



ADDENDUM NO. 2

Request for Proposals — Consultant Services for the Town of Batavia Brownfield Opportunity Area Pre-Planning Project

RFP No. C1003078

Date Issued: September 11, 2026

This Addendum No. 2 is issued to all firms in receipt of the above-referenced Request for Proposals (RFP) and becomes part of the RFP. It provides supplemental information in response to inquiries received during the RFP period. It does not change the scope of services, the proposal requirements, or any dates.

1. SUPPLEMENTAL INFORMATION — AREAS OF INTEREST IDENTIFIED TO DATE

Firms have asked whether the Town has particular areas of focus. The BOA Pre-Planning study is a town-wide inventory and analysis. The areas below were identified through a preliminary analysis of vacant parcels during development of the Town's grant application. They are a starting point for the inventory, not a predetermined study boundary; the Town anticipates that more than five such areas exist, totaling an estimated minimum of 2,000 acres of potential brownfield, vacant, or underutilized land.

Five clusters of vacancies were identified along major transportation corridors; in areas the Town's 2017 Comprehensive Plan recommends for mixed-use development:

- **West Main Street** — recommended for commercial mixed-use development. Includes several mobile home parks near Tonawanda Creek, largely unserved by public sewer.
- **South Main Street** — proposed build-out of approximately 200 housing units and 620,000 square feet of mixed commercial and industrial development.
- **Pearl Street Road** — proposed build-out of approximately 100 housing units and 10,000 square feet of industrial development with form-based zoning codes.
- **Near the Genesee County Airport** — proposed build-out of approximately 520,000 square feet of mixed commercial and industrial uses. Adjacent to a City of Batavia designated Brownfield Opportunity Area.
- **East of the City of Batavia, north and south of East Main Street** — proposed for approximately 290,000 square feet of commercial and industrial development. Adjacent to a City of Batavia designated Brownfield Opportunity Area.

Anticipated site conditions.

Current and former commercial and industrial uses in the Town's interior include automotive repair, petroleum storage and distribution, and agricultural equipment manufacture and sales, with potential petroleum, solvent and heavy metal impacts. The agricultural perimeter includes former agricultural products storage and distribution facilities with potential petroleum and pesticide impacts. Historical aerial imagery shows placement of fill of unknown origin on vacant properties. PFOS have been detected in groundwater in the northwest portion of the Town near a remediated landfill and adjacent mobile home parks; the source is undetermined. Tonawanda Creek is listed as impaired for phosphorus.

Cross-cutting interests.

Approximately 55 percent of the Town (16,595 acres) is designated Smart Growth; preliminary analysis identified 1,834.6 vacant acres within that area, before accounting for underutilized or contaminated land. The Town also expects the inventory to identify sites suitable for solar development at all scales, consistent with its 2022 solar law. New GIS layers are to be overlaid with existing Town layers covering infrastructure, Smart Growth Areas, Agricultural Districts, the ecological network mapped through the 2015 Green Genesee/Smart Genesee Project, land use and zoning, and parks and recreation facilities.

2. LWRP COORDINATION

The Town of Batavia is proceeding with a Local Waterfront Revitalization Program (LWRP) effort concurrently with this BOA Pre-Planning project. Because the BOA study is town-wide, the two efforts may overlap in a number of locations. The Town will provide the selected BOA consultant with relevant information from the LWRP effort so that the two plans are aligned and not redundant. The two scopes are separate and no shared deliverables are contemplated. Proposers should anticipate periodic and minimal coordination with the LWRP effort as part of project management.

3. NO CHANGES TO SCOPE, REQUIREMENTS OR DATES

The information above is provided as background. All terms, conditions, requirements and dates of the RFP, as amended by Addendum No. 1, remain unchanged, including:

Questions due: 12:00 p.m., September 17, 2026

Proposals due: 12:00 p.m., October 7, 2026

A further addendum containing all questions and responses received during the RFP period is anticipated on or about September 21, 2026, as described in Section 3 of the RFP.

4. QUESTIONS

Questions regarding this Addendum or the RFP must be submitted in writing by email to Charlotte Brett, Coppice Planning LLC, at charlotte@coppiceplanning.com no later than 12:00 p.m. on September 17, 2026. Responses will be issued by addendum, posted to the Town's website at www.townofbatavia.gov/notifications and e-mailed to all firms that have requested a copy of the RFP.