

# Brownfields

*Transform the Past  
Build for the Future*

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION





New York State has a long history of brownfield redevelopment. Our brownfield programs have already addressed hundreds of properties, and as you will see in this brochure, many of these sites have been put back into productive use.

Environmental contamination is often the most obvious feature of a brownfield. However, transforming these properties into productive community assets includes many factors: planning, financing, community involvement, liability issues, technology selection, regulatory requirements, and the coordination of stakeholders.

Brownfield revitalization is a crucial issue for New York State. We hope this brochure encourages you to join with other businesses, developers, local officials, environmentalists and community leaders in this important initiative. As we continue to focus energy and resources on brownfields, the future of these sites, along with the environmental and economic future of our state, continues to brighten.

“ A brown field is any real property where development or reuse may be complicated by the presence or a potential presence of a hazardous waste, petroleum, pollutant or contaminant

## Lakeside Commerce

City of Buffalo, Erie County



This site is located on prime waterfront property just south of downtown Buffalo, in an area once renowned as the hub for steel and iron

manufacturing in Western New York. Abandoned for the last 20 years, the area is gradually awakening from its industrial past through projects like this one.

The site's current owner, Krog USC Associates I LLC, initiated a cleanup project through the Brownfield Cleanup Program to revitalize the vacant site. DEC issued the Certificate of Completion for this project in December 2005. The site is now home to a 275,600 square foot manufacturing facility that is already occupied by a local plastic manufacturer.

Krog is committed to maintaining the site as an industrial facility. The once barren site now boasts a hopeful future and is encouraging neighboring properties to undergo a similar transformation.

## N Brownfield Redevelopment in New York State

early every community in New York State is affected by brownfield sites. Contaminated and abandoned properties exist in big cities, small towns, sprawling suburbs and the countryside. Left untouched, brownfields pose environmental, legal and financial burdens on a community and its taxpayers. However, after cleanup, these sites can again become the powerful engines for economic vitality, jobs and community pride that they once were.

New York State's brownfield programs have evolved to include:

- Streamlined cleanup processes
- Community involvement and planning
- Increased availability of financial assistance
- Liability clarification and relief
- Valuable partnerships with agencies within New York State and across the country
- Resources for all project stages, from planning to cleanup and redevelopment



*"The significant problems we face cannot be solved at the same level of thinking we were at when we created them."*

*Albert Einstein*

*Irvington on Hudson,  
Westchester County*



## Our Results are Real

Municipalities, businesses and nonprofit organizations across New York State have taken advantage of DEC's brownfield programs. Hundreds of abandoned and underused sites are being turned into vital and productive properties.

## Our Programs Work

**Environmental Restoration Program** Provides municipalities with financial assistance for site investigation and remediation at eligible brownfield sites. Municipalities are reimbursed 90 percent of on site costs and 100 percent of off site costs.

**Brownfield Cleanup Program** (successor to the Voluntary Cleanup Program) Developed to enhance private sector cleanup of brown fields and to reduce development pressure on greenfields.

**Brownfield Opportunity Areas Program** Provides technical and financial assistance to municipalities and community based organizations to conduct redevelopment planning for areas containing brownfield sites.

You can find information on these programs on DEC's website: [www.dec.state.ny.us](http://www.dec.state.ny.us)



*A former brownfield site on the Hudson River in Yonkers now offers housing, a promenade and recreation.*

## Paper Mill Island Park

Village of Baldwinsville, Onondaga County



This project transformed a former paper mill from an abandoned, contaminated site into a popular waterfront park and amphitheater, complete with Seneca River boating access.

The Village of Baldwinsville received substantial grant funding from New York State, and also partnered with several private entities to complete the project.

The park, which opened in September 2000, now hosts concerts and events from May through September and has become a popular destination for village residents and tourists alike.

*"The effort was a model of how a complex project with multiple sources of public and private financing can be accomplished on a fast-track schedule."*

*Dale Vollmer, Plumley Engineering*



### Water's Edge Senior Campus

City of Port Jervis,  
Orange County



Affordable senior housing is now more readily available in the City of Port Jervis thanks to the investigation and remediation of a former chemical manufacturing site. After the old industrial facility was razed and the property was cleaned to meet residential standards, a developer constructed new senior housing which overlooks the Neversink River near the Port Jervis downtown center. This development has helped to address a shortage of affordable senior housing in the area.

*"This facility will assure senior residents that they can remain in their community to enjoy their retirement years."*

*Mayor Ross Decker, City of Port Jervis*

## Our Mission is Clear



The Department's brownfield programs promote environmental restoration and preservation, public health protection, economic development, job creation and community revitalization throughout the state.

DEC has more than 20 years of experience in cleaning up contaminated properties. While maintaining strict cleanup standards, we also provide appropriate liability relief and funding for investigation and remediation of brownfields.

Creativity and innovation at the state level provide for collaboration among all levels of government, businesses and nonprofits to transform brownfields into productive, beneficial areas that improve the quality of life for all New Yorkers.



*Paper Mill Island, once abandoned, now celebrated*

*A true sense of community pride has developed and continues to flourish."*

*Mayor Andrew Dryden, Village of Baldwinsville*

*Places to  
Live,  
Work  
& Play*



*Transform the Past...  
Build for the Future*



## Getting Started

*We have the tools and partnerships you need.*

### Publications

**Financial Resources Manual** Provides information on sources of state, federal and private funding, as well as programs that offer technical assistance and liability protection.

**Technical Guide** Explains the basic scope of the work that will be required to investigate or remediate a potentially contaminated site in New York State.

**New York State Interagency Work Group on Brownfields** Provides fact sheets on each agency's mission and programs for brownfields. [www.dec.state.ny.us/website/der/bfield/bfdirectory.pdf](http://www.dec.state.ny.us/website/der/bfield/bfdirectory.pdf)

Additional publications, including program specific guidance, are available at [www.dec.state.ny.us/website/der/index.html](http://www.dec.state.ny.us/website/der/index.html)

### Partnerships

#### *New York State Agencies*

**Banking Department** Primary regulator for state licensed and state chartered financial entities, including domestic banks, foreign agencies, branches and representative offices, savings institutions and trust companies and other financial institutions operating in New York including mortgage bankers and brokers, check cashers, money transmitters, and licensed lenders, among others. [www.banking.state.ny.us](http://www.banking.state.ny.us)

**Department of Agriculture & Markets** Fosters a competitive food and agriculture industry that benefits agricultural producers and consumers alike. The remediation and redevelopment of brownfields reduces

the need to develop greenspace or agricultural land.

[www.agmkt.state.ny.us](http://www.agmkt.state.ny.us)

**Department of Health** Coordinates with DEC to ensure cleanups are protective of public health and promotes infrastructure improvements of public and private drinking water systems. [www.health.state.ny.us](http://www.health.state.ny.us)

**Department of State** The Division of Coastal Resources provides funding and technical assistance to waterfront communities to prepare and implement redevelopment strategies, including the redevelopment of abandoned buildings, for urban areas containing brownfield sites. DOS partners with DEC to administer the Brownfield Opportunity Areas Program which provides technical and financial assistance for brownfield planning and assessment in areas with a multitude of brownfield sites. [www.dos.state.ny.us](http://www.dos.state.ny.us)

**Department of Transportation** Helps to fund transportation projects that facilitate economic development by improving site access. [www.dot.state.ny.us](http://www.dot.state.ny.us)

**Department of Taxation and Finance** Collects tax revenue and provides associated services in support of government services in New York State. Responsible for administering the Brownfield Redevelopment Credit, the Remediated Brownfield Credit for Real Property Taxes and the Environmental Remediation Insurance Credit associated with the Brownfield Cleanup Program. [www.tax.state.ny.us](http://www.tax.state.ny.us)

**Empire State Development** Funding and redevelopment assistance. [www.empire.state.ny.us](http://www.empire.state.ny.us)

**Energy Research and Development Authority** Funding and technical assistance to promote the development and deployment of innovative and energy efficient technologies. [www.nyserda.org](http://www.nyserda.org)

**Division of Housing and Community Renewal** Technical and financial assistance to communities to prepare sites suitable for affordable housing. [www.dhcr.state.ny.us](http://www.dhcr.state.ny.us) (use the search term Brownfields )



*The City of Hudson holds regular summer concerts at their new Waterfront Park, once a brownfield site. The park is now the home port of the tour boat Spirit of Hudson.*

## Jamestown Development Corporation

Village of Falconer, Chautauqua County



Jamestown Development Corporation opened a new 170,000-square-foot facility in an economic development zone of the village, on a parcel of land which was previously abandoned. The new building is used by DC Rollforms and Inscape to manufacture roll-formed metal parts and office partitions. DEC received a “Key to the Village of Falconer” in appreciation of its efforts in this brownfield redevelopment.

*“The company had to make a decision to either leave the area or stay. The ability to do this project allowed them to stay.”*

*Jon Williams, President  
Jamestown Development LLC*

*“Through a change in attitude and implementation of existing laws, something that has been long perceived as a significant liability or impediment to development was turned into a positive.”*

*David P. Flynn, partner in Phillips, Lytle, Hitchcock, Blaine & Huber LLP; served as counsel for the Chautauqua County Industrial Development Agency*

## Richmond County Bank Ballpark at St. George Staten Island



Under New York State's Voluntary Cleanup Program, the New York City Economic Development Corporation turned a contaminated rail yard in the St. George waterfront area along the North Shore of Staten Island into the Staten Island Yankees' ballpark stadium.

The Richmond County Bank Ballpark is a 6,500-seat facility that has hosted hundreds of thousands of fans since opening in 2001. The stadium has created 200 jobs and more than \$16 million in annual revenue and it represents the centerpiece of a comprehensive economic redevelopment plan for the north shore of Staten Island.  
<http://www.siyanks.com/>

*"It's hard to believe that just a few years ago, this ballpark and attractive waterfront esplanade were the site of an abandoned rail yard."*

NYC Economic Development Corporation  
President Andrew M. Alper

### Partnerships (continued)

**Environmental Facilities Corporation** Provides funding for water quality improvement projects such as water and sewer infrastructure, land acquisition for water quality protection, and water quality protection components of municipal brownfield projects.

[www.nysefc.org](http://www.nysefc.org)

**Governor's Office of Regulatory Reform** Oversees the regulatory process of all New York State agencies.

[www.gorr.state.ny.us](http://www.gorr.state.ny.us)

**Governor's Office for Small Cities** Administers the Federal Community Development Block Grant to small communities to help low or moderate income individuals, revitalize neighborhoods, or address threats to health and safety. [www.nysmallcities.com](http://www.nysmallcities.com)

**Insurance Department** Responsible for supervising and regulating all insurance business in New York State. Provides guidance for insurers on the minimum standards for environmental remediation insurance and the Environmental Remediation Insurance Credit associated with the Brownfield Cleanup Program.

[www.ins.state.ny.us](http://www.ins.state.ny.us)

**Office of Parks, Recreation and Historic Preservation** Funding for land acquisition, water recreation projects, projects that enhance the cultural or historical aspect of waterbodies and the acquisition and development of parks.

[www.nysparks.state.ny.us](http://www.nysparks.state.ny.us)

### Additional Organizations

**Interstate Technology and Regulatory Council (ITRC)** State led coalition of regulators, industry experts, citizen stakeholders, academia and federal partners who work to achieve regulatory acceptance of environmental technologies. DEC's participation on ITRC's brownfields team, keeps New York State on the cutting edge of technology and policy issues related to brownfields. [www.itrcweb.org](http://www.itrcweb.org)

**National Brownfield Association** A nonprofit organization that promotes the responsible redevelopment of brownfields through its New York Chapter by providing a state forum for the brownfield community to meet, exchange ideas, disseminate information, and resolve brownfield redevelopment issues at the local level to bring brownfield redevelopment projects from concept to reality. [www.brownfieldassociation.org](http://www.brownfieldassociation.org)

**Quality Communities Working Group** Studies community growth in New York State and develops measures to assist communities in implementing effective land development, preservation and rehabilitation strategies that promote economic development and environmental protection.

[www.qualitycommunities.org](http://www.qualitycommunities.org)

**State University of New York (SUNY) Center for Brownfield Studies** Provides brownfield stakeholders with expertise for redeveloping brownfields. <http://sunybrownfields.esf.edu/>

**University of Buffalo Center for Integrated Waste Management / Brownfield Action Project (BAP)**

University personnel from several disciplines critical to successful remediation and redevelopment of brownfields focus on increasing research opportunities in site remediation, providing technical assistance to municipalities seeking to redevelop environmentally contaminated properties, and expanding local workforce training opportunities in environmental restoration.

[www.ciwm.buffalo.edu](http://www.ciwm.buffalo.edu)

**United States Environmental Protection Agency (EPA)** EPA's Brownfields Economic Redevelopment Initiative provides New Yorkers with funding, technical assistance and resources to clean up brownfields. New York State is a member of EPA's Brownfields Interagency Work Group. [www.epa.gov/region02/brownfields/index.html](http://www.epa.gov/region02/brownfields/index.html)



*A former brownfield, the Main-LaSalle is a housing development that provides homes for 31 families in Buffalo.*



*Greenport Carousel,  
Mitchell Park,  
Greenport, Suffolk County*



he restoration of contaminated properties allows communities and businesses to reap enormous benefits. By addressing brownfield sites, New Yorkers will enjoy enhanced protection of our public health and natural resources, increased job opportunities, smarter development possibilities, and the revitalization of neighborhoods.

Our dedication to preservation, protection and partnership enriches not only all of us here now, but the generations to come. To learn more about DEC's brownfield programs, please visit the Division of Environmental Remediation's website at [www.dec.state.ny.us/website/der/index.html](http://www.dec.state.ny.us/website/der/index.html).

## Greyston Bakery

City of Yonkers, Westchester County



The Greyston Bakery has operated for 20 years in the City of Yonkers, producing gourmet desserts. The bakery expanded its operations by remediating a brownfield site near the Hudson River. Following remediation, a new \$9 million bakery was constructed, which more than tripled the bakery's capacity and will allow the company to expand its existing 50-person staff.

The bakery actively recruits and hires employees who have had difficulties finding employment in the past, and uses profits to support the Greyston Foundation's other community projects.

[www.greystonbakery.com/index.html](http://www.greystonbakery.com/index.html) and  
[www.greyston.org](http://www.greyston.org)



*"The Greyston Bakery is committed to remaining in Southwest Yonkers, which has been our home for 20 years. This long-abandoned lot has been restored to productive use, allowing for many new, good jobs in a beautiful, new state-of-the-art building."*

*Charles G. Lief,  
Chairman of the Board of Directors, Greyston Bakery*

## Mitchell Park

Village of Greenport, Suffolk County



Using resources from several federal, state and local programs, the Village of Greenport redeveloped a 3.2-acre waterfront parcel that was contaminated by past uses, including a marina, shipyard and oystering activities. In order to develop ideas for future site uses, the village held an international design competition that attracted more than 500 submissions from 26 countries. The site now contains a public park, including an amphitheater, a historic carousel and a harbor walk. This project has helped Greenport transform itself from a former naval shipyard to an emerging tourist destination.

*"It's so good to see a plan for the community come together. We'll be here all the time with our kids and grandkids."*



Photo by Steve Amiaga

*Lorraine Murphy, resident of Greenport*

# Places to live, work and play

