

TOWN OF EDEN REVITALIZATION PLAN

The Town of Eden Revitalization Plan is a planning effort to attract investment and funding opportunities through the development of a comprehensive vision for the Village's future.

The goal of this effort is to develop a community vision, identify strategic sites for redevelopment through an in-depth analysis of the area, and develop an implementation strategy.

WHAT IS THE BROWNFIELD OPPORTUNITY AREA (BOA) PROGRAM?

This program has been used across the state to assist communities in attracting investment since 2005. NYS Department of State (DOS) has distributed over \$45 million for planning and pre-development activities. While the program was historically focused on brownfield sites, it has evolved over time to look at opportunities more generally for investment and revitalization of underutilized sites.

WHAT IS A BROWNFIELD?

Brownfields are real property that is abandoned, unused, or underused due to known or suspected contamination that complicates redevelopment. Examples of brownfields include abandoned industrial and commercial properties; former dry cleaners; old railyards and truck depots; salvage yards and dump sites; former gas stations or auto-related businesses; and dilapidated buildings.

WHAT IS A BOA?

A BOA is a specified area with a cluster of brownfields that forms the basis of the BOA community planning process.

Benefits of the Program that Stimulate Reinvestment at Strategic Sites:

The NYS DOS is committed to providing ongoing support to pursue implementation of BOA plans in designated BOAs.

Projects within the designated BOA receive priority and preference in some state grant programs, including the Downtown Revitalization Initiative (DRI), NY Forward, Local Waterfront Revitalization Program, and the Department of Environmental Conservation (DEC) Environmental Remediation Program.

Designation of a BOA demonstrates community endorsement of the Plan's goals. This removes the risk and uncertainty associated with investment in a transitional or marginal market.

Developers participating in the Brownfield Cleanup Program to remediate and redevelop sites in a designated BOA are eligible for a tax credit "bump-up" of 5% if the development advances the BOA plan.



STUDY AREA

PROJECT TIMELINE

PROJECT LAUNCH

Winter 2026

- Formation of the Steering Committee.
- Existing Conditions Report.
- Initial inventory of BAUV Sites.

VISION & GOALS

Spring / Summer 2026

- Review of Existing Conditions Report with Committee.
- Identification of overall goals.
- Community survey.
- Public visioning workshop.

STUDY AREA INVENTORY

Fall 2026

- Strategic site identification.
- Property owner outreach.

RECOMMENDATIONS & PLAN DRAFTING

Winter 2027

- Development of final plan.
- Implementation strategy formation.
- Final public presentation.

DRAFT VISION
STATEMENT

The Town of Eden envisions a vibrant and connected community that builds upon its agricultural heritage, small-town character, and strong sense of place while supporting thoughtful reinvestment and economic opportunity. Through the revitalization and adaptive reuse of underutilized properties, the Town will strengthen Main Street, encourage locally serving businesses, enhance walkability and public spaces, and preserve the rural character and quality of life that define Eden for current and future generations.

What are your opinions on the above draft Vision Statement?
Put your thoughts on a sticky note and place in the column that best reflects your feelings.

Love it!

Unsure

Don't Like It

SWOT Analysis

A SWOT analysis board invites participants to identify the community's Strengths, Weaknesses, Opportunities, and Threats. Using the provided sticky notes, write down your thoughts and place them in the appropriate section of the board.

Strengths:

These are things that already exist in the Town, that you like or enjoy, and should be invested in further.

Weaknesses:

These are things in Town that exist, and may hinder development or growth, and are challenges to the Town achieving its vision.

Opportunities:

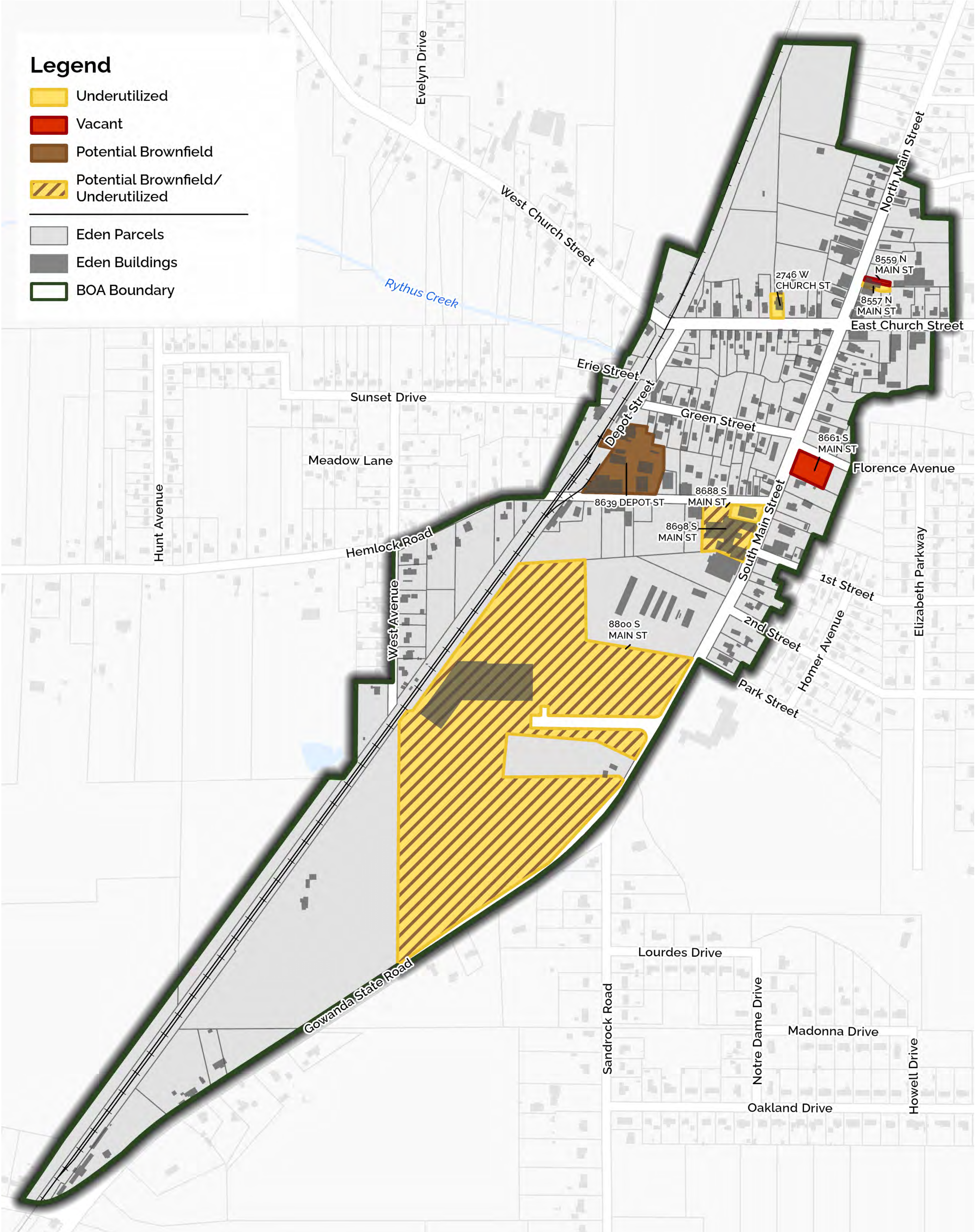
These are positive trends or ideas that you have seen locally or elsewhere, that could strengthen the quality of life in Town.

Threats:

These are future issues that you could see arising in Town, and should be proactively addressed to stay ahead of them.

Potential Strategic Sites

Place a post-it note at other sites you think should be considered for redevelopment.



Strategic Site #1: 8557 N. Main Street



Category: Vacant/ Underutilized

The property most recently operated as Smokey's Tavern, following its previous use as the Pilot Light Pub, but is now vacant. One of the site's primary challenges is the lack of dedicated off-street parking.

Strategic Site #2: 2746 W. Church Street



Category: Vacant/ Underutilized

The property, a former manufacturing site, was recently acquired by a new owner who has been actively engaged in the BOA planning process and has expressed interest in its future redevelopment. The change in ownership presents an opportunity to explore new investment and adaptive reuse possibilities for the site.

Strategic sites are key locations where redevelopment could help support the wider vision for downtown Eden. These sites have been identified because they may offer opportunities for new homes, jobs, community facilities, public spaces, improved streets, better connections, or environmental improvements. For each strategic site, concept plans will be developed to help guide future development.

Strategic Site #3: 8639 Depot Street



Category: Potential Brownfield

The site is occupied by a locally owned fertilizer company which was recently acquired by a French agribusiness. Several recent capital improvement projects have occurred at the site, and they are exploring additional investments in order to expand operations.

Strategic Site #4: 8688 S. Main Street



Category: Vacant/ Underutilized

The property is currently being marketed for sale, with the listing emphasizing its potential for apartment redevelopment.

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Strategic Site #5: 8698 S. Main Street



Category: Potential Brownfield/Underutilized

The property was recently purchased by Green Imports, a silk flower manufacturer, and will be repurposed for warehousing and distribution operations. There is also potential to bring production to the site as well, all of which will add new jobs to the area.

Strategic Site #6: 8800 S. Main Street



Category: Potential Brownfield/Underutilized

The site is currently occupied solely by Crescent Manufacturing and includes a substantial amount of undeveloped land with the potential to accommodate subdivisions for new businesses and/or housing.

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Strategic Site #7: 8661 S. Main Street



Category: Vacant/ Underutilized

The property, a former 7-Eleven convenience store, has remained vacant for an extended period and is currently being marketed for sale, presenting an opportunity for future redevelopment.

What kinds of redevelopment would you like to see occur at any of these potential strategic sites?

Leave your
comments
here!

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Take the Public Survey!

Scan me!



<https://www.surveymonkey.com/r/EdenRevitalizationSurvey>

The Town of Eden is planning for future revitalization through the New York State Brownfield Opportunity Area (BOA) Program, with efforts focused on strengthening Main Street, preserving the community's agricultural heritage and small-town character, reusing empty or underutilized buildings and sites, improving walkability and connectivity, and creating new economic opportunities that will add new jobs to the community and expand the tax base.

Your input will help identify the improvements, investments, and priorities that matter most to residents, businesses, property owners, and visitors.

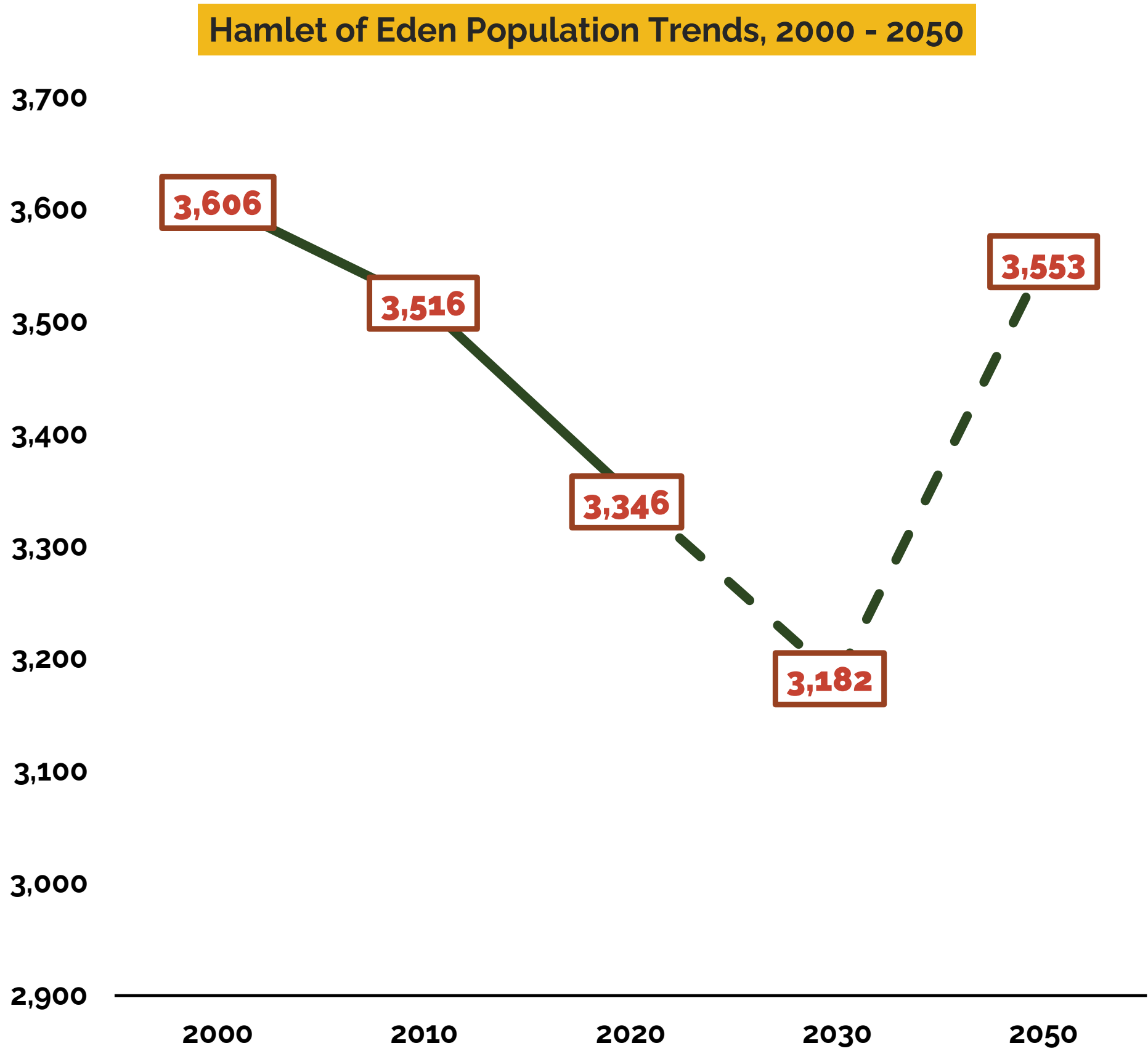
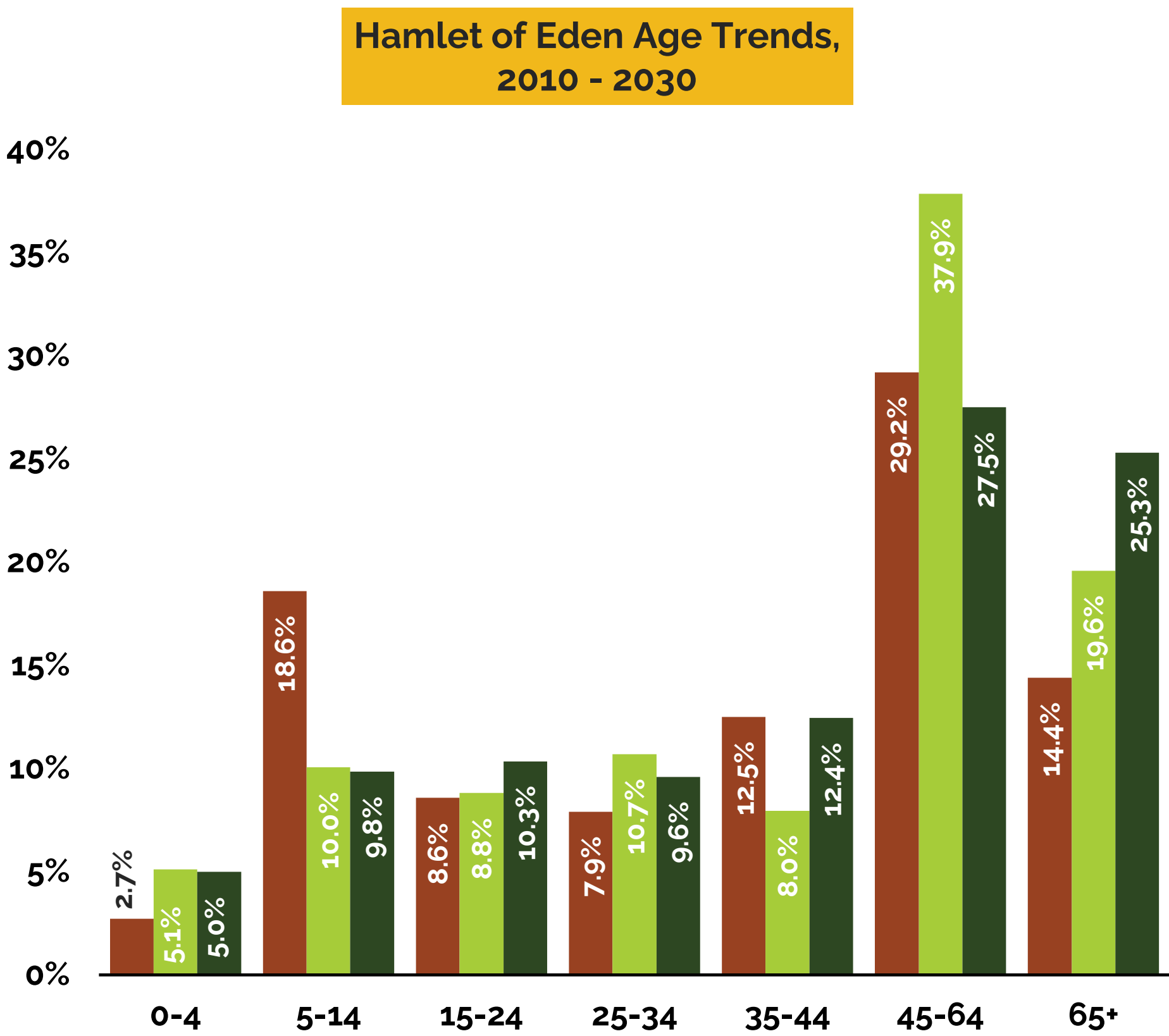
Area Profile Key Takeaways

Key Findings

Community Setting

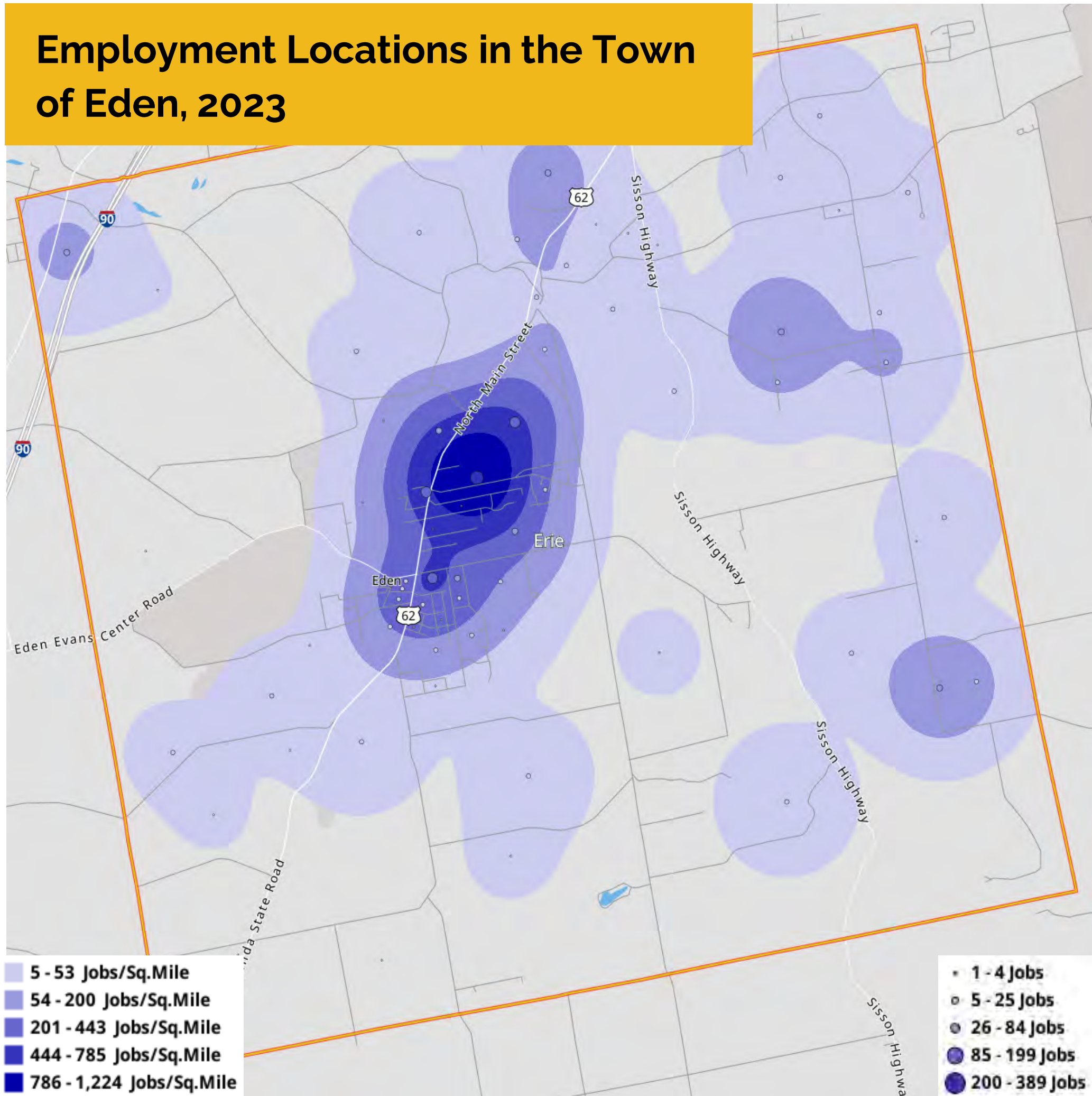
- ◆ The hamlet functions as the Town's population center, concentrating residents and activity in a small area, which can strengthen the case for focused reinvestment and place-based revitalization.
- ◆ An aging population alongside shrinking household size suggests growing demand for smaller, lower-maintenance, and accessible homes near services, reinforcing the market potential for infill development and a wider range of housing types.

- ◆ The Town's employment is concentrated in the Hamlet and largely service-based, however, many residents commute out, reinforcing the Hamlet's role as the Town's economic center but underscores the opportunity to strengthen commercial districts in ways that capture more local spending and employment.
- ◆ A largely single-family, owner-occupied housing mix reduces choice for renters, seniors, and smaller households, with implications for recruitment of workers and supporting local employers.



Economic & Market Trends

- ◆ Market conditions support smaller-scale, service-oriented redevelopment rather than large speculative office or big-box retail formats.
- ◆ Eden's strongest near-term opportunity sectors remain contractor trades, agribusiness, repair and service commercial uses, and food or hospitality uses.
- ◆ Housing demand projections point to the need for a broader range of formats and more housing choice over time.
- ◆ Sales activity reflects a resilient owner-occupied market and rising price points, reinforcing the need for attainable infill and rehabilitation strategies.
- ◆ Limited multifamily turnover suggests rental development should be incremental, context-sensitive, and closely matched to local absorption.

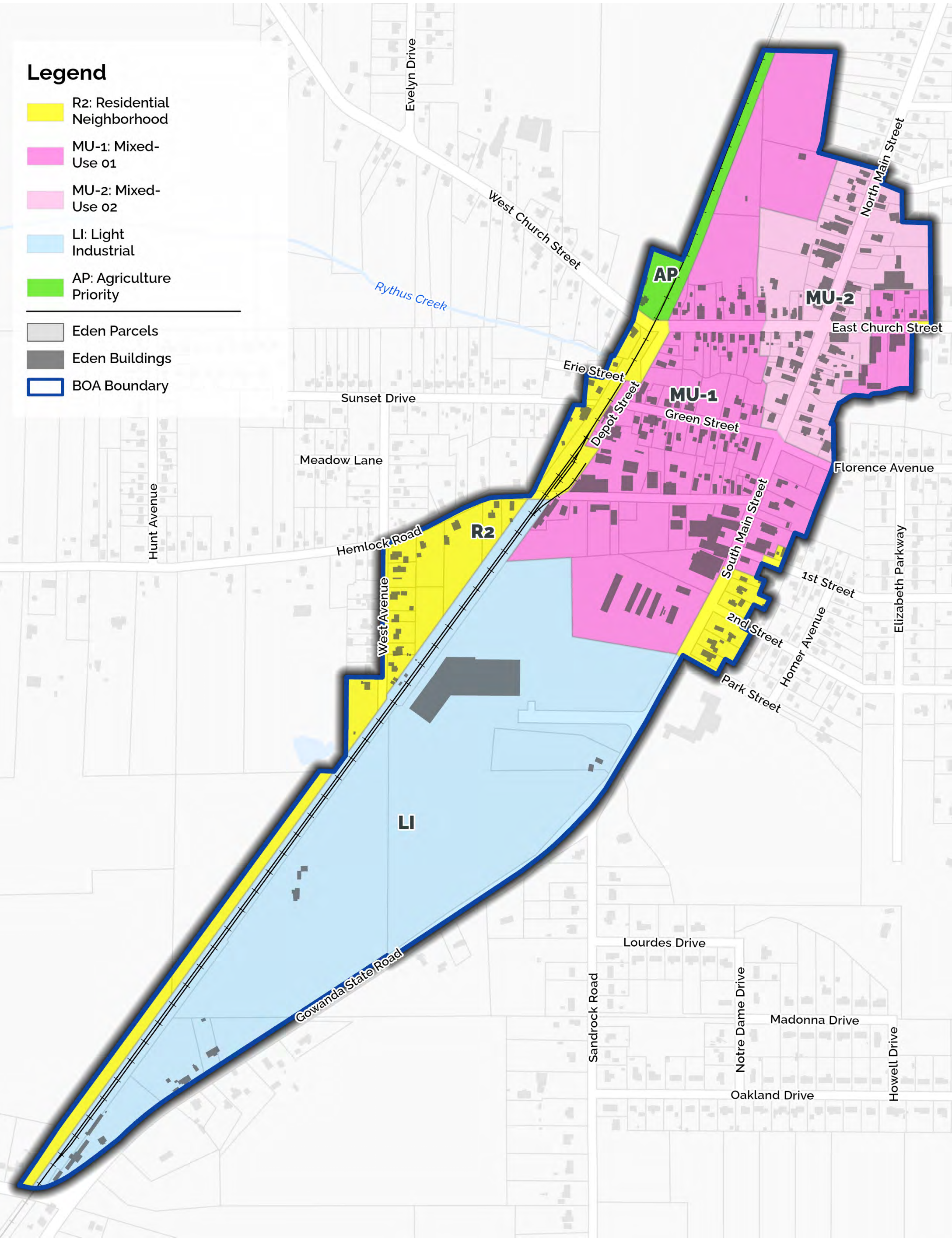
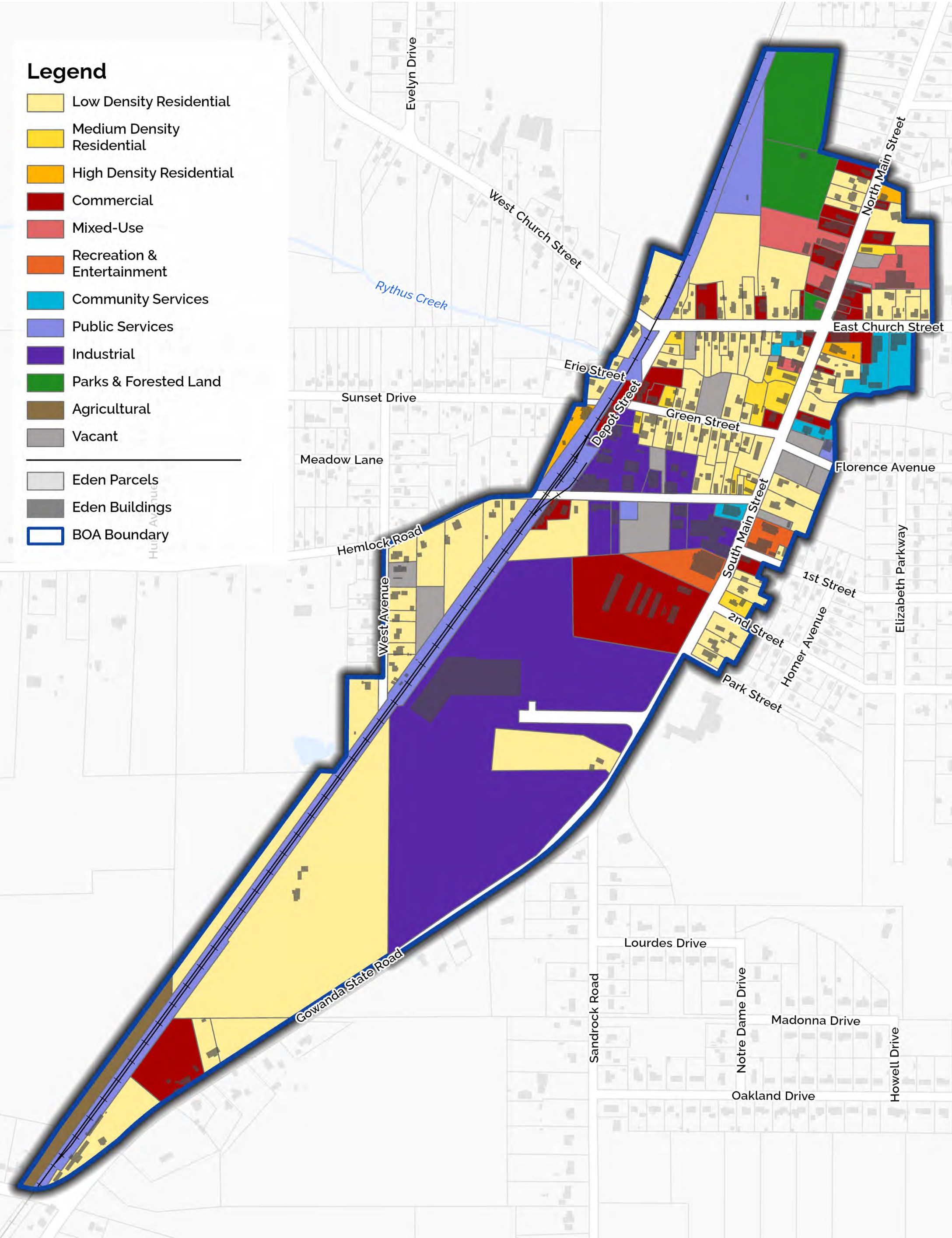
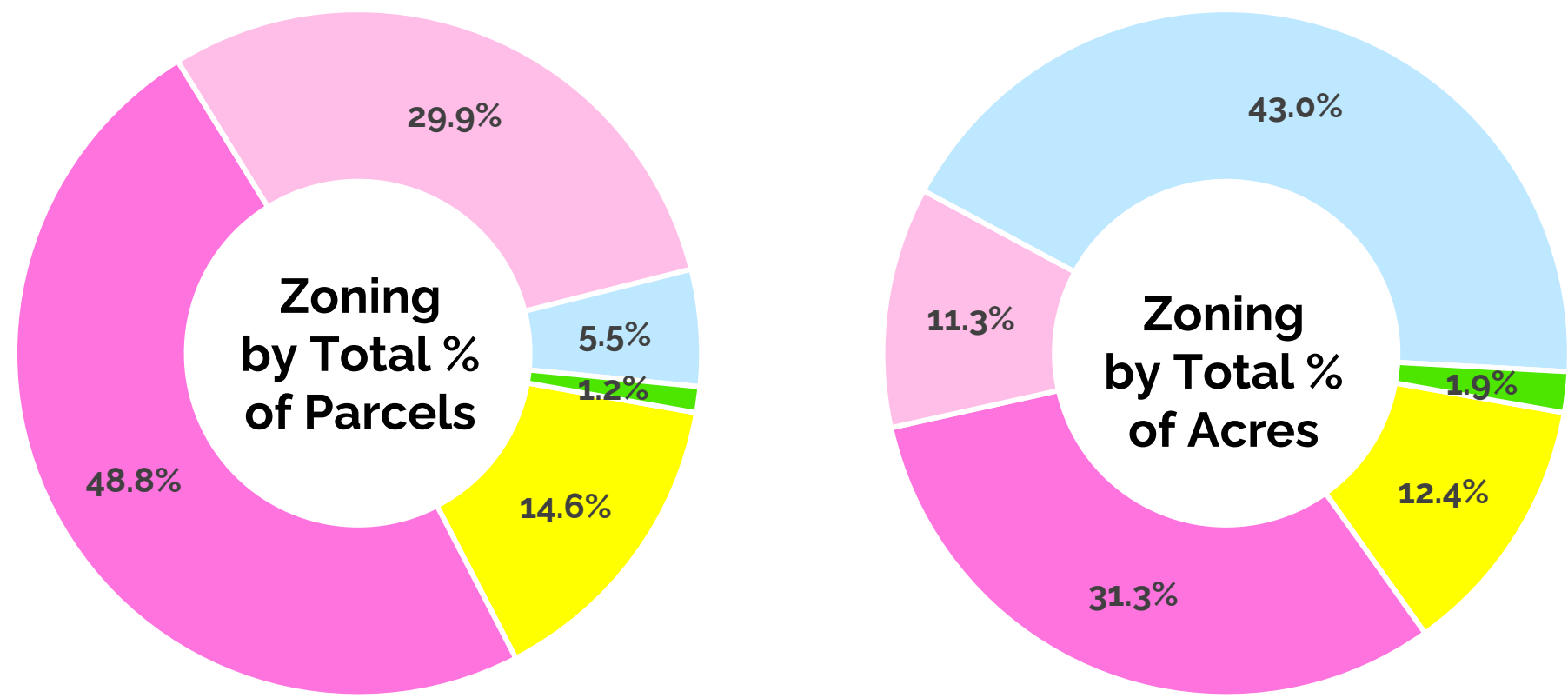
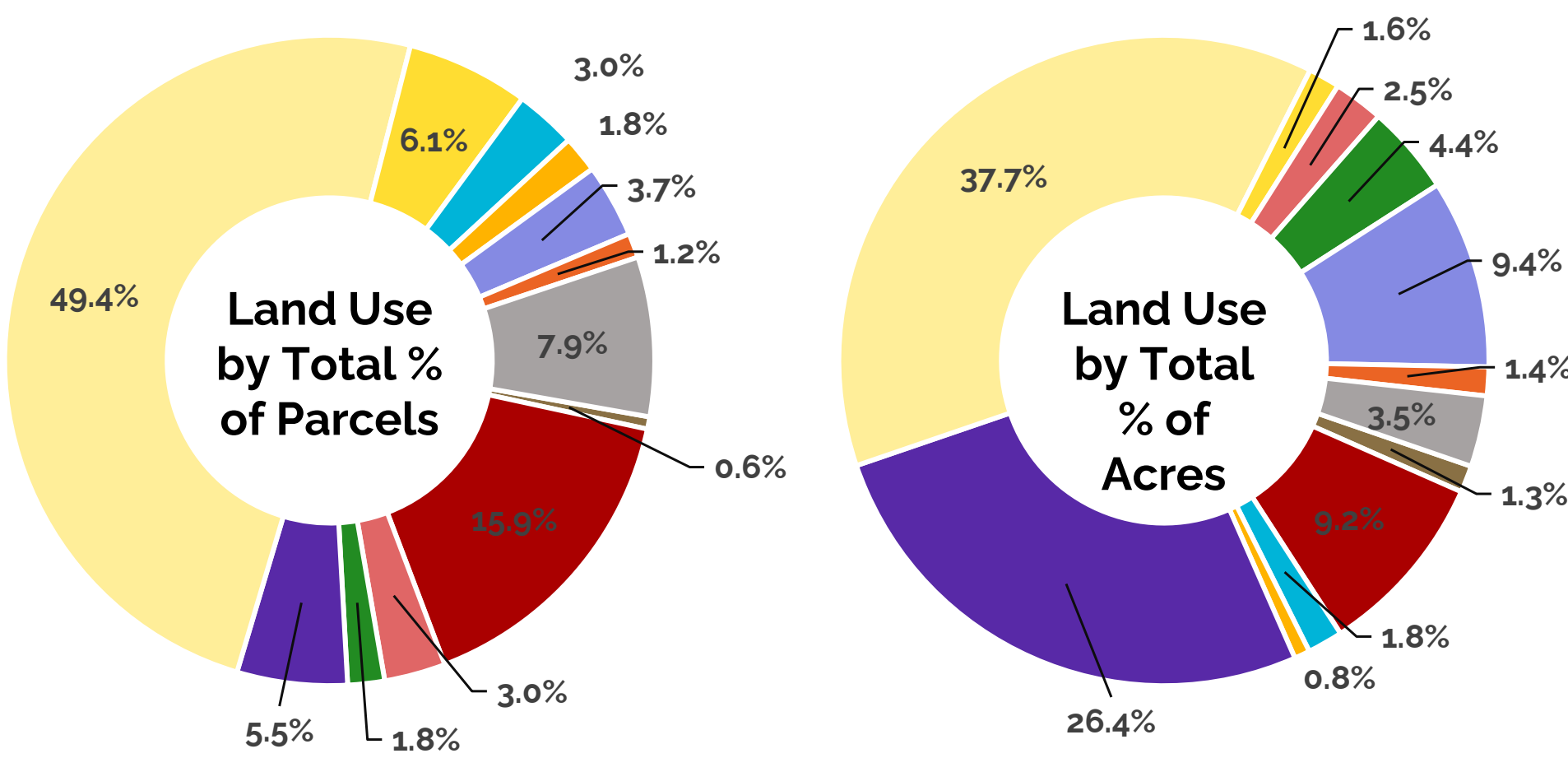


Area Profile Key Takeaways

Key Findings

Existing Land Use & Zoning

- ◆ **Mixed-use zoning now covers much of the Hamlet, while mixed-use buildings remain relatively limited,** signaling a gap between regulatory intent and existing conditions that can shape near-term revitalization momentum.
- ◆ **Walkability is strongest at the Hamlet core and fades as you move southward,** underscoring the need to treat the center and the employment corridor as distinct but connected environments.
- ◆ **Industrial activity is concentrated in the southern half of the study area,** making this area a primary driver of local employment, corridor appearance, and economic development opportunity.
- ◆ **Industrial expansion and nearby neighborhood stability are linked,** so appropriate siting, screening, and truck routing are essential to protect residential quality while enabling industrial productivity.



Area Profile Key Takeaways

Key Findings

Parks & Open Space

- ◆ **The Hamlet's central park, Swartz Field, functions as a community anchor**, supporting family activity, informal recreation, and event energy that can spill over into nearby businesses and public realm activity.
- ◆ **Regional open space assets broaden Eden's visitor appeal**, positioning the community as a gateway to outdoor recreation and complementing Hamlet revitalization with destination-based activity.

Transportation Systems

- ◆ **Walkability is strongest at the Hamlet core and drops off heading south**, demonstrating the need to better connect the Hamlet Center and industrial employment corridor with safer, more continuous pedestrian links and crossings.
- ◆ **Industrial access infrastructure exists but is not fully utilized**, pointing to capacity for employment-area growth and the importance of aligning access, site readiness, and market demand.
- ◆ **Parking is largely handled on private lots with limited dedicated public supply**, which can affect how easily visitors navigate the Hamlet and how well businesses benefit from shared, walkable activity.

Land Ownership Patterns

- ◆ **Several larger parcels appear underutilized relative to their footprint**, indicating potential to increase site productivity through reinvestment, reuse, or more efficient site configuration.
- ◆ **With most of the study area parcels privately owned**, it is critical to engage and work with property owners throughout the planning process.

Natural Resources

- ◆ **Wetlands are present and concentrated near the industrial area**, creating clear environmental boundaries that can affect site layout, permitting complexity, and long-term expansion patterns.
- ◆ **Soil conditions are a potential development constraint**, which can increase costs or design complexity for certain uses, particularly where on-site systems, heavy loads, or intensive grading are involved.

Historic & Archeological Resources

- ◆ **The Hamlet core contains a strong concentration of historic character**, with multiple eligible buildings clustered near Main and Church St. that reinforce a traditional downtown identity.
- ◆ **Several historic assets are tied to Eden's industrial and rail-era story**, offering a narrative foundation for placemaking and heritage-oriented economic activity.
- ◆ **Archaeological sensitivity is widespread across the study area**, meaning many projects will need early coordination and clear expectations around review, documentation, and schedule risk.

Infrastructure

- ◆ **Utility service coverage is broadly in place across the study area**, which supports redevelopment feasibility and reduces one of the most common barriers to reinvestment in hamlet settings.
- ◆ **Electric capacity conditions appear favorable for near-term growth**, which strengthens development readiness, though larger industrial users will still need site-specific service confirmation.
- ◆ **Water system management is centralized under ECWA**, which can improve long-term reliability and clarity around maintenance responsibilities as projects move from concept to implementation.

Brownfield, Underutilized, and Vacant Sites

- ◆ **There are two concentrations of brownfield, underutilized, and vacant sites.** The "Industrial Park" around Depot, Hemlock, and S Main, and the "Hamlet Commercial Center" at the intersection of N Main and Church. These concentrations offer opportunities for a coordinated vision and development pattern.
- ◆ **The Crescent Manufacturing site is a key underutilized and potential brownfield site within the study area.** This is due to the presence of an active business that has potential to expand operations, as well as a plethora of open space that can be subdivided for new businesses and/or housing.
- ◆ **There are over a dozen vacant properties in the study area.** Many of which offer excellent opportunities for context sensitive infill development.