

FEASIBILITY ANALYSIS | DELTA BOONVILLE SITE

PURPOSE & RATIONALE

In 2020, MVEDGE worked with Delta Boonville, LLC to perform a limited site study and feasibility analysis for adaptive reuse and new construction scenarios for the former Ethan Allen (Delta Hardwood Flooring) manufacturing facility, including:

- ✓ Boundary & Topographic Survey
- ✓ Wetlands Delineation, Stormwater, and Environmental Reconnaissance
- ✓ Cultural and Historic Resources Review
- ✓ Aerial Imagery, Digital Surface Modeling, and GIS Mapping (to be uploaded to cloud)
- ✓ Conceptual Redevelopment Planning
- ✓ Infrastructure and Utility Reconnaissance
- ✓ Engineer's Estimate of Probable Costs
- ✓ Facilities Assessment

DELTA-BOONVILLE, LLC INDUSTRIAL FACILITY

The nucleus of the envisioned Boonville Industrial District, the $\pm 180,000$ sf industrial facility sits on ± 53 acres on the southern edge of the Village. Project objectives are a) adaptive reuse of the industrial facility; b) conceptual development alternatives for the open acreage. **The study concludes that the facility can support [one or] multiple new tenants, the site can support additional facility construction, and planning board and SEQR review for proposed industrial redevelopment should be relatively straightforward.**

Advantages: The facility layout, municipal power, robust infrastructure, contiguous acreage, relatively flat topography, suitable soils, industrial zoning, and absence of major environmental liabilities all combine to make this site competitive for business attraction on the local, regional, national, and international (Canadian) stage. Additionally, proximity to two major NYS Highways and active railroad line provide multiple logistical options. The site can support a range of development scenarios – ranging from multiple tenants in the facility, itself, to new construction of up to 230,000 sf of additional structures, including requisite parking, storm water management, and greenspace.

Limitations: Alternative access to NYS Highway 12 is essential for major expansion (new construction), requiring additional public and private infrastructure investment. Construction of a new industrial access road and associated utility extensions is estimated at \$800-\$900k.

Utilities & Infrastructure. The existing facility is served by the following:

- **Electrical.** Municipal 3-Phase overhead primary service originating from a 3000KVA pad mount transformer, feeding a 4000Amp, 480/277V service switchboard.
- **Telecom.** Time Warner Cable via overhead lateral.
- **Fire Alarm.** Simplex Fire Alarm System, approximately 20 years old, maintained.
- **Water.** Village of Boonville water system.
- **Sewer.** Village of Boonville municipal wastewater via sanitary sewer service(s).
- **Fire Protection.** Looped service lines, 8" and 6", respectively, filling two on-site suction tanks with a total 350,000 gallon storage capacity, each with diesel fire pumps.

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Zoning, Land Use, and Special Districts. The facility is located in the Village of Boonville's "Industrial Zone," allowing for a range of manufacturing and processing facilities. The property is also in "Wellhead Overlay District 3," whereby new construction will require additional storm water measures to protect the Principal Aquifer beneath the property.

Environmental Conditions Summary

Environmental features that would be addressed as part of an Environmental Assessment process for NYS DEC SEQR include the descriptions of natural environmental conditions, manmade impacts and historical features. The project team finds that the environmental conditions for SEQR review for the site should have minimal impact for property development.

Threatened & Endangered Species and Unique Habitat. There are no protected animal species or plant species of special concern identified within the property.

Cultural & Historic Resources. The site is located within the Mohawk Valley Heritage Corridor by the NYS Department of Parks, Recreation and Historic Preservation. The corridor identifies the centuries of history, from Native American through European settlement, colonial wars, the Erie Canal, and Industrialization. **The property is not within a Historically Sensitive Area.**

Wetlands, Floodplains, & Ecology. There are no ecological constraints to adaptive reuse of the existing facility. **The site is not located within a 100-year floodway nor 500-year floodplain.** With respect to new construction, wetlands have been newly-delineated, and the proposed new construction scenarios will have no impact on identified wetlands. The project site is located within a Class AA AAS DEC Watershed; as the property sits above a Principal Aquifer.

Transportation. Currently, the industrial traffic is primarily routed through Grove Street to NY-12. Access to NY-46 is via Academy Street. Future development of the rear parcel will require construction of new ingress/egress from NY-12 via municipal Eastern Rock Road (right-of-way adjacent to the shopping plaza).

Environmental Site Assessment. A Phase II Environmental Site Assessment was previously prepared by EMI, Inc. for the property, addressing environmental concerns/conditions recognized in the Phase I ESA. In addition to the Phase II ESA, Asbestos Containing Material (ACM) was abated in the facility and contaminated soil was removed in former UST storage areas (May-June 2007). Based on the site inspections, soil sample results, and removal activities, the report concluded that **no further investigation or action is required in the finishing material storage area, lacquer storage area, spray booth areas, oil/water separator, former AST staging areas, former hazardous waste storage area, empty chemical drum storage area.** The EMI report did offer the following recommendations, moving forward:

- Collect an additional groundwater sample from the well downgradient of the former wood chip disposal area.
- Further evaluate the SVOC impact at the former UST locations.

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