



*Tim Stahl*  
Director

**OSWEGO COUNTY DEPARTMENT OF COMMUNITY  
DEVELOPMENT, TOURISM AND PLANNING**

R02-26-A-016

COUNTY BUILDING  
46 EAST BRIDGE STREET  
OSWEGO, NEW YORK 13126

TELEPHONE (315) 349-8292  
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**Application Information Sheet**

**1. Applicant Identification**

Oswego County  
49 East Bridge Street  
Oswego, NY 13126

**2. Website URL**

<https://www.oswegocountyny.gov/>

**3. Funding Requested**

- a. Assessment Grant Type: Community-Wide
- b. Federal Funds Requested: \$500,000

**4. Location**

- a. City – NA
- b. County – Oswego
- c. State – New York

**5. Target Area and Priority Site/Property Information**

- Target Areas: City of Oswego, Village of Pulaski
- Census Tract Numbers: 203.01, 216.04, 216.06
- Address of Priority Sites:
  - i. Leto Island: 3 Leto Island, Oswego, NY 13126
  - ii. Former Hammermill Site: 101 Mitchell Street, Oswego, NY 13126
  - iii. Lake Ontario Industrial Park: 249A Mitchell Street, Oswego, NY 13126
  - iv. Former Pulaski Academy: 4819 Jefferson, Pulaski, NY 13142
  - v. Former Agway Building: 16 Lewis Street, Pulaski, NY 13142
  - vi. Former Congregational Church: 23 Church Street, Pulaski, NY 13142
  - vii. Former Auto Shop: 4908 Jefferson Street, Pulaski, NY 13142
- Map attached

## 6. Contacts

- a. Project Director  
Karen Noyes  
Associate Planner  
49 East Bridge Street  
Oswego, NY 13126  
(315) 349-8295  
[Karen.Noyes@OswegoCounty.com](mailto:Karen.Noyes@OswegoCounty.com)
  
- b. Chief Executive/Higher Ranking Elected Official  
Philip Church  
County Administrator  
49 East Bridge Street  
Oswego, NY 13126  
(315) 349-8235  
[phil.church@oswegocounty.com](mailto:phil.church@oswegocounty.com)

## 7. Population

Oswego County: 118,162  
City of Oswego: 16,921  
Village of Pulaski: 2,186

## 8. Other Factors

Other Factors	Page number
Community population is 15,000 or less.	5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The priority site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2-3
The priority site(s) is in a federally designated flood plain.	4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	n/a

9. Letter from the State or Tribal Environmental Authority – attached

10. Releasing Copies of Applications – n/a



## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### Target Area and Brownfields

**1.a Overview of Brownfield Challenges and Description of Target Area:** Oswego County is nestled in the southeastern corner of New York State’s Lake Ontario shoreline. Its 1,300 square miles are made up of small urban areas (e.g., Cities of Oswego and Fulton), an array of small towns and villages, lake and riverfront communities, rural landscapes, and agricultural expanses. The County’s water resources are among the state’s most iconic, including Lake Ontario, Oneida Lake, Sandy Pond, the Oswego River, and the Salmon River. Yet, beneath its natural beauty and charm lies a pressing need for economic revitalization due to the legacy of industrial decline.

Throughout the late 20<sup>th</sup> century, Oswego County saw its once-thriving industrial base diminish as major companies such as Nestle, Hammermill, and Miller Brewing closed their doors between 1980 and 2010. These closures led to the abandonment of large manufacturing facilities along Oswego’s waterfronts that left expansive, vacant properties contaminated with hazardous substances. For nearly three decades, the departure of these cornerstone industries resulted in a ripple effect of economic decline, loss of job opportunities, and steady population decreases. Without these major employers, residents have faced a lack of job prospects and increasing poverty, contributing to increased disinvestment within formerly vibrant areas and a rise in the number of distressed properties across the County.

A previous EPA Assessment Grant (FY22) funded assessments of 33 sites, priming several properties for redevelopment. However, the need to address blighted properties is still present, with additional sites in need of assessment and others that cannot move forward without further assessment and cleanup plans that will allow them to become thriving businesses, new homes, and/or engaging recreational areas. Continuing to move the needle in Oswego County is more critical than ever, with Micron building a new chip fab facility just six miles from the County’s southern border that is expected to bring over 50,000 new, permanent jobs to the area over the next 20 years. Municipalities throughout the County must be prepared for new light industrial operations related to Micron, an influx of new residents, and businesses/amenities that coincide with population growth (e.g., restaurants, banking, medical facilities), or economic decline will spiral while nearby communities reap the benefits related to this unprecedented opportunity.

Oswego County will focus EPA Assessment funds in this round to move several priority sites identified in the FY22 grant into remediation and redevelopment, as well as begin assessment work on other sites. Target Areas include the City of Oswego and Village of Pulaski; however, additional sites exist throughout the County. This will continue the County’s efforts to mitigate environmental risks, aligning with the EPA’s first Pillar to ensure that every American has “access to clean air, land, and water,” as well as to foster economic resilience, enhance local property values, and expand access to recreational areas and green spaces, while preparing the community for the economic boon related to Micron.

**1.b Description of the Priority Brownfield Sites:** Through years of community planning efforts and previous EPA Assessment Grant work, the County identified the following priority sites.

Property	Acres	Former Use	Current Use	Potential/ Known Contaminants	Assessment Needs
<i>City of Oswego (Target Area)</i>					
Leto Island	3.5	Tannery; mill/ lumber storage	Vacant	VOCs, SVOCs, Metals, Lead, Asbestos	Phase I & II ESA

Former Hammermill Site	55	Papermill	Vacant	VOCs, SVOCs, metals, PCBs, PFAS	Phase I ESA & II ESA
Lake Ontario Industrial Park	52.6	Agricultural, Adjacent Superfund Site	Vacant	VOCs, PCBs, PFAS	Phase II ESA and ABCA
<i>Village of Pulaski (Target Area)</i>					
Former Pulaski Academy	3.6	School	Vacant	VOCs, SVOCs, lead, asbestos, PCBs	Phase I ESA
Former Agway Building	2.9	Agricultural store	Vacant	Pesticides, herbicides, metals	Phase I ESA
Former Congregational Church	0.4	Church	Vacant	Mold, lead, asbestos, PCBs	Phase I ESA
Former Auto Shop	0.3	Auto shop/Gas Station	Vacant	VOCs, SVOCs, metals, PCBs	Phase I ESA
<i>Other Areas within Oswego County</i>					
Town Line Road Site, Town of Schroepfel	12	Landfill	Vacant land	VOCs, SVOCs, metals, PCBs	Phase II ESA and ABCA
Fulton DPW Site, City of Fulton	3.2	Automotive Repair	Vacant land	VOCs, SVOCs, metals, PCBs	Phase II ESA and ABCA
Riverview Wastewater Treatment Plant, Town of Volney	142	Former Miller Brewing Wastewater Treatment	Vacant	VOCs, SVOCs, metals, PCBs	Phase II ESA and ABCA
Former Erie Street School, City of Fulton	0.8	School	Vacant	Mold, lead, asbestos, PCBs	Phase I ESA

Leto Island, a wooded area in the Oswego River, has a history of industrial use including tanning, textile manufacturing, malting, lumber milling, and dry dock operations. Over time, buildings and a bridge deteriorated, restricting access to a popular salmon fishing spot. Trespassing is a common problem, and environmental concerns such as stained soils, a previously undocumented underground storage tank, potential tannery-related contaminants, and possible asbestos in the remaining building, have prevented redevelopment. Despite these challenges, the island’s waterfront location and proximity to downtown Oswego offer strong potential for public reuse. A 2013 Brownfield Opportunity Area (BOA) plan recommended preserving it as natural open space with safe pedestrian and fishing access. Redevelopment as a publicly accessible green space will require further environmental assessment through an EPA grant.

The former Hammermill paper manufacturing facility in the City of Oswego was a major industrial operation that produced 100,000 tons of paper annually. For decades, it served as a significant local employer and contributor to the regional economy. Operations ceased in 2022, resulting in the loss of more than 100 jobs and leaving the large industrial property vacant. Since its closure, the site has experienced ongoing deterioration and disuse, including unauthorized access and multiple fires, raising concerns about public safety, structural integrity, and the potential presence and migration of environmental contamination. The site’s abandonment and associated hazards have negatively affected the surrounding community and underscore the need

for environmental assessment to support redevelopment. The site is located on the shore of Lake Ontario, with rail access to the Port of Oswego, making it a prime developable site while providing opportunity to investigate and clean unaddressed contamination that potentially impacts the lake.

The former Agway site in Pulaski was a long-standing local agricultural business located on the Salmon River in the downtown core of the Village. For decades, it was a landmark for visitors who came to the river for fishing. Now, the 3-story building sits vacant and in disrepair, an eyesore on a prominent corner, with potential contamination hindering redevelopment. The community vision is to transform the first floor into a retail space that capitalizes on sportsman-related tourism, such as a sporting goods store, while the upstairs would be converted into highly needed housing.

**1.c Identifying Additional Sites:** Through several years of community planning efforts and the previous EPA Assessment Grant work, the County identified over 80 additional sites that need assessment and remediation planning (totaling over 231 acres). To help identify additional sites for assessment beyond its current list, the County will leverage this work, utilizing information collected on remaining sites that were identified as potential brownfields, but were not able to be assessed due to budget constraints. The City of Oswego and the Village of Pulaski have undergone NYS Downtown Revitalization Initiative (DRI) strategic planning in recent years, which closely examined these communities' downtown areas to identify economic opportunities. Through this planning process, properties were identified that represented high potential to benefit the community, but needed assessment to move reuse forward, and will be used to select additional sites for this EPA grant.

Final prioritization and selection of additional sites for assessment will lie with the EPA grant team, who will consider public recommendations, potential community impact of redevelopment, avoidance of resident displacement, extent of potential contaminants, municipal planning recommendations, economic benefits of reuse options, and property owner commitment.

### **Revitalization of the Target Area**

**1.d Reuse Strategy and Alignment with Revitalization Plans:** Oswego County is currently developing an updated Comprehensive Plan that looks ahead through 2050. While not yet adopted, public input to date has emphasized the importance of recreation to local economies, preservation of natural resources, the need for a variety of housing options in good condition, a desire to support new businesses, and the necessity to have a range of good-paying jobs. The County's 2017 Economic Advancement Plan highlights tourism as a key economic driver, as well as the need to prepare sites for new businesses. These plans align with reuse strategies envisioned for several priority sites, including the transformation of Leto Island into a public park with fishing access, and potential light manufacturing at the former Hammermill site and Lake Ontario Industrial Park.

The City of Oswego's 2020 Vision Comprehensive Plan lays out a specific goal to identify, remediate, and redevelop brownfield and underutilized properties. It further prioritizes accessible park and open space, a potential reuse of Leto Island, and nurturing new businesses, which is an opportunity at sites like the former Hammermill location. The Hammermill site is located on a major rail line, which could attract industry and Micron supply chain operations. The Village of Pulaski identifies reuse of existing infill sites and buildings as a priority in its 2022 Comprehensive Plan. In this document, the Village specifically highlights the need for senior living facilities, investments that support four-season tourism, preservation of its historic character, and the creation of a downtown business district with mixed use buildings. The transformation of the former Agway building into a sporting-related retail space aligns with these needs.

Finally, the need for Central New York (CNY) communities to position themselves to capitalize on Micron's investment in the region is stressed in the CNY Regional Economic

Development Council's 2023 Strategic Development Plan. EPA funds will support the transformation of potentially contaminated brownfields into mixed use housing, parks and recreational areas, and industrial sites. It will help to create quality housing, encourage tourism, and bring in high-paying jobs for residents, crucial to the County's economic future.

**1.e Outcomes and Benefits of Reuse Strategy:** This EPA Assessment Grant will continue the work of the FY22 grant, moving several sites into redevelopment. Having sites like the former Hammermill property ready for Micron-related businesses in Oswego County will provide hundreds of jobs for residents and bring industry back into the County. Plans to redevelop brownfield sites into diverse housing at priority sites will provide hundreds of new units throughout the County for current and new residents of varying needs. Bringing unused sites back into active use will increase the tax base in the County, boosting the collective wealth of the community that has long been challenged with poverty and economic decline.

The potential transformation of Leto Island into a public park with fishing access will create a unique recreational area in the City of Oswego, drawing tourism that will bolster the local economy, continuing the momentum of the City's DRI and the FY22 EPA Assessment grant. Pulaski's priority sites are slated to address the Village's high need for housing and its reliance on tourism. During the DRI planning process in 2025, the community indicated a desire for the transformation of sites like the former church into apartments and the former Agway store into a sporting goods store geared toward visiting anglers.

Climate resilience is of particular importance to Oswego County, as it regularly experiences extreme weather, such as snowstorms, flooding, high winds, and extreme heat. The County, City of Oswego, Village of Pulaski, and other communities in the County are registered or certified NYS Climate Smart Communities and have made resilience measures a priority in decision-making. Redevelopment of vacant and abandoned sites, particularly those along Lake Ontario and other waterbodies located in flood plains, like Leto Island and the former Agway building, will incorporate the potential for increased flooding and extreme weather into plans, which will enhance resiliency of structures. Redevelopment plans of brownfield sites will also align with NYS's energy goals, which require zero emissions electricity, incorporating energy efficiency measures and considering renewable energy sources, like solar or geothermal.

### **Strategy for Leveraging Resources**

**1.f Resources Needed for Site Reuse:** Armed with assessment information, data-informed clean-up plans created with EPA Assessment funding, the County, local municipalities, and developers can leverage additional funds that will move sites to redevelopment. These include:

- **NYS BOA Program:** This program allows for inventories, delineation of target brownfield areas, and further planning and engineering analyses identified in exiting BOAs.
- **EPA Cleanup Grant:** The County and other municipal/non-profit entities can leverage assessments conducted under this grant to remediate sites to acceptable condition for reuse.
- **NYS Department of Environmental Conservation (DEC) Brownfield Cleanup Program (BCP):** Developers can obtain substantial tax credits and liability protection for the remediation and reuse of brownfield sites.
- **National Grid Brownfield Redevelopment Grants:** Developers are eligible for grants up to \$300,000 from National Grid to fund utility-related costs for the redevelopment of brownfields.
- **RESTORE NY:** This program provides site-specific funding to redevelop blighted structures.
- **NYS Homes and Community Renewal (HCR):** HCR has funding programs for private developers and municipalities to develop/improve housing for low-/mid-income level families.

- **NYS Empire State Development (ESD):** Projects that will lead to job creation and direct investment are able to apply for competitive grants from ESD.
- **NY State Energy Research and Development Authority (NYSERDA):** NYSERDA funding is available to support renewable energy initiatives, including solar, geothermal and wind.
- **NYS Downtown Revitalization Initiative/NY Forward:** These planning and implementation programs provide funding for transformative site redevelopment.

**1.g Use of Existing Infrastructure:** The majority of priority sites have existing infrastructure in place, including water, wastewater, electrical, and gas connections. For sites lacking infrastructure or that is in need of repair, the County will work with developers to ensure the most efficient path forward, adhering to NYS's Smart Growth Principles. Additionally, as the County prepares for Micron-related growth, new infrastructure is being planned that will serve rural communities that rely on private septic systems and wells, including a potential 22-mile wastewater line at the southern end of the County. This, along with other comprehensive water district planning and construction that is occurring in several Oswego County municipalities, will provide infrastructure to sites that may not have access otherwise, creating new opportunities for redevelopment.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **Community Need**

**2.a The Community's Need for Funding:** The community's ability to draw resources for environmental assessment is limited due to the target areas' small populations and low income. Oswego County faces sustained economic challenges following the exit of major industries and a resulting lack of new investments. Several municipalities within the County were particularly hard hit by industrial decline, such as the target areas of Oswego and Pulaski. The City of Oswego has a median household income (MHI) that is more than \$30,000 less than NYS (\$53,286 vs. \$85,820), and the poverty rate is 21.1% (vs. 14.2% in NYS). The city's population is only 16,921. Multiple fires and public safety concerns at the Hammermill site have diverted municipal resources. The Village of Pulaski has an MHI \$20,000 less than NYS and a poverty rate of 16%. The village's population is only 2,186.<sup>1</sup> The County as a whole has seen a population decline of 3.5% from 2010 to 2020. Its MHI is approximately \$17,500 less than NYS and according to a 2022 NYS Comptroller Report, *New Yorkers in Need*,<sup>2</sup> Oswego County has the 12<sup>th</sup> highest poverty rate of the 62 NYS counties. As a result of the County's and target areas' low income and small populations, they are unable to use municipal funding to carry out environmental remediation and subsequent reuse. EPA Assessment funding will allow the County's brownfield strategy to continue, bringing blighted sites into reuse.

**2.b Health or Welfare of Sensitive Populations:** Almost one-quarter of the City of Oswego are children, higher than NYS (20%). In contrast, the Village of Pulaski has an older population than the County and NYS, with a quarter of its population age 65 and over. Children and the elderly are vulnerable populations, being more sensitive to environmental contamination. There is also a higher percentage of individuals living with disabilities in Oswego and Pulaski (16.9% and 17.4%, respectively vs. 13.5% in NYS) and that are veterans (7.4% and 8.1%, respectively vs. 3.5% in NYS), making safe, accessible sites for housing and recreation a high priority. Fourteen percent of the City of Oswego's population receives food stamps, higher than the national average (11.2%), indicating a critical resource gap for sensitive and low-income populations. Overall, Oswego County falls in the medium-high range for the CDC's Social Vulnerability Index,<sup>3</sup> showing that

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<sup>1</sup> 2023 ACS 1-Year Estimates, US Census Bureau.

<sup>2</sup> <https://www.osc.ny.gov/reports/new-yorkers-need-look-poverty-trends-new-york-state-last-decade>

<sup>3</sup> <https://www.atsdr.cdc.gov/place-health/php/svi/svi-interactive-map.html>

the County is particularly vulnerable due to its high poverty and low income. Further, the County's 2022-2024 Community Health Assessment (CHA) noted that only 53% of the Oswego County population has access to recreation and fitness facility opportunities, the lowest in CNY (compared to nearby Onondaga County at 90% and NYS at 88%). The EPA Assessment grant will provide critical funding to develop employment opportunities for sensitive, low-income populations, and help address a recreational needs gap that can impact health outcomes.

**2.c Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Compared to the US, the City of Oswego and Village of Pulaski both have higher than average incidence of asthma (11.5% and 11.3%, respectively vs. 9.8%) and cancer (9.0% and 10.2%, respectively vs. 7.9%).<sup>4</sup> NYS Department of Health (NYSDOH) county-level data (data not available at city-/village-level)<sup>5</sup> shows that lung and bronchus cancer (131 per 100,000 vs. 68 per 100,000 [NYS]) and chronic lower respiratory disease (63 per 100,000 vs. 31 per 100,000 [NYS]) occur more frequently in Oswego County than NYS and the surrounding counties. Cancer and respiratory illnesses can be linked to exposure to a variety of toxic chemicals suspected at the priority sites, such as metals, VOCs, and SVOCs. Incidence of high blood lead levels (at both 5 and 10 micrograms) in Oswego County children (younger than 72 months) are significantly higher than NYS (15.5 per 1,000 tested vs. 9.5 per 1,000 tested). Childhood lead toxicity has long-lasting effects, including lower IQ, developmental delays, and seizures. The infant mortality rate is higher in the County, which could be linked to contaminants such as lead.

According to the County's 2022-2024 CHA, Oswego County has the highest obesity rate in NYS, at 44.8% (NYS's is 27.9%). Even more staggering, over 50% of adults with annual household incomes less than \$25,000 are obese, which is substantially higher than NYS and surrounding counties (ranging from 31% to 38%). Use of EPA funds to redevelop new greenspace, like Leto Island, can help to encourage residents to engage in no-cost recreation, supporting a more active lifestyle while keeping the cost to a minimum for low-income individuals and families.

**2.d Economically Impoverished/Disproportionately Impacted Populations:** Being home to a number of large industrial operations and supporting businesses, such as gas stations and auto repair shops, Oswego County was once an area with abundant blue-collar jobs that could support families. Since the 1980s, almost all major industry from the past has closed, leaving devastating job loss and economic decline. The Rust Belt, which includes Oswego County and the target areas, contributed to the industrialization and early success of our country, and has been left with a disproportionate cascade of negative consequences of closed factories. According to NYS Department of Labor, Oswego County has had consistently higher unemployment rates than NYS and surrounding counties (Oneida and Onondaga) since the 1990s.<sup>6</sup>

Shuttered and abandoned factories cascaded into closures of supporting businesses, leaving dozens of potential brownfields across the County. There are 10 Superfund sites and over 80 brownfield sites in Oswego County. Using EPA Brownfield Assessment funds, the County has a better understanding of the extent of contamination; however, more work must be done to continue moving the County and its municipalities in the right direction. Potential redevelopment for each of the priority sites will have the aim of meeting the needs of the local community, as well as capitalizing on the opportunities that the Micron investment will bring. This includes preparing for population growth by transforming unused sites into housing, space for small businesses and mixed use, and for light industrial use that will create thousands of jobs across the County.

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<sup>4</sup> CCD Places. <https://places.cdc.gov/?view=place&locationIds=3655574,3659960>

<sup>5</sup> [https://apps.health.ny.gov/public/tabvis/PHIG\\_Public/chirs/reports/#county](https://apps.health.ny.gov/public/tabvis/PHIG_Public/chirs/reports/#county)

<sup>6</sup> <https://dol.ny.gov/local-area-unemployment-statistics>

## Community Engagement

**2.e Project Involvement & 2.f Project Roles:** Oswego County has an established network of partners from its previous brownfield work. These partnerships will continue, and new ones will be sought that bolster progress of sites to redevelopment. Partners include:

Partner Name	Contact	Organization Purpose and Project Role
NYS DEC	Stephanie Fitzgerald, Environmental Engineer, (315) 426-7525, stephanie.fitzgerald@dec.ny.gov	<b>Purpose:</b> Remediation oversight <b>Role:</b> Technical assistance, cleanup strategy review, and hazard assessment
NYS DOS	Julie Sweet, Revitalization Specialist, Julie.Sweet@dos.ny.gov	<b>Purpose:</b> Community revitalization in NYS <b>Role:</b> Guidance on brownfield reuse funding
Oswego County Planning & Development (OCPD)	Karen Noyes, Associate Planner, (315) 349-8295, Karen.Noyes@OswegoCounty.com	<b>Purpose:</b> Coordinate activities in land use and zoning, comprehensive planning, environmental management, mapping, and community development <b>Role:</b> Grant administration, community engagement
County of Oswego IDA	Nathan Emmons, Economic Development Manager, (315) 343-1545, nemmons@oswegocounty.org	<b>Purpose:</b> Economic development for Oswego County <b>Role:</b> Site selection for assessments, economic development planning
Operation Oswego County	Austin Wheelock, Executive Director, (315) 343-1545, awheelock@oswegocounty.org	<b>Purpose:</b> Economic development for Oswego County <b>Role:</b> Community outreach, site selection, reuse planning
Oswego County Land Bank	Kim Park, Executive Director, (315) 349-3202, directoroclb@oswegocountylandbank.com	<b>Purpose:</b> Transformation of blighted/vacant properties <b>Role:</b> Identification of brownfield sites, rehabilitation options, stakeholder meetings
Oswego County Health Department	Katelyn Parkhurst, Director of Environmental Health, (315) 349-3557, katelyn.parkhurst@oswegocounty.com	<b>Purpose:</b> Protection of public health in Oswego County <b>Role:</b> Environmental health insight, site selection, and community health outreach
City of Oswego Community & Economic Development	Amy Murphy, Director, (315) 343-3795, amurphy@oswegony.org	<b>Purpose:</b> Municipal department providing assistance to homeowners and businesses <b>Role:</b> Community outreach, stakeholder engagement, reuse planning in Oswego
Village of Pulaski	Jeffrey Fowler, Mayor, (315) 298-6637, Mayor@villagepulaski.com	<b>Purpose:</b> Municipality <b>Role:</b> Community outreach, stakeholder engagement, reuse planning support in Pulaski

**2.g Incorporating Community Input:** Community input has been and will continue to be crucial for Oswego County’s brownfield strategy. Understanding what was most effective during the previous EPA Assessment Grant, the County’s continued public engagement will include:

- *Public Meetings:* Two public meetings per year will be held to gather community input on sites and reuse alternatives, as well as inform the community of progress. Meetings will be offered virtually and in-person, at locations like senior centers, schools, and libraries, and will be scheduled at varying times of the day to encourage participation. Target area municipalities in the County will assist in scheduling and facilitating meetings specific to their municipality.
- *Webpage:* The County will work with its selected qualified environmental professional (QEP) to maintain its existing brownfields webpage, intended to share project information, potential sites and reuse options, meeting information, and contact information for residents to provide

feedback and suggestions. The Project Manager will monitor feedback, provide responses as warranted, and summarize comments monthly.

- *Press Releases:* Oswego County will use local and regional news outlets (i.e., Oswego County News Now) and the project website to keep the public informed on progress and upcoming meetings, as well as ask for feedback and additional site suggestions.
- *Social Media:* Press releases and notifications of public meetings will be posted on various social media outlets such as municipalities’ Facebook and Instagram accounts.

Minutes will be recorded during all public engagement activities and posted on the County’s brownfields webpage. All feedback will be discussed at monthly project team meetings. The County will incorporate all feedback as appropriate, with updates posted on the webpage.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

**Description of Tasks/Activities and Outputs:** The following table outlines the tasks (3.a), schedule (3.b), responsible parties (3.c), and outputs (3.d) associated with the project. The County is proposing a 4-year work plan. Note that the need for health monitoring is not anticipated, but the County will work with the Oswego County Health Department as needed.

<b>Task 1 – Project Management, Reporting, and Other Eligible Activities</b>
<b>3.a Project Implementation:</b> Non-EPA funded costs: The County will manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA). EPA-funded costs: The QEP will assist with compliance reporting and will complete the final report. The County will facilitate monthly check-in meetings with the QEP and partners to ensure the project progresses as planned. One County staff member will attend two national brownfields conferences.
<b>3.b Anticipated Project Schedule:</b> Activities will be ongoing throughout the 4-year project period.
<b>3.c Task/Activity Lead:</b> Oswego County, with support from QEP
<b>3.d Outputs:</b> 16 Quarterly Reports, 1 Final Report, 4 DBE Utilization and Federal Financial Reports, ACRES updates, 2 brownfield conferences attended by County personnel, and monthly meetings
<b>Task 2 – Community Outreach and Site Prioritization</b>
<b>3.a Project Implementation:</b> EPA-funded costs: Community engagement includes maintaining the project webpage, holding public meetings, generating press releases and social media content, and summarizing/ discussing feedback during monthly meetings. The County, with the QEP’s support, will review and prioritize sites nominated for grant funding based on site prioritization criteria.
<b>3.b Anticipated Project Schedule:</b> Website maintenance will occur throughout the grant period. Direct community outreach will occur 2 times per year throughout the 4-year project. Site prioritization will begin in Q1 and is expected to be revised and adapted throughout the grant period.
<b>3.c Task/Activity Lead:</b> The County will lead outreach to residents and site prioritization, with support from the QEP and project partners (e.g., local municipalities).
<b>3.d Outputs:</b> Project webpage, 8 community engagement activities, summaries of public feedback, list of all sites nominated/approved for funding
<b>Task 3 – Phase I/II ESAs, Cleanup/Reuse Planning</b>
<b>3.a Project Implementation:</b> EPA-funded costs: The County estimates 17 sites will be assessed. The QEP will prepare Eligibility Determination (ED) requests for prioritized sites and will conduct Phase I ESAs for ~10 sites in accordance with the AAI Final Rule and the ASTM E1527-21 and E1527-13 Phase I ESA Process. The QEP will complete Phase II ESAs for ~7 sites. Prior to field investigation, the QEP will prepare Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA, ~5 Analysis of Brownfield Cleanup Alternatives (ABCAs).
<b>3.b Anticipated Project Schedule:</b> The County anticipates that the QEP will complete the following: <i>Year 1:</i> 3 Phase I ESAs, 2 Phase II ESA/SAPs; <i>Year 2:</i> 3 Phase I ESAs, 3 Phase II ESAs/SAPs, 1 ABCA; <i>Year 3:</i> 3 Phase I ESAs, 2 Phase II ESA/SAPs, 2 ABCAs <i>Year 4:</i> 1 Phase I ESAs, 2 ABCAs
<b>3.c Task/Activity Lead:</b> The QEP will lead technical activities at the direction of the County.
<b>3.d Outputs:</b> 17 ED requests; 10 Phase I ESAs; 7 Phase II ESAs/SAPs, 5 ABCAs

**3.e Cost Estimates:** The County is requesting \$500,000 to complete this 4-year assessment project. The table below provides a breakdown of estimated costs by task. An average rate of \$175/hour was used for contractual services. The County will not use grant funds for personnel costs to administer the grant and will contribute their own resources to manage the activities.

<b>Task 1 – Project Management, Reporting, and Other Eligible Activities: \$37,000</b>	
<b>Travel Total: \$5,600</b> 2027 National Brownfields Conference: \$2,800 x 1 person 2029 National Brownfields Conference: \$2,800 x 1 person <b>Contractual Total: \$30,800</b> 48 monthly check-in meetings: \$8,400 (48 hours x \$175/hr) Compliance Reporting: \$12,425 (71 hours x \$175/hr) Final Reporting: \$9,975 <b>Other Total: \$600</b> Conference Registration Fees: \$600 (\$300 x 2 conferences)	
<b>Task 2 – Community Outreach and Site Prioritization: \$8,400</b>	
<b>Contractual Total: \$8,400</b> Community engagement support: \$2,800 (8 events x 2 hours x \$175/hr) Webpage development/maintenance support: \$2,100 (12 hrs x \$175/hr) Site prioritization support: \$3,500 (20 hours x \$175/hr)	
<b>Task 3 – Phase I/II ESAs, Cleanup/Reuse Planning: \$454,600</b>	
<b>Contractual Total: \$455,000</b> Phase I ESAs: \$55,000 (10 sites x \$5,000/site) Phase II ESAs: \$350,000 (7 sites x \$50,000/site)	SAPs: \$14,000 (7 sites x \$2,000/site) ABCAs: \$40,600 (5 sites x \$8,120/site)

A summary of the proposed budget is provided below:

Budget Categories	Task 1 Project Management	Task 2 Community Outreach	Task 3 Assessments and Plan	Total
Travel	\$5,600	\$0	\$0	<b>\$5,600</b>
Contractual	\$38,800	\$8,400	\$454,600	<b>\$493,800</b>
Other	\$600	\$0	\$0	<b>\$600</b>
<b>Total</b>	<b>\$37,000</b>	<b>\$8,400</b>	<b>\$454,600</b>	<b>\$500,000</b>

**3.f Measuring Environmental Results:** The County expects to finalize a prioritized list of assessment sites, as well as complete 10 Phase I ESAs, 7 Phase II ESAs/SAPs, and 5 ABCAs. A Master Quality Assurance Project Plan (QAPP) was previously prepared for the FY22 Assessment Grant and will be used for this grant. The amount of budget utilized, timeline of the project, and the number of community members reached will be tracked and recorded on a biweekly basis by the Project Manager, Karen Noyes. She and the QEP will track metrics and outcomes using a shared system, like Google Docs, as well as the EPA’s ACRES system. Ms. Noyes will lead monthly conference calls with team members to ensure all components are accomplished. Outcomes will include assessment results of over 200 acres of land, the protection of human health by minimizing exposure to hazardous substances, redevelopment of properties, new housing units developed, area of greenspace created, area of waterfront made safe and accessible to the public, and jobs created. Should the project deviate from its expected schedule or financial track, the County will work with the EPA and QEP to create a corrective measures plan that outlines specific spending and timeline goals, which may result in a revised workplan.

#### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

##### Programmatic Capability

##### 4.a Organizational Capacity, 4.b Organizational Structure & 4.c Description of Key Staff:

As demonstrated in prior EPA Grant projects, Oswego County has the capacity to successfully

manage the programmatic, administrative, and financial requirements of an EPA Cleanup Grant. The grant will be led by the County's Community Development, Tourism & Planning department, which is responsible for coordinating activities in land use and zoning, comprehensive planning, environmental management, mapping, and community development. It provides education, technical assistance, and project review for municipalities throughout Oswego County.

Karen Noyes, Associate Planner in the Oswego County Community Development, Tourism & Planning department, will manage the grant. She is an AICP with a BS in geology and MCP in planning, having over 20 years of experience in grant administration and project management, including 10 years with the EPA Brownfield Grant program. She successfully managed the County's FY22 Brownfield Community-wide Assessment Grant, seeing it to near completion.

In order to maintain consistent and open communication throughout the program, Mr. Jordan Berti, Senior Project Engineer at C&S Engineers, Inc. (procured QEP), will continue his role managing the technical aspects of the grant. Providing the technical expertise for the FY22 EPA Brownfield Assessment Grant effort, Mr. Berti identified over 70 potential brownfield sites, performed 33 Phase I ESAs on 58 parcels totaling approximately 500 acres, performed three Phase II ESAs, and drafted one Soil and Groundwater Management Plan. Mr. Berti is a skilled environmental professional with 9 years of experience with brownfield assessment and remediation.

**4.d Acquiring Additional Resources:** If additional expertise outside of the QEP's scope or expertise is required, the County will procure qualified consultants according to 2 CFR 200, which will include public advertisement of Request for Qualifications and evaluation of proposals based on qualifications and prior experience.

#### **Past Performance and Accomplishments**

**4.e Currently Has or Previously Received an EPA Brownfields Grant:** Oswego County has successfully managed EPA Brownfields Community wide Assessment Grants, including an FY22 grant with an initial funding amount of \$500,000. As of October 1, 2025, the County had utilized 89% of total finds, with a remaining balance of \$56,981.30, which is allocated for ongoing site assessments and related activities. Attached is a document from ASAP that shows the cumulative draws and available balance from this grant.

**4.e.1 Accomplishments:** To date, accomplishments of the FY22 Assessment grant include:

- Over 40 community outreach letters sent to local officials to identify assessment needs within their community.
- 79 potential brownfield sites identified
- 33 Phase I ESAs completed
- 3 QAPPs approved, 1 supplemental QAPP in progress
- 3 Phase II ESAs completed, 1 supplemental Phase II ESA in progress
- 1 Soil and Groundwater Management Plan completed
- 1 ABCA completed and 1 Cleanup Grant Application in progress
- Final Technical Cooperative Agreement Report in progress

**4.e.2 Compliance with Grant Requirements:** For the FY22 Assessment Grant, Oswego County has maintained compliance with the workplan, schedule, and EPA terms and conditions and achieved expected results to date. All progress reports and other deliverables to date were submitted on time and in compliance with EPA standards.

## Threshold Criteria

1. **Applicant Eligibility:** Oswego County is a municipal government in New York State and is eligible for EPA Brownfield Assessment Grant funding.
2. **Community Involvement:** Community input has been and will continue to be crucial for Oswego County's brownfield strategy. Understanding what was most effective during the previous EPA Assessment Grant, the County's continued public engagement will include:
  - *Public Meetings:* Two public meetings per year will be held to gather community input on sites and reuse alternatives, as well as inform the community of progress. Meetings will be offered virtually and in-person, at locations like senior centers, schools, and libraries, and will be scheduled at varying times of the day to encourage participation. Towns and villages in the County will assist in scheduling and facilitating meetings specific to their municipality.
  - *Webpage:* The County will work with its selected consultant to maintain its existing brownfields webpage, intended to share project information, potential sites and reuse options, meeting information, and contact information for residents to provide feedback and suggestions. The Project Manager will monitor feedback, provide responses as warranted, and summarize comments monthly.
  - *Press Releases:* Oswego County will use local and regional news outlets (i.e., Oswego County News Now) and the project website to keep the public informed on project progress and upcoming meetings, as well as ask for feedback and additional site suggestions.
  - *Social Media:* Press releases and notifications of public meetings will be posted on various social media outlets such as municipalities' Facebook and Instagram accounts. Minutes will be recorded during all public engagement activities and posted on the County's brownfields webpage. All feedback gathered will be summarized on an ongoing basis and discussed at monthly project team meetings. The County and its team will incorporate all feedback as appropriate, with updates posted on the webpage.
3. **Expenditure of Existing Grant Funds:** Oswego County currently has an open EPA Brownfields Assessment Grant (FY22). As of October 1, 2025, 89% of grant funds have been disbursed.

A copy of the ASAP financial record is attached to this application demonstrating the amount and dates of funds drawn down.

4. **Contractors and Named Subrecipients:** On June 11, 2025, Oswego County released a Request for Proposals (RFP) entitled *RFP 25-CDTP-002 EPA Brownfield Grant Application and Implementation Assistance* (attached) to solicit firms for assistance with EPA grant preparation and environmental services to be conducted with grant funds upon award. The RFP was posted on the County website, Bidnet, and published in the local newspaper, the Palladium Times, as well as sent directly to 7 vendors. The RFP was posted for 30 days and proposals were accepted until July 11, 2025. Bids were evaluated based on the following criteria:
  - Understanding and provision of all items requested in the RFP

- A demonstrated level of performance and a track record of effective impact on costs for clients of similar size to Oswego County
- Demonstrated Experience & Skills – Within the past three years as evidenced by account work and performance for at least 2 other accounts of similar size, scale, and scope.
- Quality & Clarity – Proposal will be considered a representation of the company’s ability to communicate and execute work.
- Cost Effectiveness – The ability of company to maximize funds to produce the most efficient and effective method.
- Capacity to successfully manage the scope of work

Four proposals were received and considered. After review and evaluation, Oswego County selected C&S Engineers, Inc. based in Syracuse, NY, to assist with grant application preparation and implementation of environmental assessment, remedial planning, community outreach and other environmental or planning components of the EPA Brownfield Assessment Grant (award letter attached). The contract has not yet been signed but will be prior to grant award.