

BOA NOMINATION STUDY

# HISTORIC VALLEY FALLS

Public Meeting #1

May 15, 2023



NEW YORK  
STATE OF  
OPPORTUNITY.

Department  
of State

# Tonight We'll Discuss...

- 01** A Quick Overview of the Project
- 02** What We've Learned So Far
- 03** Next Steps
- 04** Your Ideas and Vision

# 01 PROJECT OVERVIEW

## 01 PROJECT OVERVIEW

# The Village Received a BOA Grant in 2022

The Brownfield Opportunity Area (BOA) is a state funding program that provides financial and technical assistance to complete **area-wide planning efforts** to support **community revitalization** in areas that have been impacted by the presence of brownfields and/or underutilized sites.

**BROWNFIELDS** are abandoned, idled, or underutilized properties where expansion or redevelopment is complicated by real or perceived environmental contamination.



## 01 PROJECT OVERVIEW

# This Project is Part of the Continued Effort to Clean-Up the Thompson Mill Site



## 01 PROJECT OVERVIEW

# The BOA Program is a Three-Step Process



# The Project Team

## NYS Department of State

- Funding agency
- Project advisor and technical assistance
- Designation of the BOA

## Steering Committee

- Comprised of local stakeholders
- Guide the planning process
- Advise on opportunities and public engagement
- Meet regularly to review project deliverables

## The Community (you all!)

- Inform the Plan's vision + goals
- Identify needs and opportunities
- Provide feedback on project recommendations
- Support implementation

## Consultant Team

- Interdisciplinary team
- Develop the Plan under the steering committee's direction
- Develop projects based on community feedback

# Developing the Plan



**Step 1**

**ESTABLISH**

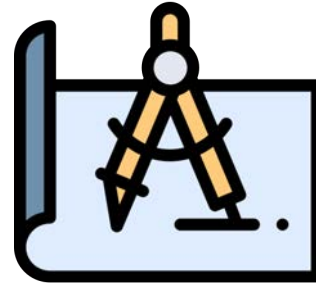
the project boundary,  
vision, and goals



**Step 2**

**ANALYZE**

existing conditions and  
identify strategic sites



**Step 3**

**SYNTHESIZE**

opportunities into a  
cohesive downtown  
master plan



**Step 4**

**DEVELOP**

an action plan for project  
implementation





Town of Schaghticoke  
Town of Pittstown



Village of Valley Falls  
Town of Pittstown

Village of Valley Falls  
Town of Pittstown

Hoosic River

Town of Schaghticoke  
Town of Pittstown

**Legend**

-  Municipal Boundary
-  BOA Boundary

## 01 PROJECT OVERVIEW

# Step 1: **Define a Community Vision + Goals**

**We will work on this tonight!**

*And, if you haven't already, please take the community survey:*

<https://bit.ly/HistoricValleyFalls>



## 01 PROJECT OVERVIEW

# Step 2: Analyze Existing Conditions

Land use and zoning

Brownfield and underutilized sites

Infrastructure systems

Parks and open space

Historic and cultural resources

Natural resources and hazards



## 01 PROJECT OVERVIEW

# Step 2: **Understand Needs and Opportunities**

Socio-economic analysis

Real estate and market trends

Redevelopment opportunities



## 01 PROJECT OVERVIEW

# Step 2: Identify Strategic Sites

Catalytic projects

Aligned with community vision

Redevelopment strategies for  
brownfield and underutilized sites



## 01 PROJECT OVERVIEW

# Step 3: Create a Plan to Guide Future Development

Site-specific concept designs

Comprehensive area plan

Project development

Example of a master plan from the  
Dolgeville BOA Nomination Study



An area plan is a visual representation that portrays the **VISION** of the community and long-term project goals and objectives.

## 01 PROJECT OVERVIEW

# Step 4: Develop an Action Plan

Potential funding sources

Lead entity / partners

Cost estimates

Timeframe

Example of potential funding sources from the Dolgeville BOA Nomination Study



### STATE GRANT PROGRAMS

Funding Source + Description	Eligible / Relevant Activities	Award
<b>Brownfield Opportunity Area (BOA) Program</b> NYS Department of State (NYS DOS)		
Provides communities with guidance, expertise, and financial assistance to develop revitalization strategies for neighborhoods or areas affected by brownfields or economic distress	Neighborhood-scale planning, inventory and analysis, market research, master plan development, public engagement, and pre-development activities (e.g., design, feasibility studies)	Varies, up to 90% of total eligible project costs
<b>Climate Smart Communities</b> NYS Department of Environmental Conservation (NYS DEC)		
Provides technical assistance and grants to help local governments take action to reduce greenhouse gas emissions and adapt to a changing climate	Implementation of projects related to the reduction of greenhouse gas emissions outside the power sector (e.g. transportation) and climate change adaptation (e.g. reducing flood-risk)	Varies, 50% local match required
<b>Downtown Revitalization Initiative (DRI) / NY Forward (NYF)</b> NYS Empire State Development (NYS ESD)		
Provides technical and financial assistance to transform downtown neighborhoods into vibrant communities where New Yorkers want to live, work and raise families	Development of a Strategic Investment Plan (SIP) and implementation of projects identified in the SIP	\$10 million (DRI); \$4.5 million or \$2.25 million (NYF); one-time award; no local match required
<b>Economic Development Fund (EDF)</b> NYS Empire State Development (NYS ESD)		
A flexible funding source designed to provide a range of assistance to ensure the state is meeting the diversity of business needs	Real estate acquisition, demolition, construction, renovations, site and infrastructure, machinery and equipment, inventory, construction-related planning and design, soft costs, training	Varies, all applications coordinated through regional office

## 01 PROJECT OVERVIEW

# Submit the Plan for State Review

Draft and final Nomination Study

Executive summary

Designation application

SEQR





## 01 PROJECT OVERVIEW

# How Does This Project Benefit the Village?

Results in a cohesive plan to direct future development

Access to BOA pre-development funds

Tax credits

Preference for other State funding programs (DRI, NYF, Smart Growth etc.)

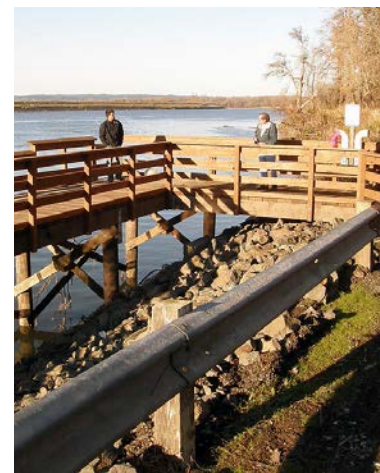
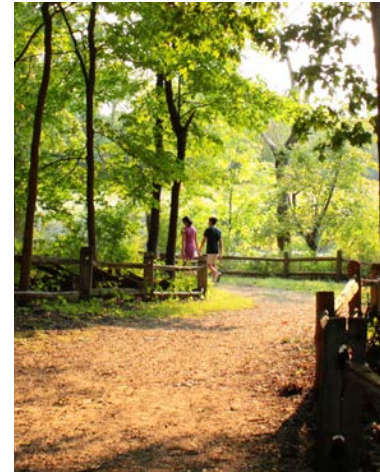


# 02 WHAT WE'VE LEARNED SO FAR...

02 WHAT WE'VE LEARNED SO FAR...

# Potential for a Waterfront Park

## Potential Amenities



02 WHAT WE'VE LEARNED SO FAR...

# Local + Regional Recreational Assets



## 02 WHAT WE'VE LEARNED SO FAR...

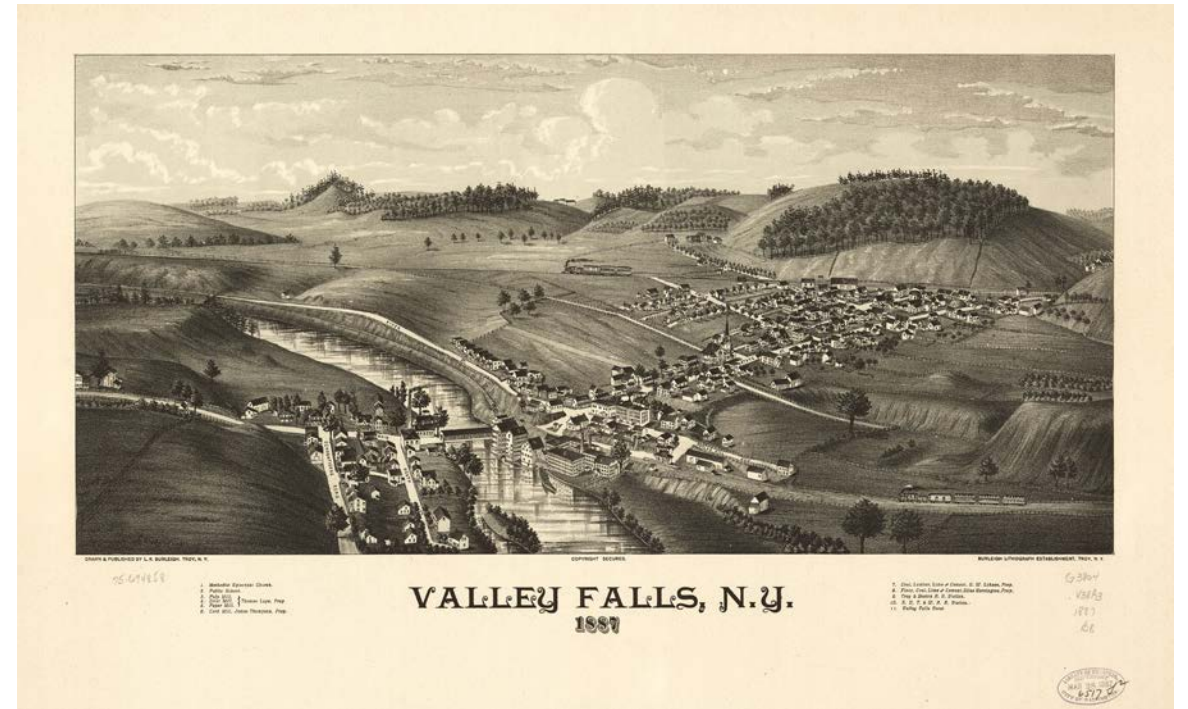
# Quaint Historic Character



## 02 WHAT WE'VE LEARNED SO FAR...

# Rich Cultural and Natural Heritage

Hoosic River nomenclature is derived from the Mohicans - Hoosic meaning “place of the kettle“ after the Greylock Mountain Range that resembled an upside-down pot



*Perspective map of Valley Falls from 1887*

Burleigh, L. R. , 1853?-1923, and Burleigh Litho. Valley Falls, N.Y. [Troy, N.Y, 1887] Map.

02 WHAT WE'VE LEARNED SO FAR...

# Walkable Community



# 03 NEXT STEPS



## 03 NEXT STEPS

# Developing the Plan



**Step 1**

**ESTABLISH**

the project boundary,  
vision, and goals

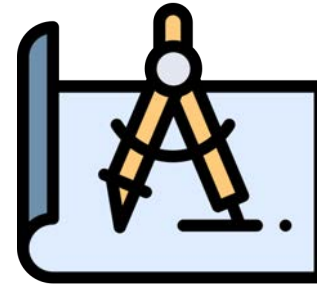
**Spring  
2023**



**Step 2**

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**Fall  
2023**



**Step 4**

**DEVELOP**

an action plan for project  
implementation

**Winter  
2024**

## 03 NEXT STEPS

# Opportunities for Community Engagement

Steering Committee Meetings

Stakeholder Meetings

Project Website + Community Survey

Public Events



## 03 NEXT STEPS

# Upcoming Public Events

**June 10, 2023** Tabling at Village Garage Sale

**Fall 2023** Public feedback on area plan + site alternatives

**Winter 2024** Present final recommendations for the Village

## 03 NEXT STEPS

# Project Website

[www.HistoricValleyFalls.com](http://www.HistoricValleyFalls.com)

Historic Valley Falls

About

The Mill

Get Engaged

Contact

Committee



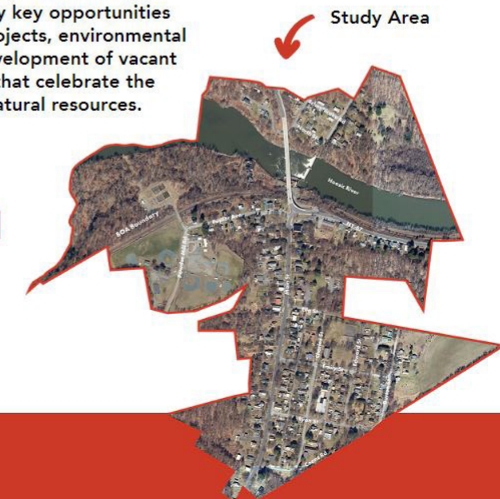
## Historic Village of Valley Falls Brownfield Opportunity Area

[Find Out More About the BOA Program Here](#)

The Village of Valley Falls has received funding through the NYS Department of State Brownfield Opportunity Area (BOA) program to undertake a community-based planning effort. This effort will identify a unified vision for the Village's future and identify key opportunities for public improvement projects, environmental remediation, and the redevelopment of vacant and/or underutilized sites that celebrate the Village's rich history and natural resources.

359  
POPULATION

131  
ACRES



### 03 NEXT STEPS

# Community Survey

<https://www.surveymonkey.com/r/7L87FWG>

## What we are hearing so far:

How would you describe the Village today?

- quiet
- quaint
- hidden gem

What improvements or amenities would you like to see in the Village?

- walking trails
- drainage improvements
- add fishing access
- repair sidewalks

## 03 NEXT STEPS

# Library Information Station



Historic Valley Falls Community Survey  
We want to hear your vision for your community!  
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Brownfield Opportunity Area (BOA) program to undertake a community-based planning  
effort. This effort will identify a unified vision for the Village's future and...

### Village of Valley Falls

Developing a Community-Based  
Vision for the Village's Future

## Public Meeting!

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Brownfield Opportunity Area (BOA) program to undertake a community-based planning  
effort. This effort will identify a unified vision for the Village's future and identify key  
opportunities for public improvement projects, environmental remediation, and the  
redevelopment of vacant and/or underutilized sites in a manner that celebrates the  
Village's rich history and natural resources.

**MONDAY**

**MAY 15**

from 7PM - 9:30PM

doors open at 6:30PM

Valley Falls Community Hall  
11 Charles Street, Valley Falls

**BRING THE KIDS!**

A coloring station will be set up!

Snacks will be provided!

To learn more about this  
project, please visit

[www.HistoricValleyFalls.com](http://www.HistoricValleyFalls.com)

**i** Can't make the meeting, but still  
interested in providing feedback?

Take the  
survey to  
share  
your  
thoughts.

We want  
to hear  
from  
you!

**Comment Card**

We want to hear from you!

Share any ideas, concerns, or questions here.

## Historic Valley Falls Information Station

Developing a Community-Based Vision  
for the Village's Future

To learn more about this project, please visit  
[www.HistoricValleyFalls.com](http://www.HistoricValleyFalls.com)



Take the brief survey linked to the left or visit  
<https://bit.ly/HistoricValleyFalls>  
to share your thoughts and vision for the Village.

Lift the lid

Please place your  
completed survey  
or comment card  
here!

Thank you for your  
participation!

**QUESTIONS?**

# 04 YOUR IDEAS + VISION



**THANK YOU!**



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STATE OF  
OPPORTUNITY.

**Department  
of State**