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 brownfield is any real property where development or reuse may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant or contaminant.”
Brownfield Redevelopment in New York State

Nearly 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
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 brownfields 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

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
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.

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
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)

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 Philips, Lyle, Hitchcock, Blaine & Huber LLP; served as counsel for the Chautauqua County Industrial Development Agency

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.

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**Jamestown Development Corporation**

**Village of Falconer, Chautauqua County**

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**The City of Falconer**

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**Jamestown Development Corporation**

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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

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

Insurance Department Responsible for supervising and regulating all insurance businesses 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

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

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

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

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

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

United States Environmental Protection Agency (EPA) EPAs Brownfields Economic Redevelopment Initiative provides New Yorkers with funding, technical assistance and resources to clean up brownfields. New York State is a member of EPAs Brownfields Intergovernmental Work Group. www.epa.gov/region2/brownfields/index.html

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.siyaniks.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

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

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 and 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
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.”

Lorraine Murphy, resident of Greenport
Places to live, work and play