- Operation Crescent Moon
- Strategic Site
- Additional Site*
- Proposed BOA
- Tax Parcel

*parcel ranking below cut-off score of 40

Source: NYS Office of Information Technology Services, GIS Program Office, 2017-2020.

L. Building Inventory

In order to better understand redevelopment options in the BOA, a building inventory was conducted. The purpose of the inventory was to better understand the BOA's built environment and inform recommendations around reuse, redevelopment, and new development. It should be noted that strategic sites that do not have existing buildings were not included in the inventory.

The inventory noted a wide range in the age, condition, and redevelopment opportunities of buildings located on strategic sites.

Note that additional information on these buildings can be found in the strategic site profiles in the appendices.

Site Name: Tradition Leather

Strategic Site ID: 2

Tax Number: 134.14-5-2.11, 134.14-5-1 and 134.10-11-1

Condition: Poor

Size in gross floor area: 4,800 ft²/49,558 ft²

Number of stories: Varies

Original Use: Tannery

Current Use: Vacant

Ownership: Private



Site Name: Risedorph Tannery

Strategic Site ID: 7

Tax Number: 134.13-1-2.5

Condition: Fair

Size in gross floor area: 57,446 ft²/9,600 ft²

Number of stories: 1–2

Original Use: Tanning operations, Storage

Current Use: Vacant

Ownership: City of Gloversville



Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Site Name: Former Decca Records

Strategic Site ID: 8

Tax Number: 134.18-12-1

Condition: Poor

Size in gross floor area: 109,250 ft²

Number of stories: 2

Original Use: Tannery; manufacturing facility

Use: Vacant/Storage

Ownership: Private



Site Name: Gloversville DPW

Strategic Site ID: 9

Tax Number: 134.18-19-1 and 134.18-19-2

Condition: Good

Size in gross floor area: 18,685 ft²/2,800 ft²/2,520 ft²

Number of stories: 1–2

Original Use: Tannery; battery manufacturing

Use: Highway and City vehicle maintenance, repair, storage and fueling

Ownership: City of Gloversville



Site Name: First United Methodist Church

Strategic Site ID: 14

Tax Number: 134.18-34-9

Condition: Good

Size in gross floor area: 27,428 ft²

Number of stories: 2

Original Use: Church

Current Use: Vacant

Ownership: Private



Site Name: Levor Mill

Strategic Site ID: 18

Tax Number: 149.5-14-13.111

Condition: Good

Size in gross floor area: 10 buildings, the largest of which is 87,750 ft²

Number of stories: 2

Original Use: Tannery

Current Use: Self-storage, Unknown

Ownership: Private



Warehouse owned by D. Conyne

Strategic Site ID: 19

Tax Number: 149.5-14-8.2

Condition: Good

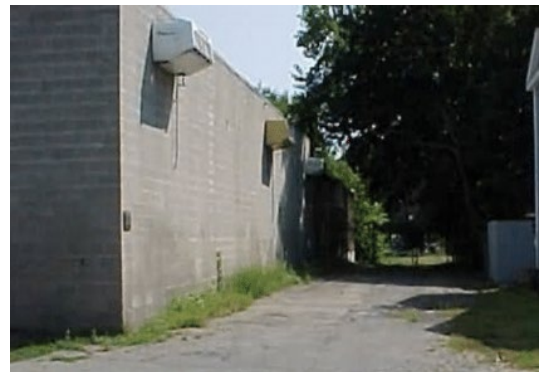
Size in gross floor area: 17,079 ft²/ 960 ft²

Number of stories: 1

Original Use: Tannery boiler house, machine shop

Current Use: Vacant or storage

Ownership: Private



Daniel Hayes Tannery/Mill

Strategic Site ID: 20

Tax Number: 149.5-14-9

Condition: Good to Poor

Size in gross floor area: 50,088 ft²/16,270 ft²

Number of stories: 1–3

Original Use: Tannery; Gas station

Current Use: Vacant

Ownership: Private



Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Warehouse

Strategic Site ID: 23

Tax Number: 149.5-14-11

Condition: Fair

Size in gross floor area: 6,400 ft²

Number of stories: 1

Original Use: Storage

Current Use: Vacant or Storage

Ownership: Private



Warehouse owned by R. Floyd

Strategic Site ID: 25

Tax Number: 149.6-10-1.2

Condition: Poor

Size in gross floor area: 7,500

Number of stories: 1-2

Original Use: Warehouse (vehicles, feed)

Current Use: Vacant or Storage

Ownership: Private



E. Side Broad Street

Strategic Site ID: 27

Tax Number: 149.6-29-2

Condition: Fair

Size in gross floor area: 4,680 ft²

Number of stories: 1

Original Use: Warehouse (railroad)

Current Use: Vacant or Storage

Ownership: Private



City of Gloversville Property

Strategic Site ID: 28

Tax Number: 149.6-29-1.5

Condition: Excellent

Size in gross floor area: 9,500 ft²/1,000 ft²/4,000 ft²

Number of stories: Varies

Original Use: Transit, SPCA, Storage (former RR freight yard)

Current Use: Transit, SPCA, Salt Storage

Ownership: City of Gloversville



Fownes

Strategic Site ID: 32

Tax Number: 149.6-10-21

Condition: Fair

Size in gross floor area: 32,720 ft²

Number of stories: 4

Original Use: Glove Manufacturing

Current Use: Vacant

Ownership: Private



Warehouse on Pine and Main

Strategic Site ID: 34

Tax Number: 149.6-10-30

Condition: Good

Size in gross floor area: 26, 415 ft²

Number of stories: 3

Original Use: Glove factory; gas station

Current Use: Vacant or Storage

Ownership: Private



Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Site Name: Warehouse

Strategic Site ID: 35

Tax Number: 149.6-22-39

Condition: Fair

Size in gross floor area: 6,720 ft²

Number of stories: 2

Original Use: Unknown, Box sales

Current Use: Unknown, appears vacant

Ownership: Private



Site Name: Autobody

Strategic Site ID: 41

Tax Number: 149.13-1-9

Condition: Fair

Size in gross floor area: 1,032 ft²

Number of stories: 1

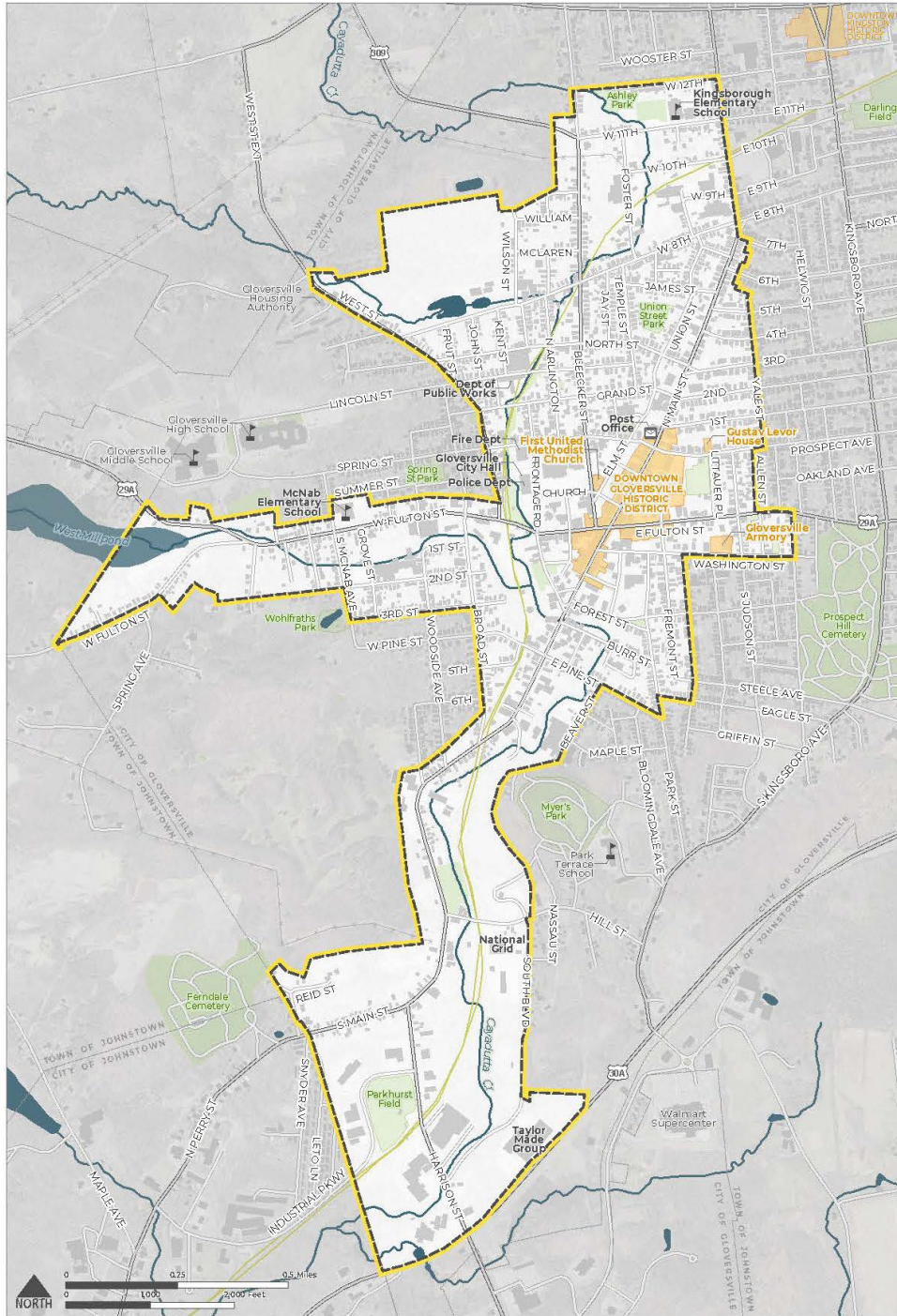
Original Use: Autobody garage

Current Use: Auto repair shop

Ownership: Private



Figure 3-15. Building Inventory and Historic Areas Map



- National Register Site
- Fonda, Johnstown & Gloversville Rail Trail
- Proposed BOA

BUILDING INVENTORY
Gloversville Brownfield Opportunity Area (BOA)

Source: NYS Office of Information Technology Services, GIS Program Office, 2017-2020

4

KEY FINDINGS & RECOMENDATIONS

SECTION CONTENTS

- A. Revitalization Strategy
- B. Recommendations and Implementation Strategies
- C. Redevelopment Opportunities

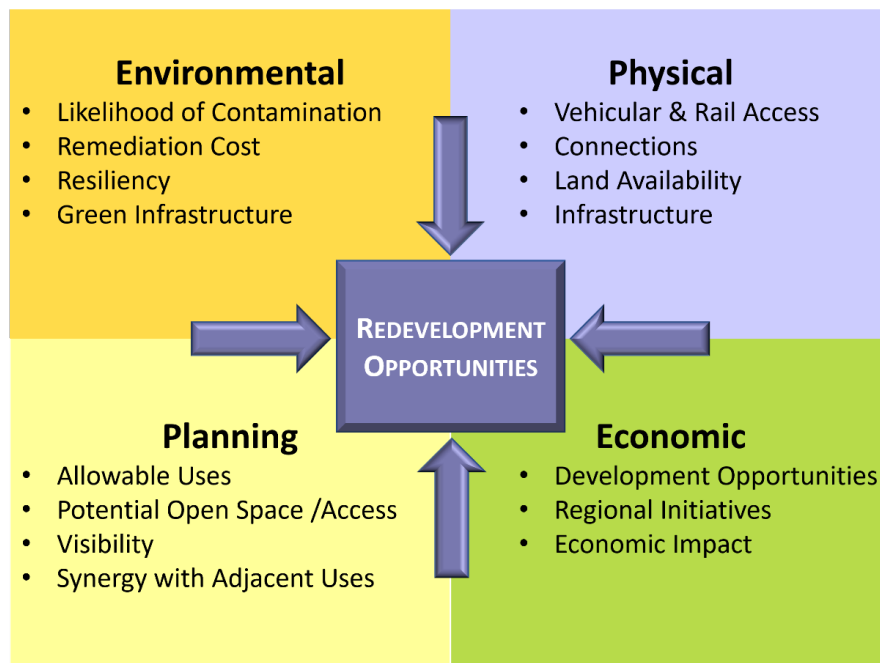
LIBERTY LEATHER FROM
BURR LOOKING NORTH

Key Findings & Recommendations

A. Revitalization Strategy

The BOA Steering Committee utilized a multi-disciplinary approach to assess redevelopment opportunities in the Gloversville BOA. The history and condition of strategic sites throughout the BOA were then reviewed within this context to develop potential redevelopment or reuse scenarios.

Figure 4-1. BOA Redevelopment Considerations Diagram



BOA Opportunities

A summary of assets and opportunities in the Gloversville BOA is provided in Table 4-1. The list was developed based on the outcomes of the inventory and analysis, findings of existing planning studies, and input received during public Open Houses and stakeholder interviews. The summary presents general opportunities for properties located in the BOA.

Table 4-1. BOA Assets and Opportunities

CATEGORY	ASSETS / OPPORTUNITIES
Environmental	<ul style="list-style-type: none"> • Perception of environmental contamination is likely greater than actual contamination at many sites • Progress on-site assessment and/or remediation for many sites within the BOA • Access to current and future funding for continued remediation activities • Availability of green and open spaces to support resilient redevelopment • Opportunities for circular economy (e.g., WWTP) • Opportunities and incentives for sustainable, low-impact redevelopment of brownfield sites
Physical	<ul style="list-style-type: none"> • Easy access to Adirondack Park, regional population centers, and major roadways • Compact, walkable city • Historic authentic character and architecture • Commercial core including Historic Downtown and civic hub • Access to Cayadutta Creek, West Mill Creek water amenities • Regional FJ&G Rail Trail • Many acres of publicly owned land including vacant property • Flat topography • Ample parking and transportation capacity • New WWTP and sewer system upgrades underway • Good water supply
Planning	<ul style="list-style-type: none"> • Affordable; real estate prices tend to be low • Friendly small-town feeling, supportive community • Broad mix of uses and densities with flexible development options • Availability of land for manufacturing and industrial uses near a population center with amenities for employers and employees • Diversity of parks, open spaces, recreational resources • Culture – Glove Theatre, Museums, Historic Society, Local artists and Arts organizations • Synergy with ongoing development projects and programs including DRI and LWRP

CATEGORY	ASSETS / OPPORTUNITIES
	<ul style="list-style-type: none"> • Village leadership continues to demonstrate commitment to revitalization through the implementation of significant planning initiatives
Economic	<ul style="list-style-type: none"> • Downtown Gloversville Historic District • Glovemaking history • Affordable place to do business • Low-cost commercial and industrial properties • Development incentives available (low-income community, historic tax credits, etc.) • Healthy real estate market for commercial offices, retail space, and multi-family residential units • 155 acres of vacant land • Many active businesses in the BOA including new and well-established businesses • Opportunity to grow local and regional markets for local producers through synergistic development strategies (e.g., expand retail shops and customer base for locally made food and goods) • Growing and competitive manufacturing sector • Strong artistic and creative character (rise of creative economy) • Large commuter population represents a potential market for new housing, retail, and restaurants • Need for quality housing choices • Public and private DRI projects being implemented downtown

BOA Challenges

Several challenges were also identified through public input and project research. To support redevelopment and attract new residents and investors, the community should work to address or mitigate these challenges. In some cases, these challenges represent an opportunity for redevelopment that would address unmet needs (see Table 4-2).

Table 4-2. BOA Challenges

CATEGORY	CHALLENGES
Environmental	<ul style="list-style-type: none"> • Environmental contamination of strategic sites • Unknown or incomplete environmental history of some sites • Limitations on the use of some remediated sites • Impaired and degraded natural resources and ecosystem services • Flood, storm, and climate change hazards

CATEGORY	CHALLENGES
Physical	<ul style="list-style-type: none"> • Unappealing, dilapidated, blighted properties • Abandoned industrial sites are a public safety hazard • 155 acres of vacant land • Older housing stock • Need better access points for natural and recreational resources including Cayadutta Creek and FJ&G Rail Trail • Need better physical and multi-modal connections between neighborhoods, downtown, and the public parks and amenities, especially for pedestrians and bicyclists. • Gaps in pedestrian infrastructure, limited public transport options • Aging infrastructure including stormwater infrastructure
Planning	<ul style="list-style-type: none"> • High poverty rate and elevated levels of adverse health conditions • Limited homeownership rates • Food insecurity • Need development to support existing residents and services • Infrastructure promotes car-dependent lifestyles • Limited marketing of existing cultural, heritage, and natural assets • Smaller population • Public safety concerns
Economic	<ul style="list-style-type: none"> • Lack of restaurants, retail, four-season amenities, nightlife • Need support to retain businesses • Lack of job opportunities • Lack of visitor accommodation (hotel, B&B etc) • Low median incomes and low housing values • Insufficient housing diversity and quality • Need more destinations and diversity of offerings • Desire for more active recreation venues

B. Recommendations and Implementation Strategies

The City of Gloversville has made a substantial commitment to the community, property owners and other stakeholders by undertaking the BOA planning process. For this strong commitment to have a positive impact, it is critical for recommended action items to be implemented. To assist in the implementation, the following matrix identifies a project champion, potential funding sources and an implementation schedule for each recommendation.

The following time frames and priority rankings were assigned to each of the recommendations listed in Table 4-4:

Time Frame

- Immediate (Year 1)
- Short Term (Years 2-5)
- Long Term (Years 6-10)
- Ongoing

Priority Ranking

- H = High Priority
- M = Medium Priority
- L = Low Priority

Table 4-3. Recommendations and Implementation Matrix

Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
Category: Environmental									
Env-1: Continue to partner with the EPA	<p>Work closely with the EPA to:</p> <ul style="list-style-type: none"> Continue to secure monies for Phase 1 and Phase 2 assessments of brownfield sites throughout the BOA. Secure money for clean-up and remediation of strategic brownfield sites. 	Planning, Economic	City	USEPA, FCCRG, Fulton Co. (Co-wide assessment grant), private property owners, NYSDOS	EPA, FCCRG, Fulton Co. (Co-wide assessment grant), MVEDD, NYSDEC, NYSDOS BOA	H			✓
Env-2: Establish funding mechanisms for remediation funding	Partner with local organizations, such as the Mohawk Valley Economic Development District (MVEDD), to establish funding mechanisms (i.e., a revolving loan fund) to encourage environmental remediation and redevelopment of strategic sites.	Economic	City	MVEDD, FCCRG, Fulton Co.	MVEDD, FCCRG, Fulton Co., MVREDC				✓
Env-3: Continue to partner with NYSDOS	<p>Secure BOA designation and work with NYSDOS to develop an Implementation Strategy for the BOA study and its recommendations to:</p> <ul style="list-style-type: none"> continue and/or initiate further redevelopment activities. secure additional funding and technical resources for implementation. identify necessary engineering and planning documents to make selected sites shovel-ready for private/public investments. 	Planning, Economic	City	NYSDOS	NYSDOS BOA Program	H			✓

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
	The city would then apply to DOS for Predevelopment Funds.								
Env-4: Upgrade Sewer System	Fulton County is replacing the main sewer trunk line through the city as part of a larger project. When the County replaces the trunk line, the city will be responsible for upgrading the lateral lines that feed the trunk line. Many of these lines need repair and some will require complete replacement to prevent infiltration and inflow of stormwater.	Physical	City DPW	City Council, NYSDOT, NYSDOS, NYSEFC, Fulton County	NYS EFC WIIA Grants, NYS EFC CWSRF Grants, NYS EFC ISC Grants		M		✓
Env-5: Upgrade and maintain lateral lines to the city's trunk sewer system	Repair or replace aging stormwater infiltration catch basins, integrating best practices such as natural “green infrastructure” measures to improve drainage while also protecting natural resources.	Physical	City DPW	Developers, NYSDEC, Soil & Water,	NYSDEC, Climate Mitigation, NYS EFC, Developers		M		✓
Env-6: Develop a city-wide Resiliency Plan	Develop a city-wide resiliency plan in collaboration with the Fulton County Emergency Management Office and a committee of diverse stakeholders. The plan would assess physical risks (e.g., flooding, disease) as well as environmental (e.g., climate change, pollution), socio-political (e.g., inequity), and economic risks (e.g., high costs) that threaten quality of life in Gloversville. It would then provide a prioritized list of actions to increase resilience, linking to existing initiatives such as the Comprehensive Plan, DRI, Local	Planning	City	NYSDEC, MVEDD, Fulton County Emergency Management Office, NYS Agencies, Public Health and Safety Departments, DPW, community organizations	NYSDOS LWRP, NYSDEC, Climate Smart Communities Grants, NYSDOS, NYSERDA, NYS DPA, USEPA, FEMA, HUD, US DOE, Foundations,		M		

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
	Waterfront Revitalization Program (LWRP) and the Fulton County All-Hazards Mitigation Plan, as appropriate.				Research Institutions				
Env-7: Become a Certified Climate Smart Community (CSC)	<p>The NYS Climate Smart Communities (CSC) program supports local governments to reduce greenhouse gas emissions, adapt to a changing climate, and thrive in a green economy. Benefits include:</p> <ul style="list-style-type: none"> • Greater energy independence, security, and cost savings • Healthier, more walkable urban centers with improved air quality • Conservation of green spaces for recreation and biodiversity • Reduction of future flood risk • Investment in an economy that supports sustainability and green businesses. • Engagement with residents on the future of their hometowns. 	Planning, Physical	City	MVEDD, NYSDEC Climate Smart Communities	NYSDEC Climate Smart Communities, MVEDD	M			
Env-8: Advance the “Mill Crescent” Redevelopment Plan	<p>“The Mill Crescent” district was identified as an area with tremendous potential for revitalization. The properties are predominantly commercial land with many centuries-old buildings and a mix of new and long-established local businesses. Specific recommendations to redevelop the area are highlighted in the Priority Site Redevelopment Concepts section of this report.</p>	Planning, Economic, Physical	City, Working Group	Private property owners, developers, EPA, NYSDEC			H		V

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
	As a first step, a Market Feasibility Study and Generic Environmental Impact Statement should be prepared that would inform the further development of this concept plan.								
Env-9: Advance the Tradition Leather Redevelopment Plan	<p>The Tradition Leather site was identified as a priority site with potential for redevelopment. Specific recommendations to develop the site are highlighted in the Priority Site Redevelopment Concepts section of this report.</p> <p>The following steps are recommended to revitalize the site:</p> <ul style="list-style-type: none"> Acquire property and secure USEPA clean-up funding. Develop partnerships with key public and private partners identified in the site recommendations. 	Planning, Economic, Physical	City, Working Group	Private property owners, developers, EPA, NYSDEC	Private, tax credits, fed, state, affordable housing tax credits, local incentives		H		
Env-10: Advance the Independent Leather Redevelopment Plan	The Independent Leather site was identified as a priority site with potential for redevelopment as a public park. Specific recommendations to develop the site are highlighted in the Priority Site Redevelopment Concepts section of this report. The site is owned by the City of Gloversville and was remediated for commercial and industrial use (not residential use) in 1996.	Planning, Physical	City, Working Group	Private property owners, developers, USEPA, NYSDEC	NYSDOS EPF, NYSDOS LWRP, USDA, USEDPA, OPRHP, City of Gloversville, foundation funding	H			

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
	<p>Next steps for redevelopment include:</p> <ul style="list-style-type: none"> • A change of use approval from the NYSDEC • Adherence to the building and environmental engineering requirements laid out in the Site Management Plan. 								
Env-11: Advance the “Risedorph” Redevelopment Plan	<p>Identified in the Gloversville LWRP, the Risedorph Redevelopment Plan would add active green space on the former Risedorph site. Specific recommendations to develop the site are highlighted in the Priority Site Redevelopment Concepts section of this report. As a first step, an amendment to the NYSDEC Site Management Plan is needed to allow the desired use.</p>	Planning, Physical	City, Working Group	Private property owners, developers, USEPA, NYSDEC	NYSDOS EPF, USDA, USEDA		H		
Env-14: Redevelop Strategic Sites	<p>Prepare and implement redevelopment plans or provide assistance to active businesses for the 47 strategic sites identified in this BOA Nomination (in addition to the Mill Crescent, Tradition Leather, Independent Leather and Risedorph).</p>	Planning, Physical, Economic	City, Working Group	Private property owners, developers, USEPA, NYSDEC	NYSDOS EPF, USDA, USEDA			M	
Category: Planning									

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
PL-1: Establish an Interagency Work Group to assist with implementation of BOA	Establish an Interagency Working Group (IAWG) to provide a forum for state and federal agencies to meet and provide financial, administrative, and technical assistance to the City for the revitalization of the Gloversville BOA.		Working Committee	NYSDEC, EPA, NYS DOT, Fulton County, EFC, Mohawk Valley EDGE, MVEDD, Gloversville CSD, Center for Creative Land Recycling		H			V
Category: Physical									
P-1: Support the Neighborhood Stabilization Initiative	The City of Gloversville should continue to support the Neighborhood Stabilization Initiative. This program allows the city to: <ul style="list-style-type: none"> • Purchase properties that have undergone County foreclosure • Apply for and secure funds needed for acquisition and demolition • Renovating vacant or blighted properties, thereby elevating property values of entire neighborhoods • Increasing the variety of housing options for Gloversville residents 	Planning	Property Disposition Committee	Fulton County Board of Supervisors	NYSHCR, Fulton County	H			V
P-2: Educate the public and developers about funding incentives	Partner with federal, state and local agencies to educate the public and potential developers about different funding incentives including, but not limited to:	Economic	FCCRG	Working Committee, DOS	NYSDOS, NYS ESD, Fulton County				V

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
	<ul style="list-style-type: none"> Utilize Brownfield Cleanup Program (BCP) where appropriate Historic Tax Credits Low Income Housing Tax Credits 								
P-3: Evaluate the use of a "PILOT Increment Financing" or a PIF District in the Gloversville BOA	<p>The redevelopment of brownfield sites frequently presents challenges and additional costs related to environmental remediation, complying with building code standards, and adapting former industrial sites for residential or commercial use. Developers often look for ways to bridge the "financing gap" to make these projects more economically feasible. One innovative way to offset costs is through a "PILOT Increment Financing" or a PIF District, which involves the use of payments in lieu of taxes (PILOTs). Local governments enter into PILOT agreements with the owners of specific redevelopment sites and agree to use a portion of the proceeds to fund capital improvements related to the development.</p>	Economic, Planning	FCCRG	Case study communities		H			
P-4: Advance Fulton County Vision 2026	<p>Continue to work with Fulton County to advance the <i>Fulton County Vision 2026 Development Strategy</i> and realize the City's emerging vision for "Downtown Gloversville to transform into a vibrant, mixed-use urban core that will promote downtown living, entrepreneurship, tourism, and historic preservation while improving the quality of life for all."</p>	Planning, Environment, Economic	City	Fulton County, FCCRG	CFA and private funding				√

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
P-5: Install Public Art	<p>The installation of public art throughout the Gloversville BOA is an investment in place-making that will benefit all residents and visitors, growing the local reputation as an arts and culture destination.</p> <p>The city would establish a funding program to kickstart a public arts program to commission public art through a formal, participatory process, to install public art, including murals, and to provide art grants.</p>	Physical	City	SVAN (Sacandaga Valley Arts Network), Micropolis Gallery	NYSDOS BOA, NYSCA		L		
Category: Economic									
E-1: Continue Zoning Update	<p>State law requires zoning regulations (i.e., local law, ordinance) to be adopted in accordance with a comprehensive plan in towns and villages. A comprehensive plan, the LWRP or the BOA Nomination Study can form the legal justification for zoning and land use regulations, which in turn should be designed to implement the goals and policies set forth in these plans.</p> <p>The city should continue the current zoning evaluation and make changes that implement these plans. Particular attention should be given to the Manufacturing District and parcels adjacent to Cayadutta Creek. Green infrastructure practices such as Low Impact Design (LID) requirements should also be further integrated into the zoning code.</p>	Planning, Environment, Physical	City	Fulton County Planning Department	NYSDOS LWRP	H			V

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
<p>E-2: Adopt Complete Streets Policy</p>	<p>Adopt and implement a Complete Streets Policy. The policy would connect recreational resources like the FJ&G Rail Trail to neighborhoods and downtown through pedestrian and bicycle infrastructure on City streets and trails. The recommendation would support improved public access, recreation, quality of life, sustainability, accessibility, and safe routes to school.</p> <p>Potential areas for improvement include Church Street between City Hall and Bleecker Square/Downtown, Myers Park to the Former Liberty Leather site, 11th Avenue to Kingsboro School, and 8th Avenue.</p>	Physical, Planning	City DPW	Fulton County Planning Department	NYDOS EPF, NYSDOT	H			V
<p>E-3: Update Wayfinding & Directional Signage</p>	<p>Wayfinding and directional signage are community assets that connect residents and visitors to key destinations while improving the attractiveness of a place.</p> <p>The City of Gloversville should update its wayfinding and directional signage within the BOA to reinforce connections between historic, cultural and recreational resources, and facilitate enhanced public access to the downtown. The signage could indicate walk time rather than distance.</p> <p>High traffic areas including intersections and the Downtown would be prioritized.</p>	Physical	City DPW	City Historian, County Historian	NYS DRI, Market NY	H			V

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
<p>E-4: Design and Implement Gateway Enhancements</p>	<p>Identify suitable locations for City gateways and develop concepts for design and implementation.</p> <p>Gateways are areas where visitors experience a critical first impression of a community. Pleasing, welcoming gateways with quality landscaping and signage entice those travelling through to stop and explore.</p> <p>The BOA Steering Committee identified the need for gateway enhancements at East and West Fulton Streets, and the Van Tent Pole property.</p>	Physical	City DPW, Code Enforcement	Volunteers, Cornell Coop Ex. Master Gardeners, Kingsboro Garden Club, Tree Commission	NYSDOS LWRP, NYSDOS BOA, Foundations, City		M		
<p>E-5: Enhance pedestrian connections near Baseball Museum</p>	<p>The Parkhurst Field Foundation has entered into an agreement with the NYS Baseball Hall of Fame to bring their first ever museum to Gloversville. In preparation for this exciting new addition to the city, streetscape improvements, including enhanced pedestrian connections, would be made along Harrison Street near the baseball park and around Parkhurst Field so that residents and visitors can safely connect to the new Hall of Fame museum.</p> <p>The city could also explore the siting of new tourism amenities (hotel, restaurants, or gas station) at one of the strategic sites near Parkhurst Field.</p>	Physical, Planning	City DPW, Code Enforcement	Parkhurst Field, Volunteers, Cornell Coop Ex. Master Gardeners, Kingsboro Garden Club, Tree Commission	NYSDOS LWRP, NYSDOS BOA, Local Foundations (Argersinger Charitable Trust, Frank Perrella Trust, Louis Mauro Charitable Trust), City of Gloversville	H			

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
<p>E-6: Complete a Bicycle and Pedestrian Master Plan</p>	<p>The city should conduct a comprehensive analysis of bicycle and pedestrian needs and opportunities, including preliminary feasibility assessments and design work guided by input from the public; the results will inform the Complete Streets policy.</p> <p>The master plan will provide a prioritized list of actions to improve the walkability and bikeability of the city. Potential actions include bike lanes, new and improved pedestrian walkways and crosswalks, multi-modal signage, bike racks, street furniture, pedestrian lighting, street trees, landscaping, micro-parks. Potential areas for improvement include: Church Street between City Hall and Bleecker Square/Downtown, Myers Park to the Former Liberty Leather site, 11th Avenue to Kingsboro School, and 8th Avenue.</p>	Physical	City	Fulton Co. Planning Dept, City DPW, private consultant	NYS DOS LWRP, NYS DOT, NYSERDA		H		V
<p>E-7: Preserve and Promote Historic & Cultural Resources</p>	<p>The City of Gloversville has a rich history, rooted within the leather tanning and glove making industries. To preserve and promote the city’s historic and cultural resources, this recommendation proposes the following:</p> <ul style="list-style-type: none"> • Create a Glove Making Walking Tour • Establish the Glove Museum • Apply to become a Certified Local Government (CLG) – a program that encourages municipalities to enact laws that provide for local review of 		City	Daniel Storto, City Historian, Peter Kiernan (items for consignment - Olympic gloves, knowledge), mill owners, William G. Pomeroy	NYSCA, NYSOPRHP, Crown family, William G. Pomeroy Foundation		M		

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Recommendation	Description and Next Steps	Goal Category Overlap	Project Champion	Potential Partners	Potential Funding	Immediate	Short-Term	Long-Term	Ongoing
	<p>development proposals that impact historic buildings. By becoming a CLG, the City would be eligible for grant monies for property research and education about historic preservation.</p> <ul style="list-style-type: none"> Partner with the William G Pomeroy Foundation to design and implement historic signage placards 			Foundation, Fulton County Museum					
E-8: Conduct a Food Incubator Feasibility Study	<p>Determine the need and viability of a food incubator in Gloversville in honor of Fulton County’s rich agricultural history. The study would be conducted by the city in collaboration with local farmers and producers at the Farmers Market and Mohawk Harvest. A Food Incubator Feasibility Study typically engages the public to understand entrepreneur needs and assess demand; identifies potential locations; and evaluates the potential for these various locations. The incubator could include a licensed, commercial shared kitchen for food producers.</p>	Physical	FCCRG, Fulton Co. Planning Department	Local farmers, Fulton Co. Planning Dept., Cornell Coop Ext., Fulton Co. Ag Plan Steering Committee, Philia Farm	NYS ESD		M		

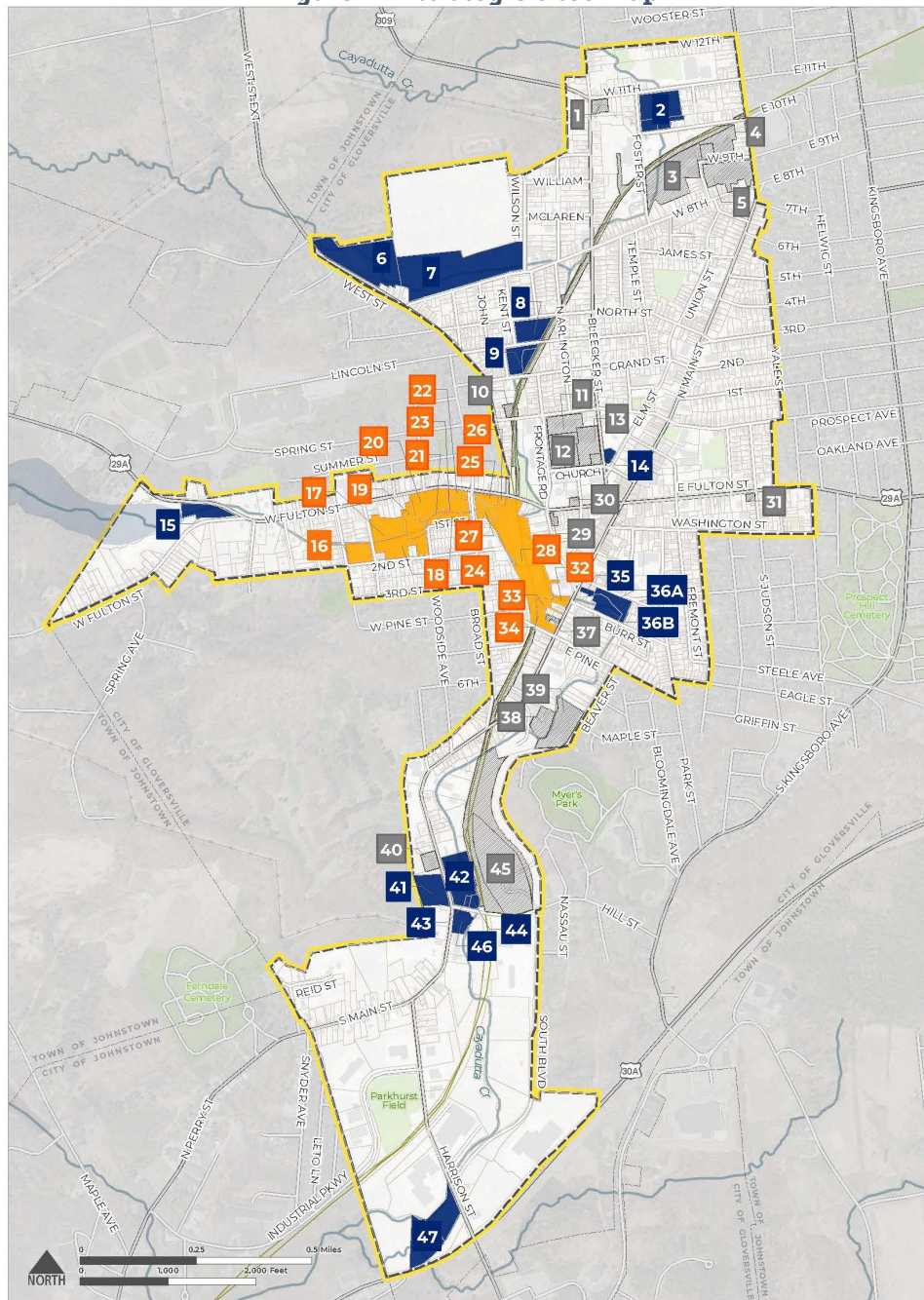
C. Redevelopment Opportunities

Strategic Sites

An analysis of strategic sites was conducted to determine potential redevelopment opportunities and future uses. The analysis considered the broader context of BOA-wide challenges and opportunities as well as the individual characteristics of each site including its environmental history, current uses, and adjacent uses. The analysis is summarized in Table 4-4 and strategic sites are mapped in Figure 4-2. Strategic sites are marked in blue or orange in Table 4-4 and Figure 4-2. Orange sites are part of the proposed Mill Crescent district which is a cluster of strategic sites for redevelopment. Sites marked in grey are additional sites for consideration, but were not designated as strategic sites by the Steering Committee. More information on the strategic sites, including site assessment details, is available on the strategic site profiles in the appendices.

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Figure 4-2: Strategic Sites Map



PRELIMINARY STRATEGIC SITES

1 Autobody/Garage	17 9 Grove	33 118 S Main Street
2 Tradicon Leather	18 Levor Mill	34 Warehouse-Cnr Pine/S Main
3 Wood & Hyde Leather & parking lot	19 Warehouse owned by Danny Conyne	35 Warehouse owned by Trippodo
4 Taylor Made Group	20 Dan Hayes Tannery	36A Liberty Leather (6 Forest)
5 Robison and Smith	21 Montrose Railroad	36B Liberty Leather (21 Burr)
6 Former Littauer Pool	22 Parking lot	37 Semco LLC
7 Riseoroph Tannery	23 Warehouse	38 Twin City Leather
8 Former Decca Records	24 2 First Street	39 Leave It to Beaver St
9 DPW Highway Garage (2 parcels)	25 Warehouse owned by Robert Floyd	40 S Main St Ventures
10 92 Spring Street	26 Parking lot owned by Tina Floyd	41 Autobody
11 Ambulance Service	27 Eslice Broad Street of Gville	42 Independent Leather
12 52 Church Street	28 City of Gloversville Property	43 Warehouse
13 Byzantine, Inc (2 parcels)	29 71 W. Fulton Street	44 Warehouse
14 7 Elm (Church at Bleeker Square)	30 Autobody on W Fulton/N Arlington	45 Callanan Industries
15 Van Tent Pole Co, Inc	31 Cole Gas Station	46 Restaurant
16 Corner of McNaob and Second	32 Fownes Building	47 Comrie (2 parcels)

STRATEGIC SITES

Gloversville Brownfield Opportunity Area (BOA)

- Operation Crescent Moon
- Strategic Site
- Additional Site*
- Proposed BOA
- Tax Parcel

* parcel ranking below cut-off score of 40

Table 4-4. Strategic Sites – Redevelopment Opportunities

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
2	Tradition Leather	30 W 10 th 34 W 10 th 47 W 11 th	4.11	Private	Vacant. Former tannery, closed 2017. No investigation data, high probability of contamination. On the Cayadutta in the floodplain. Adjacent to school and residential neighborhood. Zoning: M	Residential/Mixed Use - Potential for redevelopment as a residential neighborhood with middle-income single-family homes and supportive amenities such as a central commons, trail along the Cayadutta, community gardens, and reflective pond. Potential to reuse the tannery buildings for apartments/condos, retail or other passive commercial uses on the site.
6	Former Littauer Pool	164 West St	7.58	City	Vacant cleared site with wooden outbuilding. Former recreational facility with public pool. No investigation data. Low probability of contamination. On unnamed creek in the floodplain. Adjacent to wooded area, some R. Zoning: R1	Recreational area - Potential for redevelopment as a community recreational area. Could be redeveloped in coordination with the adjacent Risedorph site. Interest in reopening a public pool if possible in the future.
7	Risedorph Tannery	130-184 W 8th	12.65	City	Vacant. Two (2) large structures onsite in fair condition. Former tannery, closed 1990s. Partially remediated (ERP). Contamination present. Pond and Creek onsite. In the floodplain. Adjacent to vacant vegetated property. Zoning: R1	Public Park - Environmental history and setting present both constraints and opportunities. Potential to maintain as open space and develop into a destination recreation area, for example, with a mountain biking trail system, fishing and skating ponds, and a welcome lodge. Could be connected with the adjacent former Littauer Pool site. Opportunity to provide habitats for increased biodiversity (e.g., birds, pollinators, amphibians, fish) and complementary uses such as a solar array and art park. Former water reservoir presents an opportunity for water-

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Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
						enhanced uses such as a velodrome, amphitheater, etc.
8	Former Decca Records	80 Lincoln St	2.02	Private	Vacant. Very large 2-story storage building in poor condition occupies most of the site. Former tannery (1920s), manufacturing facility. No investigation data. Moderate probability of contamination and high potential for asbestos in building. On the Cayadutta. Within a residential neighborhood adjacent to the City DPW. Zoning: M.	Residential, Mixed-Use, Urban Agriculture - Priority site under the EPA Brownfields program; reuse assessment completed as part of the EPA grant. Findings show potential for adaptive reuse or new build as residential or mixed-use with food/agriculture facility. Potential to redevelop in coordination with DPW site (#9). Examples might include artisan housing and urban farming/grow center.
9	DPW Highway Garage	73 Lincoln St	1.89	City	DPW garage used for vehicle repair & storage. 3 structures on site in good condition. Former Tannery, battery manufacturer. Contamination present and groundwater impacted. On the Cayadutta. Within a residential neighborhood adjacent to a brownfield. Zoning: M.	DPW Garage (current use) or other commercial/industrial operation. Potential to continue use as a DPW site or redevelop for other commercial or auto-related use. Could redevelop in coordination with the former Decca Records site (#8).
14	Church at Bleecker Square	7 Elm	0.41	Private	Vacant 2-story brick church built in 1900 covers most of site, in good condition. No investigation data. Adjacent to downtown neighborhood and commercial uses, parking lots, farmers market. Zoning: M, FBO	Community, Commercial, Residential - Strategic location next to Farmers Market pavilion and community space as well as downtown. Potential for reuse as community space, residential, cultural/entertainment, or commercial. Examples might include a bookstore, music and event venue, childcare/youth/community program

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Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
						space, and/or conference/meeting venue.
15	Van Tent Pole Co, Inc.	1 Rose St	2.4	Private	Vacant. Remains of 2 buildings destroyed by fire onsite. Former tannery, closed 1970s. Manufacturer of tent poles in 1990s. Contamination present. Phase 1 remedial investigation complete. On West Mill Creek in the floodplain. Adjacent to wood/wetland area and brownfield site. Zoning: R1.	Open Space – Location in the floodplain on West Mill Pond lends itself to passive use as open space with natural habitat areas to support biodiversity (e.g., for pollinator and wetland flora and fauna). Potential to include public access areas for bird watching, picnicking, etc.
Mill Crescent Properties						
16	Corner of McNabb & Second	88 Second St	1.37	City	Vacant with storage yard. Former mill and tannery. Some cleanup activities conducted, former buildings demolished and waste removed. On Mill Creek, partially in floodplain. Adjacent to residential, brownfields. Zoning: M	Residential, Open Space, Recreation - Part of the proposed Mill Crescent District. Potential for small-scale residential development (one to two-unit housing) matching the character of the surrounding neighborhood. Could include recreational or green space along the creek with public access including a West Mill Creek multi-use trail.
17	9 Grove (Ellithorp Tannery)	9 Grove	2.24	Private	Vacant, vegetated. Former mill and tannery until 1980s. Some cleanup activities conducted. Potential contamination. Phase 1 investigation complete. On Mill	Residential, Commercial - Part of the proposed Mill Crescent District. Location in the floodplain presents some development and cost constraints. Potential infill development of market-

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Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
					Creek in the floodplain. Adjacent to residential, commercial, brownfield properties. Zoning: M	rate housing with flood-resilient construction. The use of first-floor parking could reduce risks while maximizing green space along Mill Creek for residents. Include a portion of the West Mill Creek multi-use trail with public access to the creek. Alternative uses for the site could include commercial, institutional, or community uses that are compatible with the surrounding neighborhood and adjacent Levor Mill site.
18	Levor Mill	19 Grove	2.62	Private	Mostly vacant buildings with some self-storage. 10 buildings in good condition onsite, 2 stories. Former Tannery. Contamination present. Phase 1 investigation complete. Adjacent to Mill Creek partially in flood plain. Next to brownfields, residential. Zoning: M	Commercial, Community Uses - Part of the proposed Mill Crescent District. Potential for adaptive reuse for institutional, commercial, or community uses compatible with the surrounding neighborhood. Examples may include doctor/professional offices, not-for-profit or community organization offices, workforce training facilities, Fulton-Montgomery Community College downtown site.
19	Warehouse owned by D. Conyne	185 W Fulton	1.56	Private	Underutilized. Two one-story buildings on site near First street, including "Levor" smokestack. Former tannery, machine shop,	Commercial, Light Industrial, Residential – Part of the proposed Mill Crescent District.

Gloversville Brownfield Opportunity Area
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Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
					coal storage, storage yard. Moderate probability of contamination. Phase 1 investigation complete. On Mill Creek in floodplain. Access to First and W Fulton St. Adjacent to brownfields, residential, commercial businesses, restaurant. Zoning: M	Small site with limitations due to floodplain. Adjacent to the planned Daniel Hayes residential campus. Potential for adaptive reuse of buildings for supportive retail, recreational, or commercial services for the surrounding neighborhood, with attractive entrances from W Fulton St and 1 st Street. Examples might include a gym/fitness center, bike shop, market, or pet goods store. Architectural retrofits that increase resilience could allow for further uses. Alternative uses might include light industrial craft space (e.g., stonework, metalwork, textile, printing) or newly built residential. Site includes a portion of the West Mill multi-use trail.
20	Daniel Hayes Tannery	177 W Fulton	2.71	Private	Vacant. 3-story brick mill building and other 1+ story buildings onsite, in good to poor condition. Former tannery, closed 2000s. Former gas station. No investigation data. High probability of contamination. Near downtown/ city center. Adjacent to Mill Creek in the floodplain. Adjacent to commercial, residential, brownfields. Zoning: M	Residential, Mixed-Use - Part of the proposed Mill Crescent District. One building is being converted into residential apartments. Potential to develop the remainder of the site into a mixed-use campus to support local businesses with greenspace in a later phase.

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
21	Montrose Railroad	W Fulton St	0.35	Private	Vacant abandoned rail yard. Phase 1 completed. Numerous historical spills. On Mill Creek in the floodplain. Adjacent to brownfields, residential. Zoning: M	Open Space, Recreation - Part of the proposed Mill Crescent District and adjacent to the planned Daniel Hayes residential campus. Location on Mill Creek in the floodplain presents an opportunity and a constraint. Potential to redevelop for recreational use, for example, with a Mill Creek multi-use trail surrounded by green space and public access to the waterfront.
22	Parking Lot	147 W Fulton	0.46	Private	Vacant with vehicle storage and RR spur. Former warehouse and storage yard. Residual contamination from Daniel Hayes Tannery. Phase 1 complete. Adjacent to brownfields, residential, commercial. Zoning: M	Mixed-Use, Commercial (neighborhood-scale) , - Part of the proposed Mill Crescent District and adjacent to the planned Daniel Hayes residential campus. Potential for infill mixed-use development to complement current and proposed future uses. Examples may include a grocery store, apartments, offices, and neighborhood businesses such as a veterinary office, salon etc.
23	Warehouse	141 Broad St	0.83	Private	One (1) storage shed onsite in fair condition. Former lumber yard, chemical storage facility. Residual contamination (at least). Phase 1 investigation underway. On Mill	Residential, Commercial (neighborhood-scale) - Part of the proposed Mill Crescent District and adjacent to the planned Daniel Hayes residential campus. Location on Mill Creek in floodplain presents an opportunity and a constraint. Potential for

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
					Creek in the floodplain. Adjacent to brownfields. Zoning: M	new infill development for neighborhood commercial or residential with a flood resilient design (e.g raised free board, sacrificial first floor)
24	2 First Street	2 First St	0.87	Private (City acquisition in progress)	Vacant abandoned rail yard. Residual contamination (at least). Phase 1 investigation complete. On Mill Creek. Adjacent to brownfields and residential. Zoning: M	Open Space, Recreation - Property being acquired by the City. Part of the proposed Mill Crescent District and near the planned Daniel Hayes residential campus. Location on Mill Creek in floodplain presents an opportunity and a constraint. Potential to redevelop for recreational use, for example, with a Mill Creek multi-use trail surrounded by green space and public access to the waterfront.
25	Warehouse owned by R. Floyd	125 W Fulton	0.55	Private	1-2 story warehouse onsite constructed in 1930, in poor condition. Various former uses including storage, locomotive repair. Phase 1 investigation underway. Adjacent to public services, commercial, brownfields. Zoning: M	Commercial, Mixed-Use - Part of the proposed Mill Crescent District. Opportunity to repurpose for commercial or services that complement current and proposed future uses in the vicinity. For example, potential futures uses could include a food hall and event venue, hardware store, garden center, or other food/agricultural use (e.g., co-op, farm-share/meal-kit packaging facility, urban farming facility etc.). These could be especially suited to the present building if

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
						adaptive reuse is possible. Historic tax credits may be available given the 1930s vintage of the building. A new multi-story development could open the potential for mixed-use.
26	Parking lot owned by T. Floyd	123 W Fulton	0.17	Private	Gravel parking lot. No investigation data available. Adjacent to brownfields, commercial, public services. Zoning: M	Commercial, industrial, or residential Part of the proposed Mill Crescent District. Potential to redevelop in coordination with adjacent sites for community or mixed-uses. For example, a new multi-story building could have veterans' housing on the upper floors and commercial or offices on the ground floor. These might house tenants such as a food/convenience shop serving the Bus Depot, social services offices, or a veteran-run community center. Alternatively, the site could remain as a parking area for nearby redevelopment while incorporating green infrastructure elements to mitigate flooding.
27	E. Side Broad Street	Broad St E SD	0.61	Private	1 story warehouse in fair condition onsite. Former FJ&G freight yard. Potential contamination. Phase 1 investigation is underway. On Mill	Residential, Commercial (neighborhood scale), Recreation/Open Space

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
					Creek in floodplain. Adjacent to public services, residential, and brownfields. Zoning: M	Part of the proposed Mill Crescent District. Potential to be redeveloped for recreational as part of a multi-use “Mill Creek trail.” Alternative development: new infill development for neighborhood commercial or residential with a flood resilient design (e.g., raised free board, sacrificial first floor)
28	City of Gloversville Property	115-119 W Fulton	28.08	City	Long lot with trees, FJ&G trail, and three modern, active public service buildings in excellent condition onsite. Former RR freight yard. Potential contamination. On the Cayadutta and West Mill Creek in the floodplain. Adjacent to brownfields, public services, and residential. Near downtown. Zoning: M	Public Park, Commercial, Residential. Part of the proposed Mill Crescent District. Potential to be subdivided and redeveloped for recreational and community uses that serve as a focal point for the district. Features could include a “Point Park” at the confluence of the creeks, daylighting of the confluence with trails and park amenities alongside, youth recreational resources such as a skate park, and on the northern end a modern bus shelter to serve the city bus depot.
32	Fownes Building	102 S Main	0.42	Private	Vacant. Large 4-story brick and glass factory building onsite in very poor condition. Former glove manufacturer. No investigation data. On the Cayadutta in the	Commercial or Residential Part of the proposed Mill Crescent District. Attractive building with history on the waterfront. Potential for reuse as

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
					floodplain. Adjacent to commercial, vacant. Main St. location near downtown. Zoning: M	residential lofts, offices, or mixed-use. May require flood-resilient retrofits. Opportunity to add waterfront features such as balconies or a deck with outdoor seating.
33	118 S Main Street	118 S Main	0.57	Private	Vacant. No investigation data. Set back behind Main St buildings adjacent to Cayadutta, FJ&G Rail Trail, vacant lots, commercial, retail. In the 500-year Floodplain. Zoning: C	Park, Residential, Commercial Part of the proposed Mill Crescent District. Potential to be redeveloped for recreational or commercial uses that complement surrounding uses. Examples might include a beer garden, outdoor seating for a restaurant with a park-like setting, a backyard play area for adjacent housing, or a community garden.
34	Warehouse, corner of Pine/S. Main	6 W Pine St	0.71	Private	4-story factory building in good condition with parking lot. Former gas station and glove factory. No investigation data. High probability of contamination. Adjacent to FJ&G Rail Trail, commercial, vacant, and residential. Zoning: R1	Commercial or Residential Part of the proposed Mill Crescent District. Potential for mixed-use residential redevelopment with commercial or parking on the ground floor as contamination may prevent ground-floor residential use.
35	Warehouse Owned by Trippodo	93 S Main	0.22	Private	Vacant property, former store selling boxes, history unknown. 2-story building in fair condition. No	Commercial or Mixed-Use

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
					investigation data. On the Cayadutta. Adjacent to commercial and former industrial uses. Zoning: C, Downtown FBA	Part of the proposed Mill Crescent District. Attractive Main St location for commercial use including retail and food options that compliment adjacent uses.
36A	Liberty Leather A	6 Forest	2.40	Private	Vacant. 1.2 acres, former tannery until 1990s. Contamination present. On the Cayadutta. Adjacent to R and C uses. Near downtown. Zoning: RC, FBO	Commercial or Residential Part of the proposed Mill Crescent District. Could be redeveloped in coordination with adjacent Liberty Leather and 93 S Main sites. Attractive location for infill commercial and/or development such as retail and restaurants on the first floor with residential on upper floors. Opportunity for waterfront enhanced uses such as outdoor seating or plaza.
36B	Liberty Leather B	21 Burr		Private	Vacant. 1.2 Acres, former tannery until 1990s. Contamination present. On the Cayadutta. Adjacent to R and C uses. Near downtown. Zoning: RC, FBO	Commercial or Residential Part of the proposed Mill Crescent District. Could be redeveloped in coordination with adjacent Liberty Leather and 93 S Main sites. Attractive location for infill commercial and/or development such as retail and restaurants on the first floor with residential on upper floors. Opportunity for waterfront enhanced uses such as outdoor seating or plaza.

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
41	Autobody	330 S Main	2.61	Private	Active autobody repair shop building onsite in fair condition. No environmental record. Adjacent to vacant, wooded properties. Zoning: C	Commercial or Industrial Potential to redevelop in coordination with surrounding sites (#42, 43, 44, and 46) as a recreational gateway into Gloversville. This area would serve as access to the rail trail and future regional trail system. The building on this site has potential to serve as a trail-oriented retail location such as a bike shop, café, or dairy bar.
42	Independent Leather	321-333 S Main	3.74	City	Vacant. Former tannery. Completed remediation. Contamination at depth, controls in place. On the Cayadutta in the floodplain. Adjacent to FJ&G trail, vacant developed properties, and auto businesses. Zoning: M	Commercial or Industrial No residential use permitted, development subject to design and installation requirements. Potential to redevelop in coordination with surrounding sites (#41, 42,44, and #46). Interest to convert into a public park spanning Cayadutta Creek with amenities such as a dog park, children’s bike track, and connections to Myers Park and FJ&G Rail Trail. Would require change of use approval from the NYSDEC.
43	Warehouse	5 Hill St	0.17	Private	Partially remediated. Contamination present. On the Cayadutta in the floodplain. One-story warehouse on site?	Potential to redevelop in coordination with surrounding sites (#41, 42,44, and #46), for example as a public restroom or

Gloversville Brownfield Opportunity Area
DRAFT Inventory & Analysis

Map ID	Parcel Name	Street Address	Acres	Owner	Site Summary	Potential Future Use
						recreational equipment storage for a redeveloped Independent Leather Park
44	Warehouse	7 Hill St	0.37	Private	Partially remediated. Contamination present. On the Cayadutta in the floodplain. One-story brick warehouse on site.	Potential to redevelop in coordination with surrounding sites (#41, 42,44. and #46), for example as a public restroom or snack bar for a redeveloped Independent Leather Park
46	Restaurant	337 S Main	1.21	Private	Unknown. On the Cayadutta in the floodplain. Closed former ice cream shop (based on google).	Potential to redevelop in coordination with surrounding sites (#41, 42,44. and #46), for example as a seasonal snack bar serving a redeveloped Independent Leather Park. Other potential uses include ... residential? Or commercial? (main road, adjacent to R and vacant and M/brownfields)
47	Comrie	92-96 Harrison	3.50	Private	Vacant. Former tannery, closed 1980s. No investigation data. High probability of contamination. On the Cayadutta partially in the floodplain and state wetland area. Adjacent to wooded areas. On Route 30A in a commercial/manufacturing/industrial area. Two buildings onsite in poor condition. Zoning: M	Commercial Strategic location for commercial and/or regional retail. Redevelopment may need to accommodate requirements related to environmental history and wetlands. Public input suggests there is desire that the site be complimentary to the Parkhurst fields with recommendations for a mixture of commercial uses and green space.

Priority Site Redevelopment Concepts

To help articulate the desired vision of redevelopment within the Gloversville BOA, redevelopment concepts were prepared for strategic sites identified by the community as being catalysts for revitalization. These are Tradition Leather, Risedorph Tannery, the Crescent sites, and Independent Leather. The redevelopment concepts follow the recommendations and public input collected throughout the planning process.

Tradition Leather

Profile

The former Tradition Leather Tannery is located at the corner of Foster Street and West 11th Avenue across from Kingsborough Elementary School. The tannery was in operation from approximately 1902 to 2017. Recently, the city removed some of the building debris and is evaluating the site for redevelopment. Initial cost estimates for remediation provided by HRP Associates, Inc. (the City's environmental consultant) range from approximately \$4 million to clean the site for unrestricted use, to \$1.9 million to clean the site for commercial and industrial uses. This site was the highest priority for redevelopment for the Steering Committee given its proximity to the Kingsborough Elementary School directly across the street and its proximity to the adjacent single-family neighborhoods.

Potential Future Use

Based on community feedback, future use of the Tradition Leather site should include a mix of uses such as an outdoor education space, community gardens and a pond, residential and commercial uses, a walking trail along the Cayadutta Creek, and streetscape improvements along Foster Street and West 11th Avenue.

The Tradition Square Concept Plan illustrates these improvements and includes retaining some buildings (if structurally feasible) and constructing new buildings that fit with the scale of the surrounding neighborhoods.

The street frontage along Foster Street would be lined with small single-family detached homes separated by a community center with common green space. This type of housing could be attractive to young families and seniors desiring to remain in the community. The community center could contain common space for meetings, inside gatherings, common kitchen, and other amenities for the neighborhood.



Tradition Leather property before and after the site cleanup by the city.

Photo credit: HRP Associates.

Gloversville Brownfield Opportunity Area
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To the east of the proposed new homes would be developed as a natural area using the Cayadutta Creek and a small existing pond as focal points. A trail system and community gardens could be created to serve as an amenity to the neighborhood. In addition, outdoor classroom space/learning lab could be developed for use by Kingsborough Elementary School.

BOA Goals and Recommendations Addressed

Environmental

Goal 1: Decrease threats to environmental and human health.

- Env-1: Continue to work closely with the USEPA to secure monies for Phase 1/Phase 2 assessments and clean-up and remediation of strategic brownfield sites.
- Env-9: Advance the Tradition Leather Redevelopment Plan.

Physical

Goal 2: Increase green space and recreational opportunities.

Goal 3: Improve the image of Gloversville through physical enhancement.

Planning/Social/Community

Goal 2: Create safe and stable neighborhoods.



TRADITION SQUARE CONCEPT

GLOVERSVILLE, NY

DATE: 4/5/2022

- EXISTING
- PROPOSED



Project designs were prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.





Risedorph Tannery

Profile

The former Risedorph Tannery is located on West 8th Avenue between West Street and Wilson Street near the Gloversville Housing Authority. The tannery was in operation from approximately the mid-1800s to the late 1990s. Today, the 12.65-acre parcel is owned by the City of Gloversville. The city entered the site into the NYSDEC's Environmental Restoration Program (ERP) in 2000. The ERP provided 75% of the funding to demolish the partially collapsed building, remove waste and chemical drums and conduct a site investigation. From 2000 to 2002, hazardous substances and other materials were disposed off-site, and the collapsed tannery was demolished. Subsequently, a site investigation was completed which determined that 8,700 tons of arsenic and chromium contaminated sediment is present in the on-site ponds and stormwater system piping and catch basins. The NYSDEC Site Management Plan states that the remedy includes excavating and properly disposing of approximately 32,200 tons of contaminated soils, backfilling the excavated areas and covering the top with soil and grass. Additionally, approximately 8,700 tons of contaminated sediments would be removed from the lower pond and stream and properly disposed of off-site.

Potential Future Use

Community feedback suggested that the Risedorph Tannery Site could be redeveloped as an outdoor recreation space. The site was also identified in the City of Gloversville LWRP as a priority site for active recreation like mountain biking, hiking trails, a bicycle pump track, and potentially a small building for snacks, bike and ski rentals, and other services.

The Risedorph Skate and Bike Park Sketch Plan depicts a concept that considers public input as an active outdoor recreation space. From West 8th Avenue north there is a slight elevation gain lending interesting topography with which to create an outdoor recreation venue. Using the hillside as an advantage, a series of mountain bike trails can be constructed where mountain bikers would climb under their own power and be able to follow trails down to the bottom. This same concept was recently built in the Town of Caroga, NY which is approximately 15 minutes from Gloversville to the west. Called Wheelerville, it has become a mountain biking destination from all around the state and is spurring economic development in this somewhat rural Adirondack community.

In support of the mt bike trails, the base area could be developed with a parking lot, support buildings for snacks and beverages, and even bicycle rentals. Adjacent to the new building a small pump track could be built. These are common features at mt bike parks where kids learn the skills of mt biking in a relatively flat space with small features.

In addition to mt bike trails and related facilities, the two ponds and small stream that feeds them could be redeveloped as a natural area complete with ADA accessible walking paths, fishing piers, and possibly ice skating in the winter. In addition, at the top of the hill is the former City reservoir. This area could be

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used for a variety of purposes including an outside music venue, skating rink, skate park, or a general gathering space.

BOA Goals and Recommendations Addressed

Environmental

Goal 1: Decrease threats to environmental and human health.

- Env-1: Continue to Partner with the USEPA
- Env-11: Advance Risedorph Redevelopment Plan

Physical

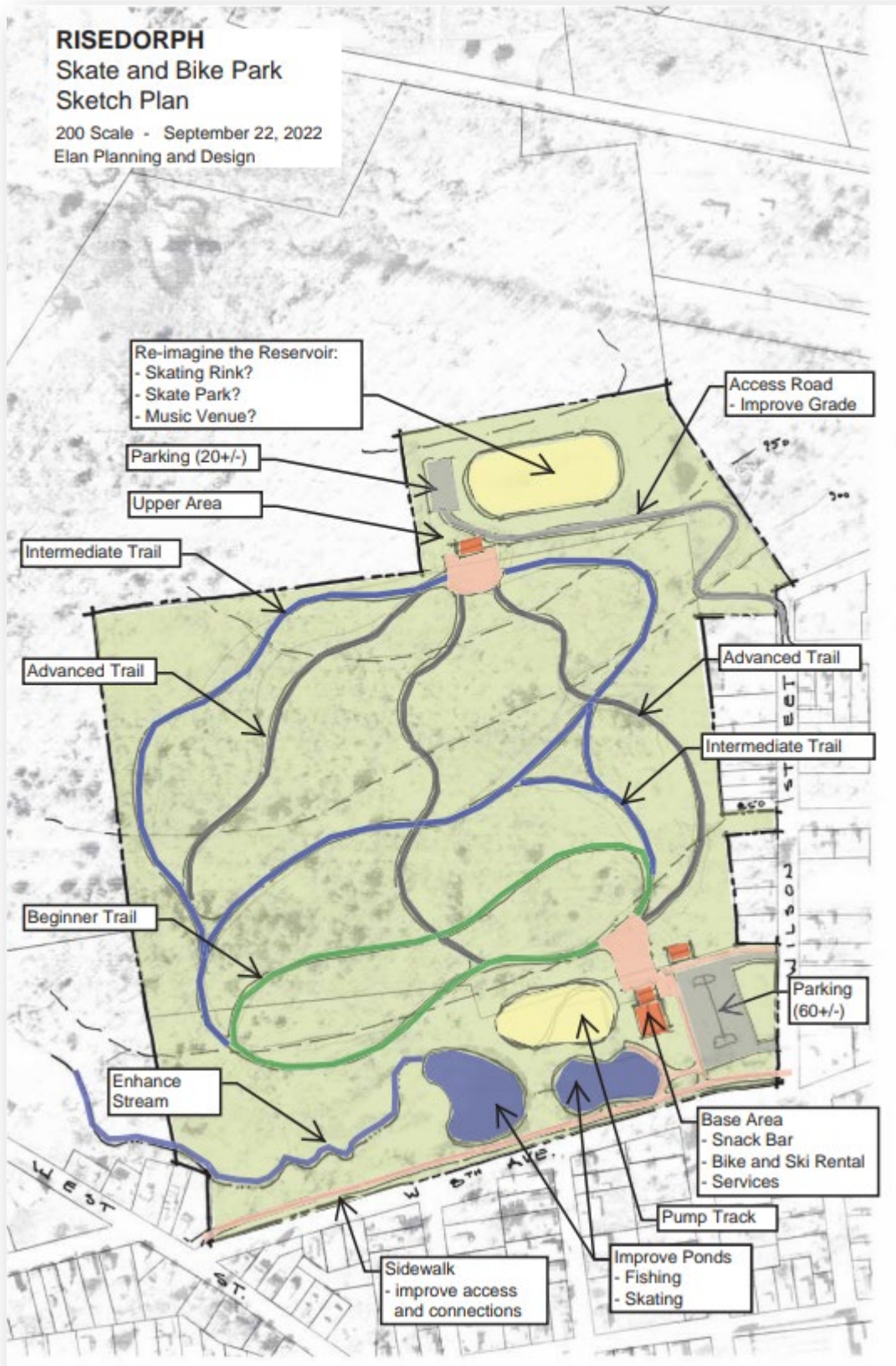
Goal 1: Create safe bicycle and pedestrian connections.

Goal 2: Increase green space and recreational opportunities.

Goal 3: Improve the image of Gloversville through physical enhancement.

Planning/Social/Community

Goal 2: Create safe and stable neighborhoods.



Mill Crescent

Profile

The Mill Crescent district was identified as a central area in the city with tremendous potential for revitalization. The properties are predominantly commercial, with many centuries-old buildings and a mix of new and longstanding local businesses. The Mill Crescent is strategically centered on the confluence of Cayadutta Creek and West Mill Creek, with many waterfront parcels. It also contains a core section of the FJ&G Rail Trail. The district is a ten-minute walk from downtown.

The Mill Crescent is also well positioned to benefit from catalytic investments being implemented through the DRI, LWRP, and other City initiatives. Chief among them is the revitalization of the **Daniel Hayes Tannery** (strategic site 20), a funded DRI project, on the northwest end of the Mill Crescent. This project will convert the historic four-story, wood-framed brick building onsite into apartments. In addition, the center of the district neighbors **Trail Station Park** on the Cayadutta, which is being expanded and enhanced to include a splash pad, greenspace, shade trees, picnic areas, bathroom/changing area, and a complete streets connection between the FJ&G Rail Trail and downtown. Other downtown, citywide and LWRP projects will likely also directly and indirectly benefit the Crescent properties. The momentum from these investments could increase the reuse options for Mill Crescent brownfields.

Potential Future Uses

There are nineteen strategic sites clustered within Mill Crescent that, collectively, present an opportunity to execute a coordinated redevelopment plan. A redeveloped Mill Crescent District could include a mix of public and private uses such as recreational amenities, community services, mixed-use anchors, diverse housing, multi-modal infrastructure, and streetscape enhancements.

Recreational Amenities

At the center of the Crescent, is the former FJ&G Railyard which is currently owned by the City of Gloversville. A redeveloped site could contain a “**Point Park**” at the confluence of Cayadutta Creek and West Mill Creek. The park could honor Gloversville’s history as a working waterfront and provide a rest stop for users of the FJ&G trail. The southern portion of the site could fulfill a need for more youth recreational facilities, with the installation of a public skate park, for example. Other features of this and surrounding sites could include improvements to the FJ&G Rail Trail, a network of walking paths connecting the district, and attractive public access points to Cayadutta Creek and West Mill Creek.

Community Services

Several sites along the Mill Crescent present opportunities for infill development focused on community-centered spaces. These include the Levor Mill (strategic site 18), the warehouse at 185 W. Fulton (strategic site 19), and 115-119 W. Fulton Street (strategic site 28). Such spaces could host non-profit offices, medical offices, affordable housing, workforce training facilities, or maker spaces to assist local artisans and businesses develop new products.

Mixed-Use Anchors

The Mill Crescent concept envisions private redevelopment of new and rehabilitated anchor buildings on former industrial sites including the former Daniel Hayes Tannery, Conyne Warehouse, 9 Grove (Former Ellithorp Tannery), Levor Mills, and Liberty Leather.

- **Daniel Hayes Tannery.** The four-story building onsite is currently being converted into apartments. A later phase envisions the construction of new three-story structures that would create a campus-like environment supporting a community of local artists, students, small businesses, health and wellness, entrepreneurs, restaurateurs, and/or others.
- **Conyne Warehouse.** A small site with limitations due to the floodplain. Adjacent to the planned Daniel Hayes residential campus with potential for adaptive reuse of buildings for supportive retail, recreational, or commercial services for the surrounding neighborhood, with attractive entrances from W. Fulton Street and 1st Street.
- **Levor Mills.** At the western edge of the Mill Crescent district with potential for adaptive reuse for institutional, commercial, or community uses compatible with the surrounding neighborhood. Examples may include doctor/professional offices, non-profit or community organization offices, workforce training facilities, Fulton-Montgomery Community College downtown site.
- **Liberty Leather Tannery.** An attractive location for infill commercial development like retail and restaurants. Location near the Cayadutta Creek creates opportunities for waterfront enhanced uses like outdoor seating or plaza.

Housing

Many sites within the Mill Crescent are well situated to allow for housing units on upper floors above commercial uses—these could be affordable units, market-rate apartments, or condos. Other sites outside of the floodplain, like 88 2nd Street, provide opportunities to develop new single-family homes in a manner consistent with the surrounding neighborhoods.

Multimodal Infrastructure

The FJ&G Rail Trail currently runs north/south through the eastern portion of the Mill Crescent district from W. Pine Street in the south to W. Fulton Street in the north. Redevelopment along the West Mill Creek presents opportunities to create additional trails for active transportation that would connect to a larger regional trail system. The convergence of new trails along West Mill Creek and the existing FJ&G Rail Trail would occur adjacent to existing bus stations and transit, creating opportunities for a multimodal hub.

Streetscape enhancements

Streetscape enhancements could be implemented throughout the Mill Crescent district, but strategic areas for improvements include W. Fulton, Broad, First, Grove and Cayadutta streets. Streetscape enhancements include sidewalks, trails, bike lanes, green spaces, pocket parks, and development of the Mill Creek Trail.

Gloversville Brownfield Opportunity Area
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BOA Goals and Recommendations Addressed

Environmental

Goal 1: Decrease threats to environmental and human health.

- Env-1: Continue to Partner with the USEPA
- Env-8: Advance the “Mill Crescent” Redevelopment Plan

Goal 2: Increase Resiliency from future weather events.

Physical

Goal 1: Create safe bicycle and pedestrian connections.

Goal 2: Increase green space and recreational opportunities.

Goal 3: Improve the image of Gloversville through physical enhancement.

- P-1: Neighborhood Stabilization

Planning/Social/Community

Goal 2: Create safe and stable neighborhoods.

Goal 3: Integrate Sustainable Practices in redevelopment opportunities.

Economic:

Goal 2: Attract new businesses.

Goal 3: Increase job opportunities.

Goal 4: Create a vibrant and active downtown.

- E-4 Gateway Enhancements



MILL CRESCENT CONCEPT

GLOVERSVILLE, NY

DATE: 4/5/2022

- EXISTING
- PROPOSED



Project designs were prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.





Independent leather

Profile

The former Independent Leather Tannery is located at 321-333 S Main Street in the southern portion of the BOA along the Cayadutta Creek adjacent to the FJ&G Rail Trail. Today, the site is vacant and groundwater monitoring is ongoing. A soil cover system was installed across the site to address residual environmental impacts developed onsite. There are currently environmental easement restrictions in place that prevent residential uses, and the Site Management Plan includes design and installation requirements for potential vapor intrusions for any buildings used on the site.

Potential Future Use

Based on public input, the preferred use of the site is a public park. The park might include a dog park, bike track for children, outdoor classrooms on the creek, and connections to Myers Park to the east. The Park would incorporate the existing bridge with pedestrian and bicycle access to the FJ&G Rail Trail. The site is owned by the City of Gloversville and was remediated for commercial and industrial use in 1996. The park may require a change of use approval from the NYSDEC and adherence to the building and environmental engineering requirements laid out in the Site Management Plan.

A public park on the former Independent Leather site would provide increased public access and water-related recreational opportunities including recreational fishing and outdoor classrooms. This use could additionally help preserve and protect habitats or natural resources along the Cayadutta Creek.

BOA Goals and Recommendations Addressed

Environmental

Goal 1: Decrease threats to environmental and human health.

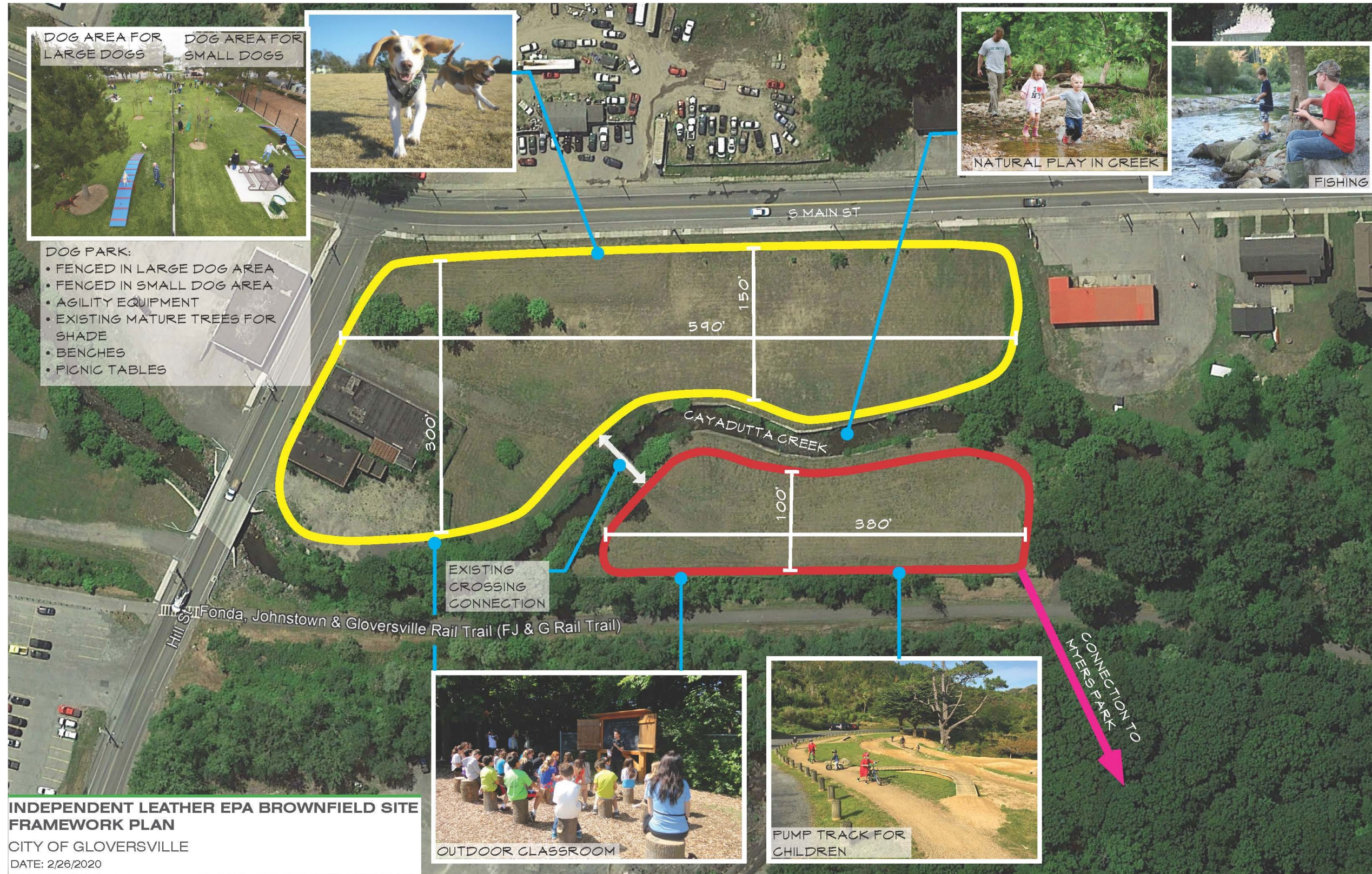
- Env-1: Continue to Partner with the USEPA
- Env-10 Advance the Independent Leather Redevelopment Plan

Physical

Goal 1: Create safe bicycle and pedestrian connections.

Goal 2: Increase green space and recreational opportunities.

Goal 3: Improve the image of Gloversville through physical enhancement.



Site Assessments

As described in Section 3, a desktop review of brownfield properties was performed and an environmental history was developed for each site including past land uses and the status of environmental investigations and remedial actions, if applicable. These summaries are included in the site profile forms in the Appendices.

Based on their environmental histories and prior environmental remediation work completed to date, the Steering Committee identified the following strategic sites as potential candidates for Phase 2 ESA Environmental Investigations:

Table 4-5. Candidate Sites for Phase II Site Assessment Funding

Strategic Site	Strategic Site Number
Tradition Leather, Corner of Foster and W 11 th	2
Risedorph Tannery, 130-184 W 8 th	7
Former Decca Records, 80 Lincoln	8
DPW Highway Garage, 73 Lincoln	9
Daniel Hayes Tannery, 177 W Fulton	20
Levor Mill, 19 Grove	18
Liberty Leather, 6 Forest & 21 Burr	36A, 36B
Warehouse, 7 Hill	43
Warehouse, 5 Hill	44
Comrie, 92-96 Harrison	47

For these sites, it may be necessary to conduct additional environmental site assessment work prior to planning any redevelopment to determine the extent and degree to which these sites are contaminated.