



TAB

Technical Assistance to
Brownfield Communities



Brownfield Basics

Genesee/Finger Lakes Regional Planning Council 2022 Local
Government Workshop

Agenda

PART 1 Brownfields Basics – NJIT TAB

PART 2 Case Study – Wayne County’s Program

PART 3 Case Study – LaBella Associates

NJIT TAB



**Hey wait a minute...who let
NJ into our conference??**

**Let me explain, we're here
to help NY communities!
For FREE!!**

NJIT

TAB

Technical Assistance to
Brownfield Communities

<https://www.njit.edu/tab/>



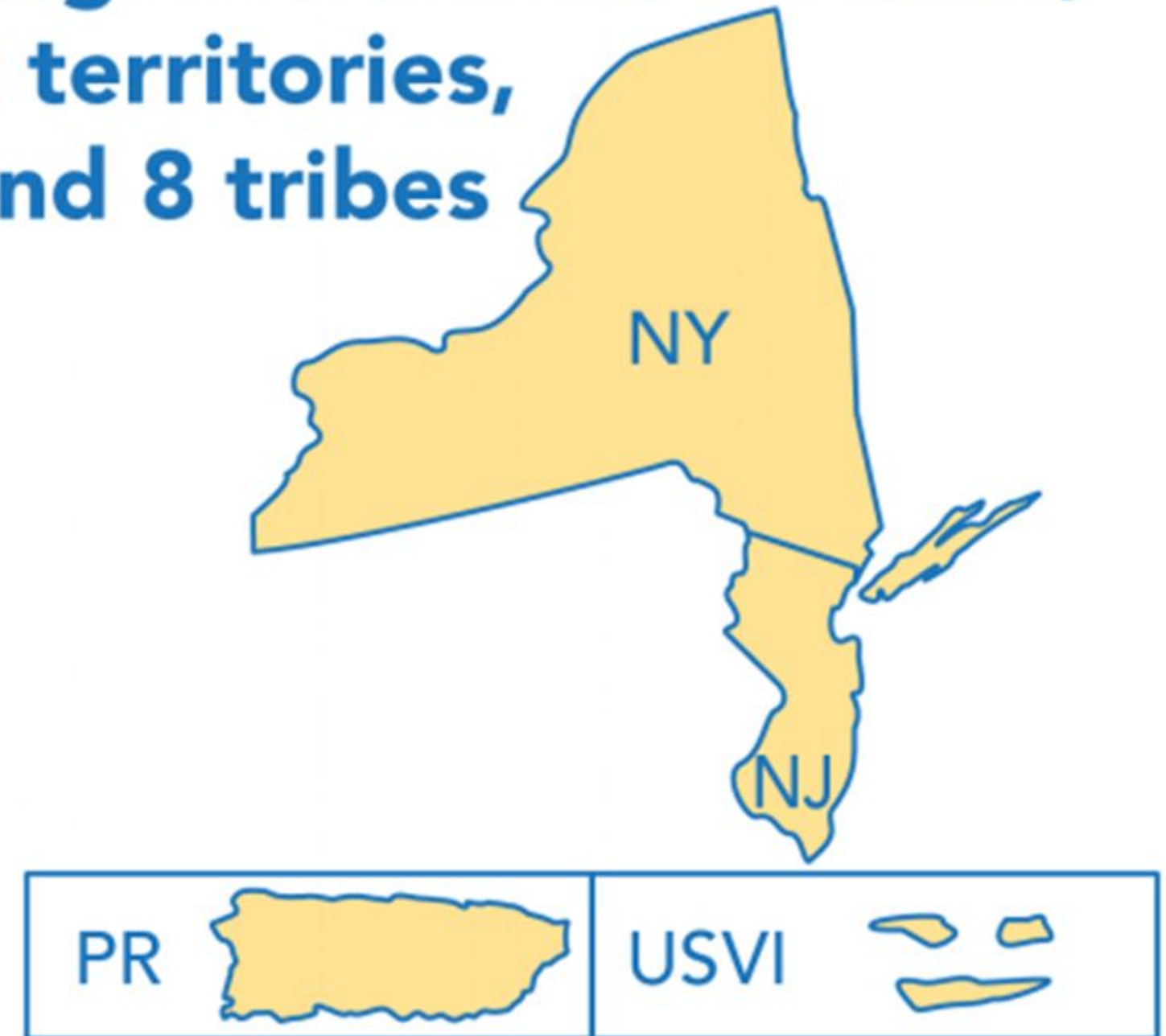
What is TAB?

(Technical Assistance to Brownfields Communities)

TAB is a technical assistance program, funded by the USEPA, which is intended to serve as an independent resource to communities and nonprofits attempting to cleanup and reclaim brownfields.

□ Assistance is *free* of charge!

**Region 2 serves 2 states,
2 territories,
and 8 tribes**



HELP!!!

Adhering to
EPA grant
requirements

Understanding
the technical
issues

Engaging the
right
contractors

Understanding
liability issues

Marketing
the
brownfield
site

Securing
funding

Identifying
funding

Understanding
laws and
regulations

Engaging
the
community

Navigating
the
regulatory
process



What is a Brownfield?

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” EPA



What is a Brownfield?

Introduction

Planning

Community Engagement

Funding

Assessment and Cleanup

Marketing

Redevelopment

"Brownfield site" or "site" shall mean any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Such term shall not include real property:

(a) listed in the registry of inactive hazardous waste disposal sites under section 27-1305 of this article at the time of application to this program and given a classification as described in subparagraph one or two of paragraph b of subdivision two of section 27-1305 of this article; provided, however, real property listed in the registry of inactive hazardous waste disposal sites under subparagraph two of paragraph b of subdivision two of section 27-1305 of this article, where such real property is owned by a volunteer or under contract to be transferred to a volunteer, shall not be deemed ineligible to participate, provided that, prior to the site being accepted into the brownfield cleanup program, the department has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property and further provided that the status of any such site as listed in the registry shall not be altered prior to the issuance of a certificate of completion pursuant to section 27-1419 of this title. The department's assessment of eligibility under this paragraph shall not constitute a finding concerning liability with respect to the property;

(b) listed on the national priorities list established under authority of 42 U.S.C. section 9605;

(c) subject to an enforcement action under title seven or nine of this article, or permitted or required to be permitted as a treatment, storage or disposal facility; provided, that nothing herein contained shall be deemed otherwise to exclude from the scope of the term "brownfield site" a hazardous waste treatment, storage or disposal facility having interim status according to regulations promulgated by the commissioner and provided further that real property owned by a volunteer or under contract to be transferred to a volunteer shall not be deemed ineligible to participate provided that, prior to the site being accepted into the brownfield cleanup program, the department has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property;

(d) subject to an order for cleanup pursuant to article twelve of the navigation law or pursuant to title ten of article seventeen of this chapter except such property shall not be deemed ineligible if it is subject to a stipulation agreement; or

(e) subject to any other on-going state or federal environmental enforcement action related to the contamination which is at or emanating from the site subject to the present application.



History of Brownfields

Legacy of the Industrial Revolution

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



Newer Brownfield Sites – Commercial Properties

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



Negative Impacts of Brownfields

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



Advantages of Having a Brownfield Site

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



Advantages of Having a Brownfield Site

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



Environment

Introduction

Planning

Community
Engagement

Funding

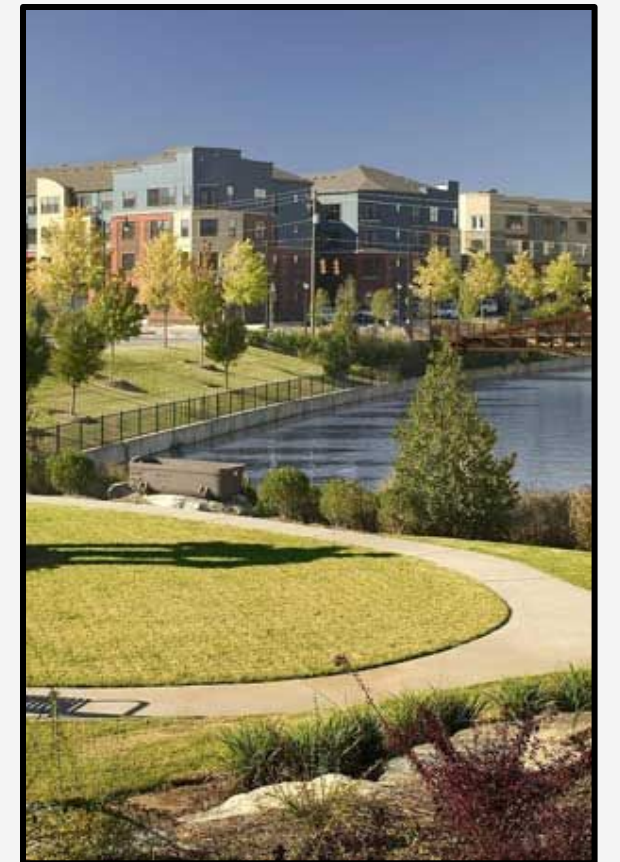
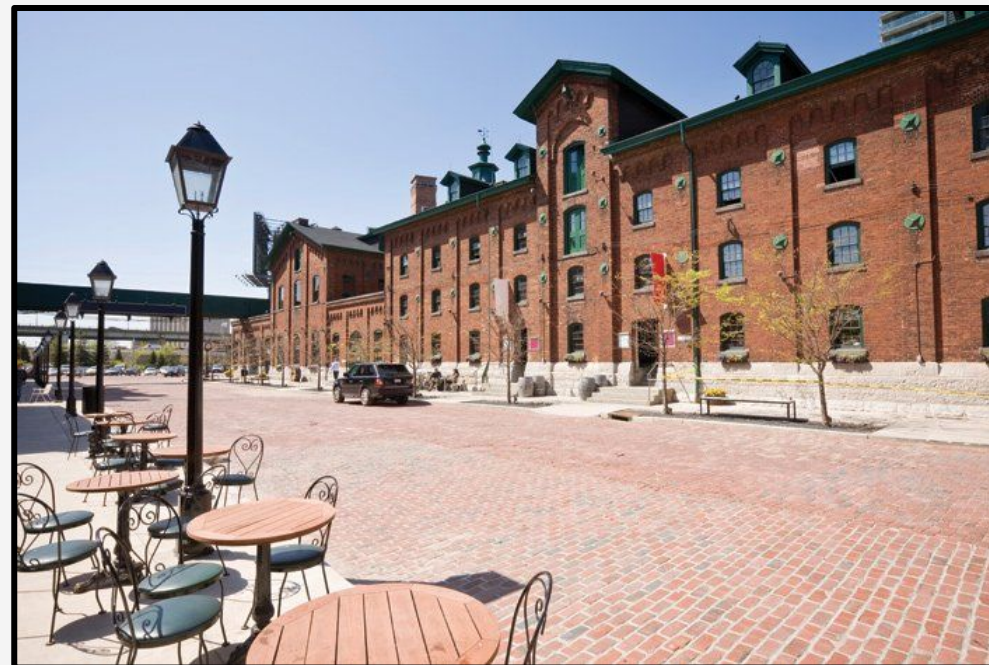
Assessment and
Cleanup

Marketing

Redevelopment



- ❖ Removal of contaminants and pollutants
- ❖ Improved air quality, water quality, natural habitats



Economy

Introduction

Planning

Community
Engagement

Funding

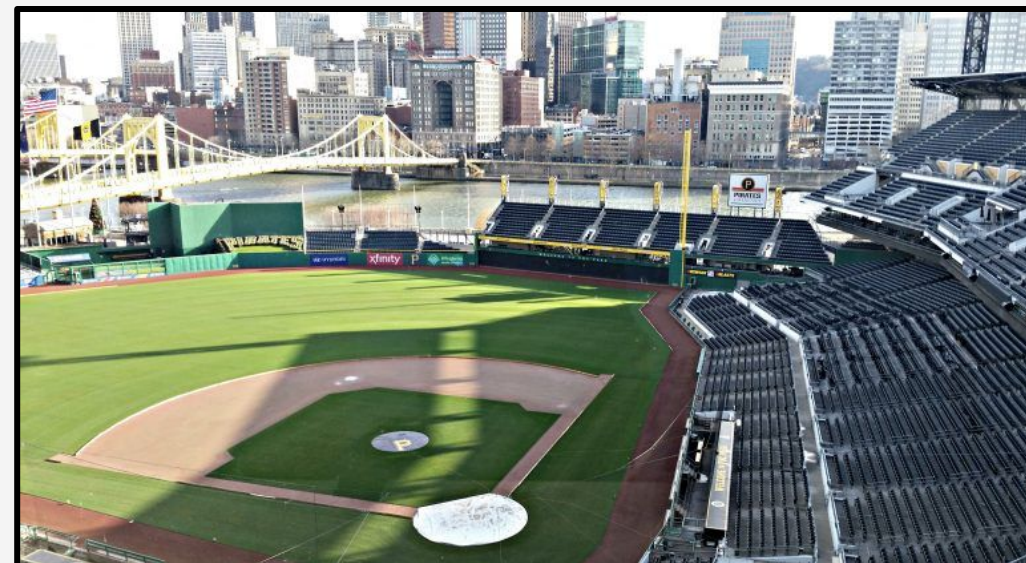
Assessment and
Cleanup

Marketing

Redevelopment



- ❖ Spurs economic development
- ❖ Creates jobs
- ❖ Increases tax revenues
- ❖ Provides diverse economic base



Social Equity

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- ❖ Removes health and safety hazards
- ❖ Removes eye sore; improves community appearances
- ❖ Alleviates community fears and worries



Community Needed
Land Uses:

- ❖ a variety of housing options
- ❖ recreation and open space
- ❖ commercial and retail space; employment options
- ❖ schools
- ❖ health care facilities
- ❖ urban agriculture



Introduction

Planning

Community
Engagement

Funding

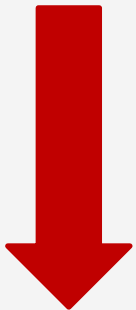
Assessment and
Cleanup

Marketing

Redevelopment



Cleanup up and
Redevelopment
of Brownfields



key ingredients to creating economically,
environmentally, and socially equitable
communities



Steps in the Brownfield Redevelopment Process

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

Yes – I have
brownfield
site...
Now What?



Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

Planning

Community Engagement

Funding

Assessment & Cleanup

Redevelopment

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

Planning



1. **Stakeholders, Partnerships & Engagement**
2. **Assess Where You Are At**
3. **Develop Your Plan**

Why Plan?

Introduction

Planning

Community
Engagement

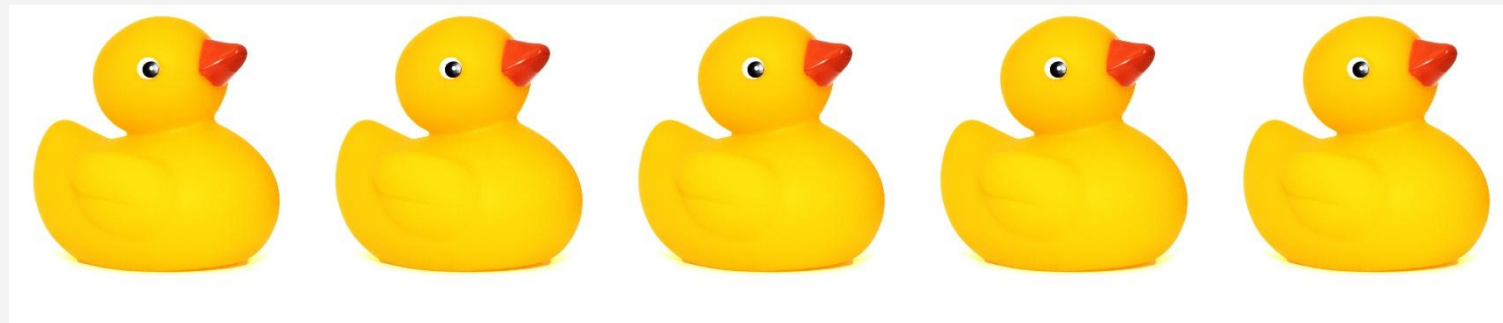
Funding

Assessment and
Cleanup

Marketing

Redevelopment

- Funding
- Addressing Community Need
- Foresight
- Attract Developers
- Project Continuity



Stakeholders, Partnerships & Engagement

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- ▣ *Create a strong brownfields team with leadership from the top*
- ▣ *Partner with key local, state, and federal agencies, as well as technical assistance providers*
 - Helps with Community Engagement
 - Potential access to more funding
 - Increases ability to tackle complex brownfield issues
 - Creates avenues and future partnerships for brownfields development
- ▣ *Community engagement*
 - brownfields education
 - assets and needs
 - visioning



Stakeholders, Partnerships & Engagement

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- An agreement between the state and the land bank/city/county can foreclose and take title of contaminated or potentially contaminated properties without being liable under state or federal environmental laws

Assess Where You Are At

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- ▣ **Brownfields inventory**
- ▣ **Brownfields prioritization**
- ▣ Community engagement
- ▣ Site issues
 - Access
 - Site ownership
 - Site(s) conditions
- ▣ Identify developer
- ▣ Identify Planning tools
 - Market study
 - Equitable Development
 - Site Reuse Assessment
 - Infrastructure Evaluation



Develop a Brownfields Blueprint

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- Pull what you have together
- Identify the foundational gaps
- Identify next steps in brownfields process



Inventory and Prioritization

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

The Steps to Building a Brownfields Inventory

Step 1: Gathering Information

- Utilize multiple resources to identify potential brownfields
- Confirm the sites meet the definition of a brownfield
- Compile available data

Step 2: Conducting Windshield Survey

- Observe the use and conditions of the potential brownfields sites
- Take photos of each site

Step 3: Compiling the Brownfields Inventory

- Assemble all relevant data for each property, including photos and mapping
- Organize the data in a manner that is easy to read and update

Inventory output should be a map and accompanying spreadsheet with information about each site

Inventory and Prioritization

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

Develop ranking criteria with stakeholder and community input. Consider proximity to redevelopment areas, environmental justice, climate change, site ownership/access

	Ownership (5=public, 1=private)	Public Health Risk (5= high risk, 1= low risk)	Redevelopment potential (5= high potential; 1=low potential)	Blight Reduction (5=high potential;1=lo w potential)	Overall Ranking Score
Weighting Factor	X2	X5	X3	X2	
Site 1	5*2=10	1*5=5	5*3=15	2*2=4	34
Site 2	5*2=10	3*5=15	4*3=12	5*2=10	48
Site 3	3*2=6	1*5=5	3*3=9	3*2=6	26
Site 4	1*2=2	5*5=25	1*3=3	4*2=8	38
Site 5	5*2=10	5*5=25	1*3=3	2*2=4	42

Priority Areas

Introduction

Planning

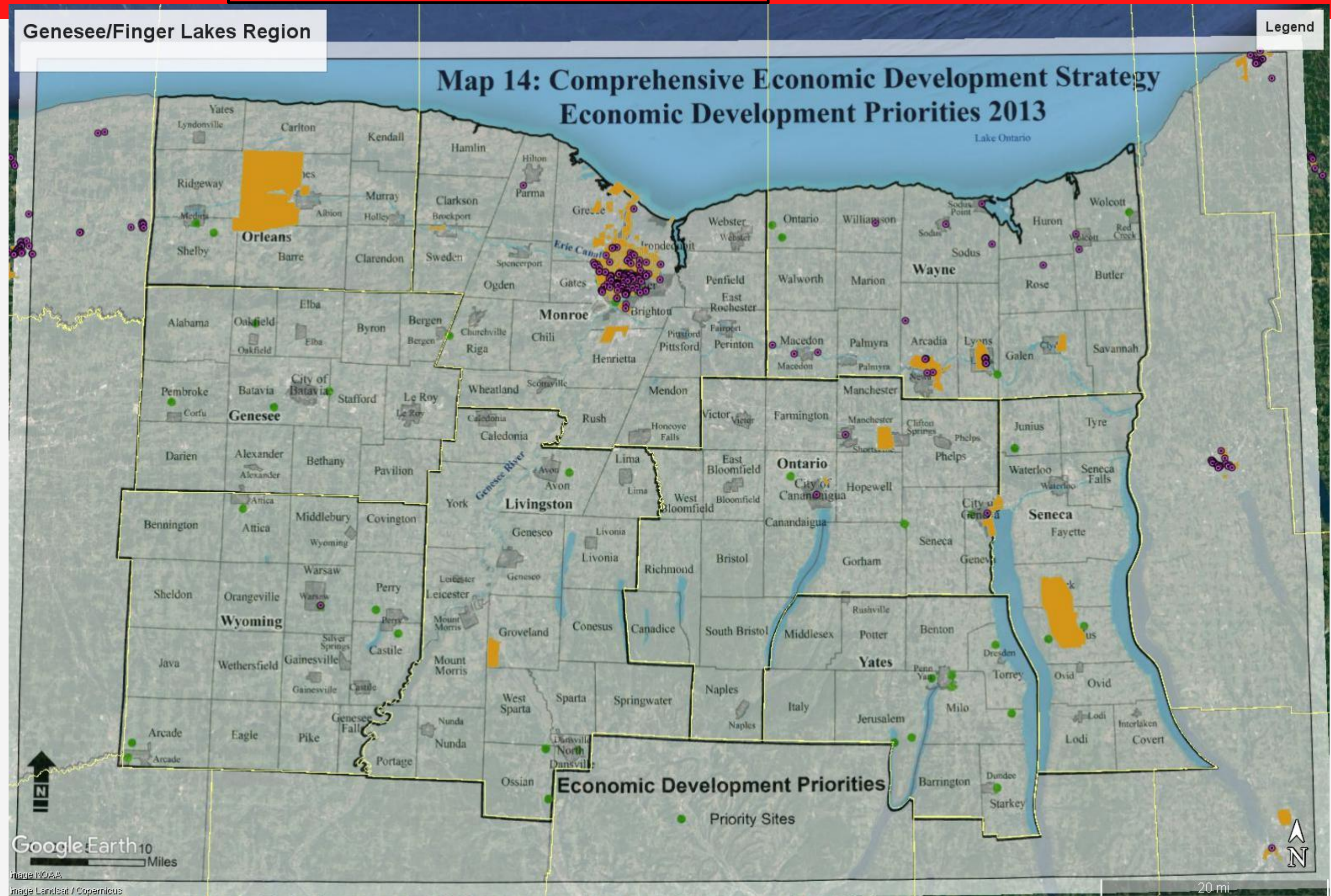
Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



Community Engagement

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



Community Engagement

Introduction

Planning

**Community
Engagement**

Funding

Assessment and
Cleanup

Marketing

Redevelopment

There is no one-size-fits-all approach to engaging community. It is critical that you construct a thoughtful and thorough **PLAN** that fits your community. The answers to the following questions will help inform your community engagement plan:

Who is the community?

Why are you engaging the community? What is the purpose? What do you hope to achieve?

How will you engage the community?

When will you engage the community?

What will you do with the results of the engagement?

Successful community engagement empowers citizens, elevates community spirit, strengthens social inclusion, and contributes to meaningful change.

Community Engagement

Introduction

Planning

**Community
Engagement**

Funding

Assessment and
Cleanup

Marketing

Redevelopment

Community outreach methods may include but are not limited to:

- Identification of Stakeholders and their roles
- Formation of a Steering Committee or Task Force
- Public Surveys
- Information Workshops
- Remediation Workshops
- Publications and/or Webpage Chronicling Activities
- Story Map
- Site Activation

The Funding Stack

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- Brownfields projects are funded by multiple sources (grants, loans, tax incentives, etc.)
- Key to success is being able to bundle those sources (commonly referred to as the “funding stack”)

- ❖ EPA MARC Grants
- ❖ HUD
- ❖ USDA
- ❖ NY State
- ❖ NYSDEC
- ❖ Prior property owners
- ❖ Responsible parties



EPA Funds

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

Brownfields grants continue to serve as the foundation of EPA's Brownfields Program. These grants support revitalization efforts by funding environmental assessment, cleanup, and job training activities.

- [Brownfields Assessment Grants](#) provide funding for Brownfields inventories, planning, environmental assessments, and community outreach.
- [Brownfields Cleanup Grants](#) provide funding to carry out cleanup activities at brownfield sites owned by the applicant.
- [Brownfields Multipurpose Grants](#) provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfield sites in a target area.
- [Brownfields Revolving Loan Fund Grants](#) provide funding to capitalize loans that are used to clean up brownfields.
- [Brownfields Job Training Grants](#) provide environmental training for residents of Brownfields communities.

EPA Funding FY 2023

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

Grant Type	Maximum Project Period	Maximum Amount Per Grant	Estimated # of Awards	Total Per Grant Type - Bipartisan Infrastructure Law Funds	Total Per Grant Type - Regular Appropriated Funds
Multipurpose	5 years	\$800,000	17		\$14.0 M
Community-wide Assessment Grants for State and Tribes	5 years	\$2,000,000	17	\$35.0 M	
Assessment Coalitions	4 years	\$1,000,000	20		\$20.0 M
Community-wide Assessment – New*	4 years	\$500,000	36		\$18.0 M
Community-wide Assessment – Existing**	4 years	\$500,000	25		\$12.5 M
RLF – New***	5 years	\$1,000,000	10	\$10.0 M	
Cleanup	4 years	\$500,000	40	\$20.0 M	
Cleanup	4 years	\$1,000,000	25	\$25.0 M	
Cleanup	4 years	\$2,000,000	8	\$15.0 M	

Brownfield Assessment Grants

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

Applicant Eligibility

ASSESSMENT

Governments, Quasi Governments, Regional Councils, States, Tribes, and Non-profits

Amount of Funding Available

Community-wide

Up to \$500,000 for a combination of hazardous substances AND petroleum

~~Site-specific~~

~~Up to \$200,000 or up to \$350,000 with a waiver~~

Community-Wide Assessment for States and Tribes-**NEW**

Up to \$2,000,000

Coalition

Up to \$1,000,000

Cost share Requirement

N/A

Period of Performance 4 years, 5 Years for State and Tribes

Common Eligible Grant Activities

inventory, characterize, assess, reuse planning, cleanup planning, and conduct community involvement

Brownfield Cleanup Grants

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

CLEANUP

Applicant
Eligibility

Governments, Quasi Governments, Regional
Councils, States, Tribes, Non-profits

Amount of
Funding
Available

One Site or Multiple sites
• Up to \$2,000,000

Cost share
Requirement

~~20% cost share (\$100K)~~

Period of
Performance

4 years

Common Eligible
Grant Activities

cleanup activities, reuse planning, and community
involvement
Insurance
Institutional controls

Brownfield Multipurpose Grants

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

MULTIPURPOSE

Applicant Eligibility

Governments, Quasi Governments, Regional Councils, States, Tribes, Non-profits

Amount of Funding
Available

An applicant can apply for up to \$800,000 per grant

Demonstrate how Funds will result in at least:

- one site assessment;
- one brownfield site cleanup; and
- an overall plan for revitalization of one or more brownfield sites, if there is not already a plan in place.

Cost share
Requirement

~~\$40,000 cost share~~

Period of Performance

5 years

Common Eligible
Grant Activities

inventory, characterize, assess, reuse planning, cleanup planning, and conduct community involvement cleanup activities, reuse planning, and community involvement

Revolving Loan Fund

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

REVOLVING LOAN FUND

Applicant Eligibility	Governments, Quasi Governments, Regional Councils, States, Tribes, Non-profits
Amount of Funding Available	One Applicant <ul style="list-style-type: none">• Up to \$1,000,000 RLF Coalition <ul style="list-style-type: none">• Up to \$1,000,000
Cost share Requirement	20% cost share
Period of Performance	5 years
Common Eligible Grant Activities	capitalize a RLF program; provide loans and sub-grants to carry out cleanup activities

Job Training Grants

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

JOB TRAINING

Applicant Eligibility

Governments, Quasi Governments, Regional Councils, States, Tribes, Non-profits, Universities

Amount of Funding Available

Community-wide
• Up to \$200,000

Cost share Requirement

N/A

Period of Performance

3 years

Common Eligible Grant Activities

Eligible activities include training, recruitment, and screening of residents impacted by brownfields. Training may include:

- Occupational Safety and Health Administration (OSHA) 40-hour Hazardous Waste Operations and Emergency Response
- Superfund and brownfields site-specific assessment and cleanup
- Environmental health and chemical safety
- Mold remediation, Lead and asbestos abatement
- OSHA disaster site worker and emergency response

NYDOS Brownfield Opportunity Area

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- Planning mechanism for multiple sites for area-wide revitalization
- Goal is to establish engagement with community stakeholders (agencies, residents, private sector) to determine future use and prioritize sites
- Grants are \$300K for BOA Plan, and \$300K for Predevelopment activities or Phase II ESA

Eligible Applicants

Municipalities

- Towns/Villages
- Counties
- Local Public Authorities
- Public Benefit Corps
- School Districts
- Special Improvement Districts
- Indian Nations/Tribes

Community-Based Organizations

- Not-For-Profit
- 501(c)(3)
- Mission to promote reuse of brownfield sites or community revitalization
- At least 25% of Board of Directors reside in area
- Community has demonstrated financial need

Community Boards

Defined and described in
Section 2800 of the New
York City Charter.

NYSDEC Programs

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- **State Superfund Program**
 - Sites identified by DEC
 - DEC oversees the remediation process and recovers costs from responsible party
- **Brownfield Cleanup Program**
 - Private-sector enters a cleanup agreement w/ DEC
 - Tax incentives and liability protection once a Certificate of Completion is obtained
 - Program extended this year
- **Environmental Restoration Program**
 - Grant funding for implementation of ROD
 - For municipalities, school districts, fire departments, IDAs, etc

NY Regulatory and Funding Programs

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



TAB
Technical Assistance to
Brownfield Communities

<https://mvedd.org/brownfield-sites>



 **NOVEMBER
16TH, 2022
11:00-12:30**

**FREE WEBINAR!
[REGISTER HERE](#)**

**Redeveloping Brownfields
into Community Assets: New
York State Brownfield
Programs**

Most communities have brownfields sites as a result of our industrial past. Towns, counties, local agencies, and non-profits have options to turn these liabilities into opportunities. Join NJIT Technical Assistance to Brownfield Communities (TAB), NY Department of State, and NY Department of Environmental Conservation to learn about the programs available in New York!



What are brownfields?

- The what, where, and why
- How to identify brownfields in your community

BOA Program

- What is the NYS Brownfield Opportunity Area Program?
- What does a Brownfield Opportunity Area designation do for your community?
- How to apply

DEC Programs

- Brownfield Cleanup Program 2022
- Environmental Restoration Program
- 6 NYCRR Part 375 Update

 **Click here to
[Register today!](#)**

Registration link: <https://bit.ly/NYBrownfield>

Assessment and Cleanup

Introduction

Planning

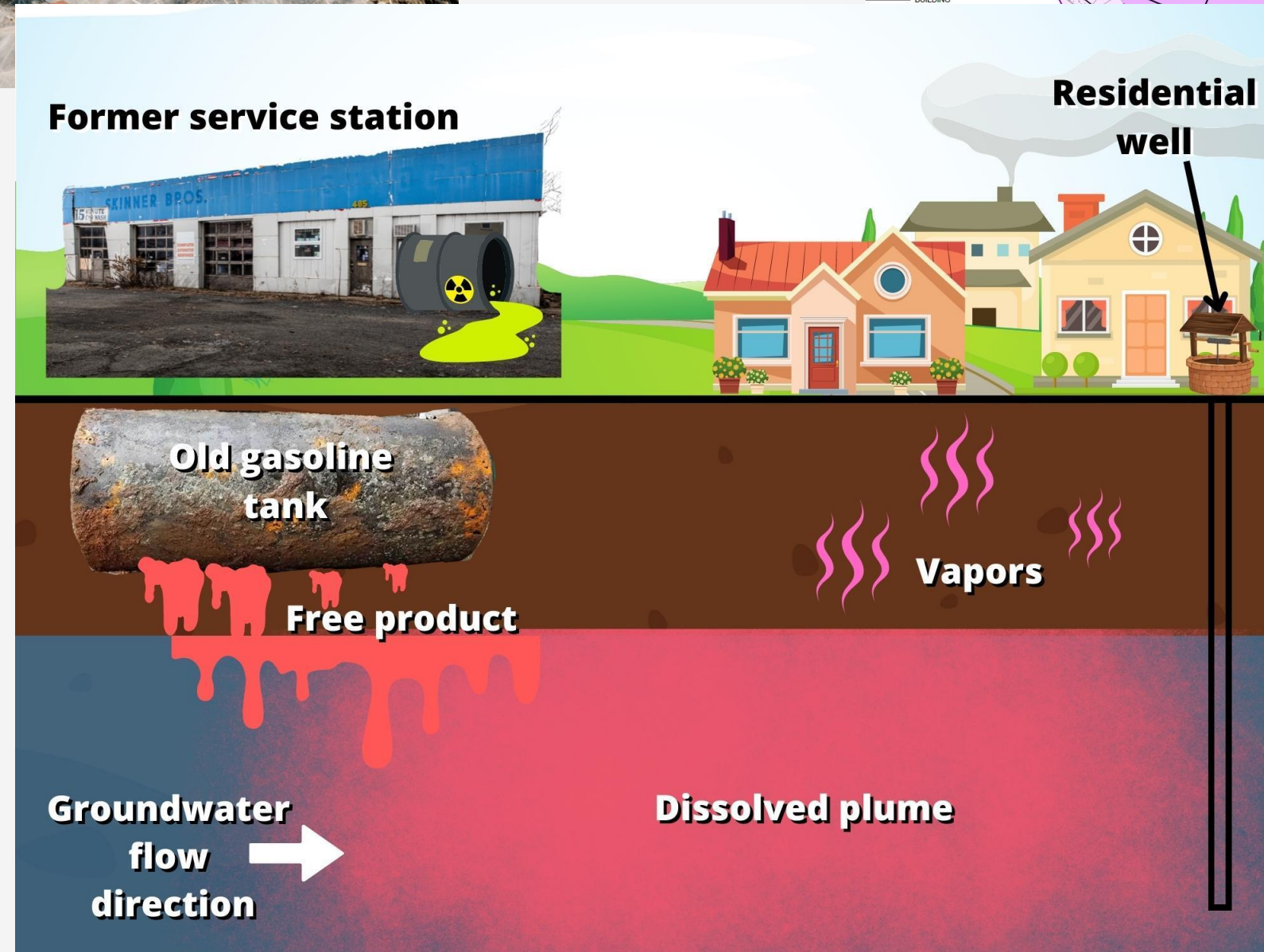
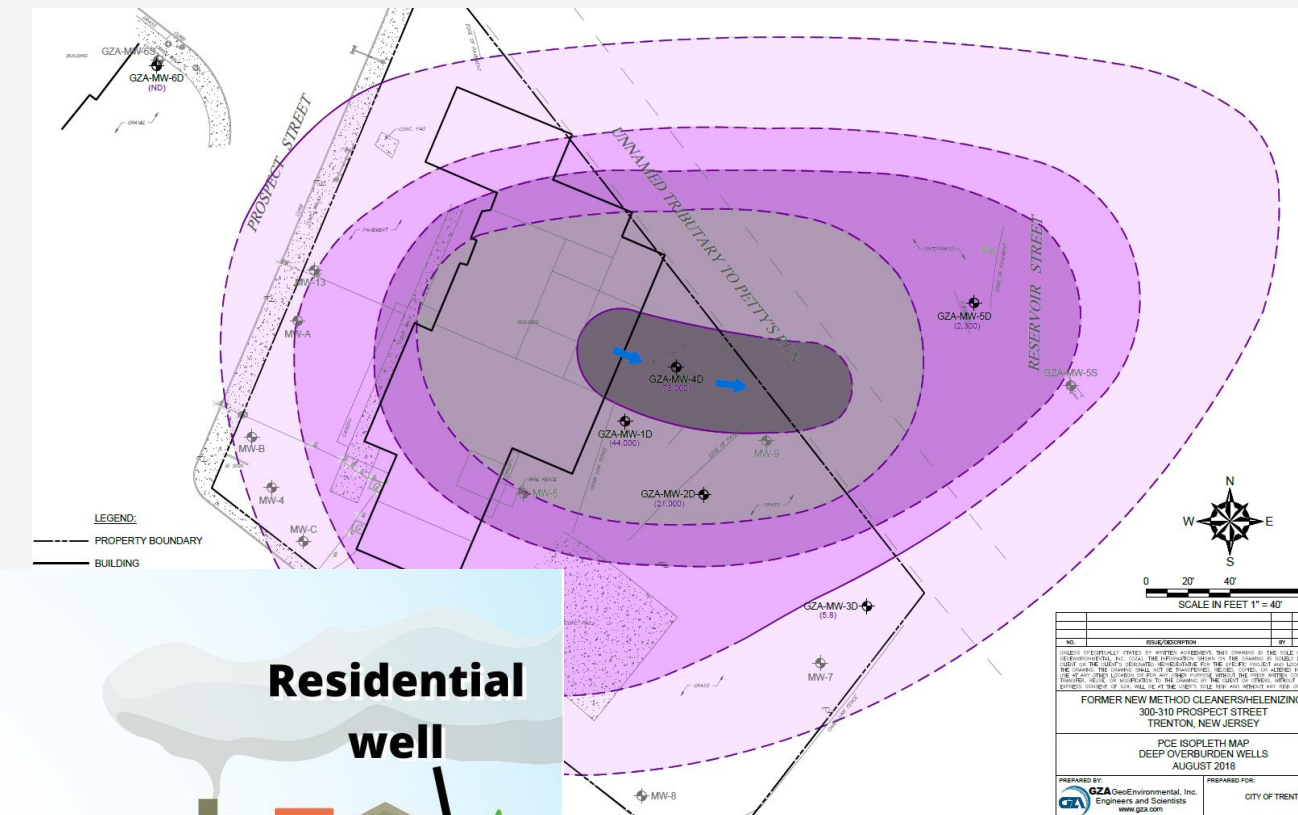
Community
Engagement

Funding

Assessment
and Cleanup

Marketing

Redevelopment



Regulatory Compliance NYSDEC DER-10

Introduction

Planning

Community
Engagement

Funding

Assessment
and Cleanup

Marketing

Redevelopment

- **Site Characterization**
 - Determines if contamination is present (sample levels above standards)
 - Records search and sampling
- **Remedial Investigation**
 - Defines nature and extent of contamination
 - Delineates clean vs dirty
 - Evaluate actual and potential threats to public health and environment
- **Remedy Selection**
 - Evaluate options for addressing the contamination
 - Identify your Remedial Action Objectives
- **Remedial design/remedial action**
 - Formal design process and reporting to DEC
 - Remedial Action Work Plan
 - Schedule
- **Site Closeout**

Introduction

Planning

Community
Engagement

Funding

Assessment
and Cleanup

Marketing

Redevelopment

Former service station



**Residential
well**



**Old gasoline
tank**



Free product



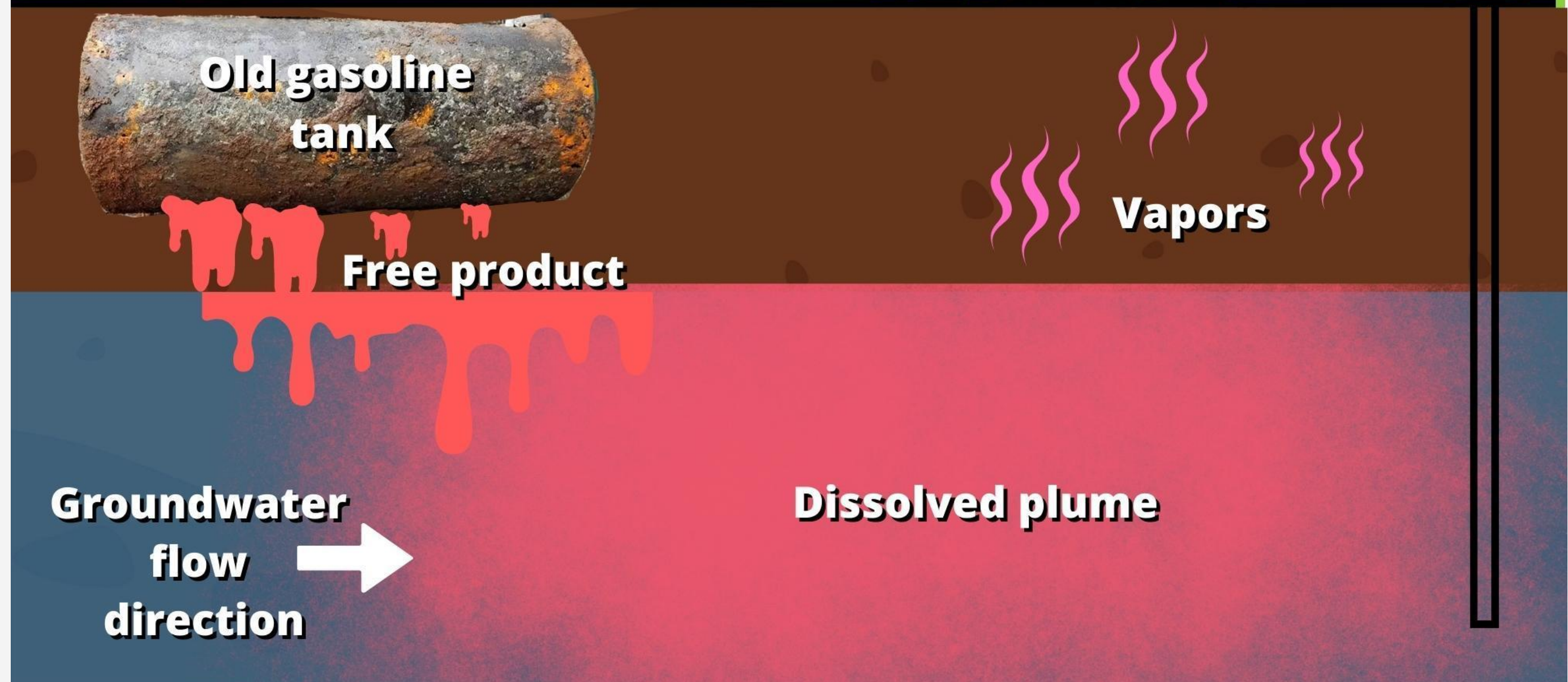
Vapors



**Groundwater
flow
direction**



Dissolved plume



Plan the Work, Work the Plan

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- Work with your stakeholders
- Look for catalyzing projects (ex: infrastructure improvements)
- Revitalization planning
- What are your barriers to success?
 - Be developer-friendly: review your ordinances
 - Offer tax rebate incentives

Marketing

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

- Help developers by having a vision and removing barriers
- Talk to developers, understand what the barriers and concerns are
 - “Breaking Brownfields” shark-tank event
- Marketing materials
 - One page advertisements
 - Developer’s summit



Marketing

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment



Former Record Factory Ready for Another Spin City of Gloversville, Fulton County, New York

OVERVIEW

Originally a site for the Connecticut Leather Company and later Coleco Industries - a successful toy company, the 100,000 square foot structure that sits on a 2.02 acre site was last used as Decca Records as a pressing plant for vinyl records between 1953 and 2005. The site is located in a residential neighborhood close to the downtown commercial district.



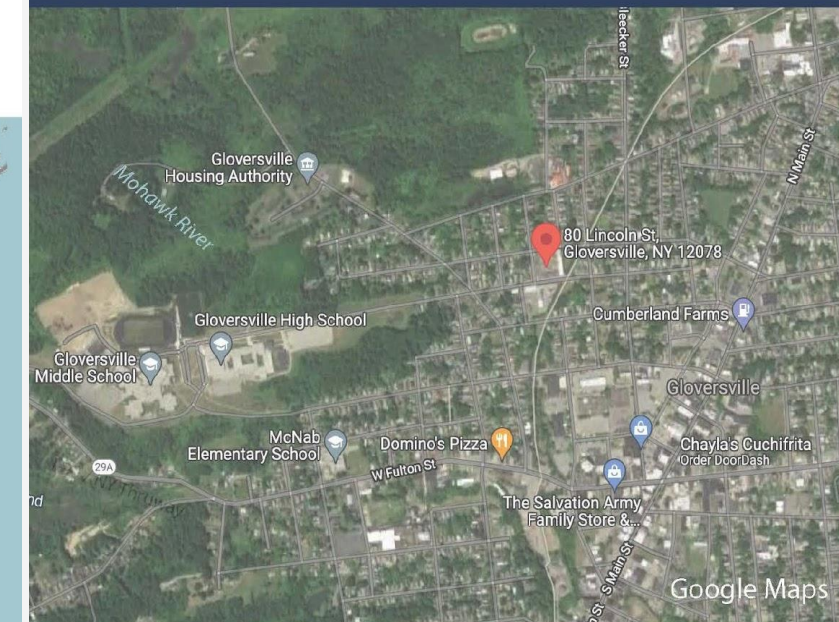
REGIONAL & LOCAL ASSETS

- Walkable and attractive Main Street
- Multiple major tourist destinations nearby, including the Adirondacks and Great Sacandaga Lake
- Abundant local recreation resources such as the Fonda, Johnstown and Gloversville (FJ&G) Rail Trail
- Scenic and natural resources like Cayadutta Creek - a brown trout fishery
- Affordable housing prices
- Easy access to SH30A and I-90
- Proximity to Fulton-Montgomery Community College

OPPORTUNITY

The Fulton County Center for Regional Growth is seeking expressions of interest for the purchase and redevelopment of four properties totaling 2.02 acres.

- Located within Opportunity Zone and Local Waterfront Revitalization Program (LWRP) for Cayadutta Creek area
- Ideal Uses: loft-styled live-work spaces throughout the corridors of the structure surrounding shared parking in the center
- Existing green space available for enhancement and improved public access to Rail Trail and Cayadutta Creek



FOR MORE INFORMATION

Ron Peters, President and CEO
Fulton County Center for Regional Growth
34 West Fulton Street, Gloversville, NY 12078
Phone: 518-725-7700
Email: ronp@fccrg.org

PROPERTY DETAILS

PROPERTY ADDRESS
80 Lincoln St
Gloversville, NY 12078

CURRENT USES
Private storage

OWNERSHIP
Private

SIZE
2.02 acres

BUILDINGS
2-story brick structure 100,000 s.f.

CURRENT ZONING
Manufacturing

UTILITIES
Public water, sewer, electricity, gas, and fiber optic connections

NEXT ACTION
Identify stakeholders and developer/s regarding disposition of property and potential future uses for redevelopment

Finish market analysis

Design scope for Phase II ESA

Strategies to Encourage Infill Development in Distressed Communities

Introduction

Planning

Community
Engagement

Funding

Assessment and
Cleanup

Marketing

Redevelopment

FOUNDATION	PRIORITIES
	Strategy 1: Identify Priority Infill Development Areas
	POLICIES
	Strategy 2: Expedite Development Review
	Strategy 3: Set Tiered Impact Fees
	Strategy 4: Ease Parking Requirements in Infill Locations
	Strategy 5: Adopt Flexible Codes
	Strategy 6: Provide Clear Rules for Renovating Historic Buildings
	Strategy 7: Adopt an Adaptive Reuse Ordinance
	Strategy 8: Offer Density Bonuses in Infill Locations
	Strategy 9: Put Public Offices in Infill Locations
	PARTNERSHIPS
	Strategy 10: Seek State and Regional Partners
	Strategy 11: Identify Key Anchor Institutions
	Strategy 12: Explore Employer-Assisted Housing
	Strategy 13: Engage Philanthropic Organizations
	Strategy 14: Create a Public Sector-Developer Liaison
	Strategy 15: Create a Local Developer Capacity-Building Program
	PERCEPTION
	Strategy 16: Strengthen Code Enforcement
	Strategy 17: Build Complete Streets
	Strategy 18: Create a Business Improvement District
	Strategy 19: Hold Public Events and Festivals in Infill Locations
	Strategy 20: Initiate a Neighborhood Identity Campaign



LaBella

Powered by partnership.

Brownfields 101 & Case study

Dan Noll, PE

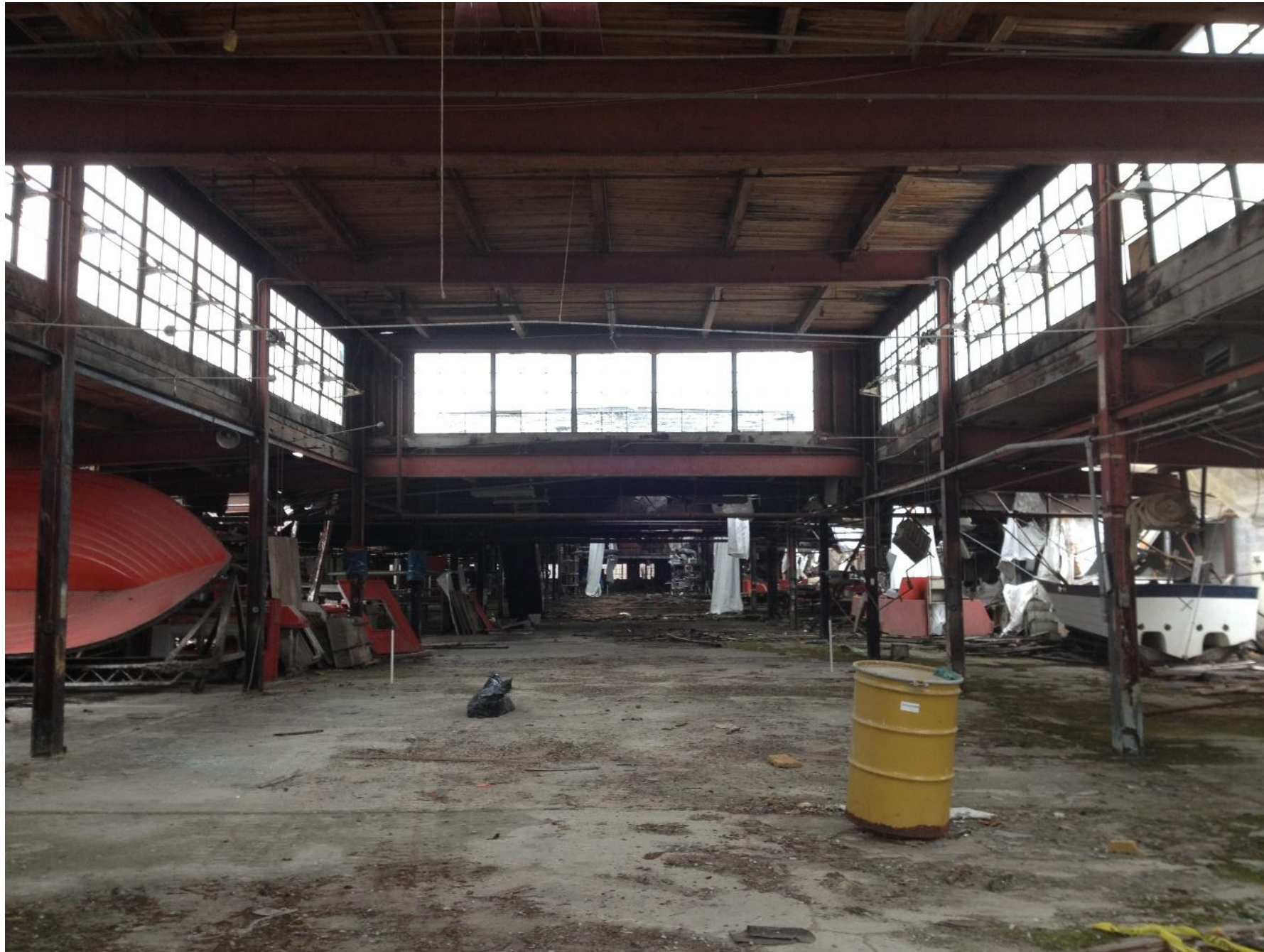


AGENDA

1. Brownfield Cleanup Program Process
2. Case Study – Penn Yan Marine



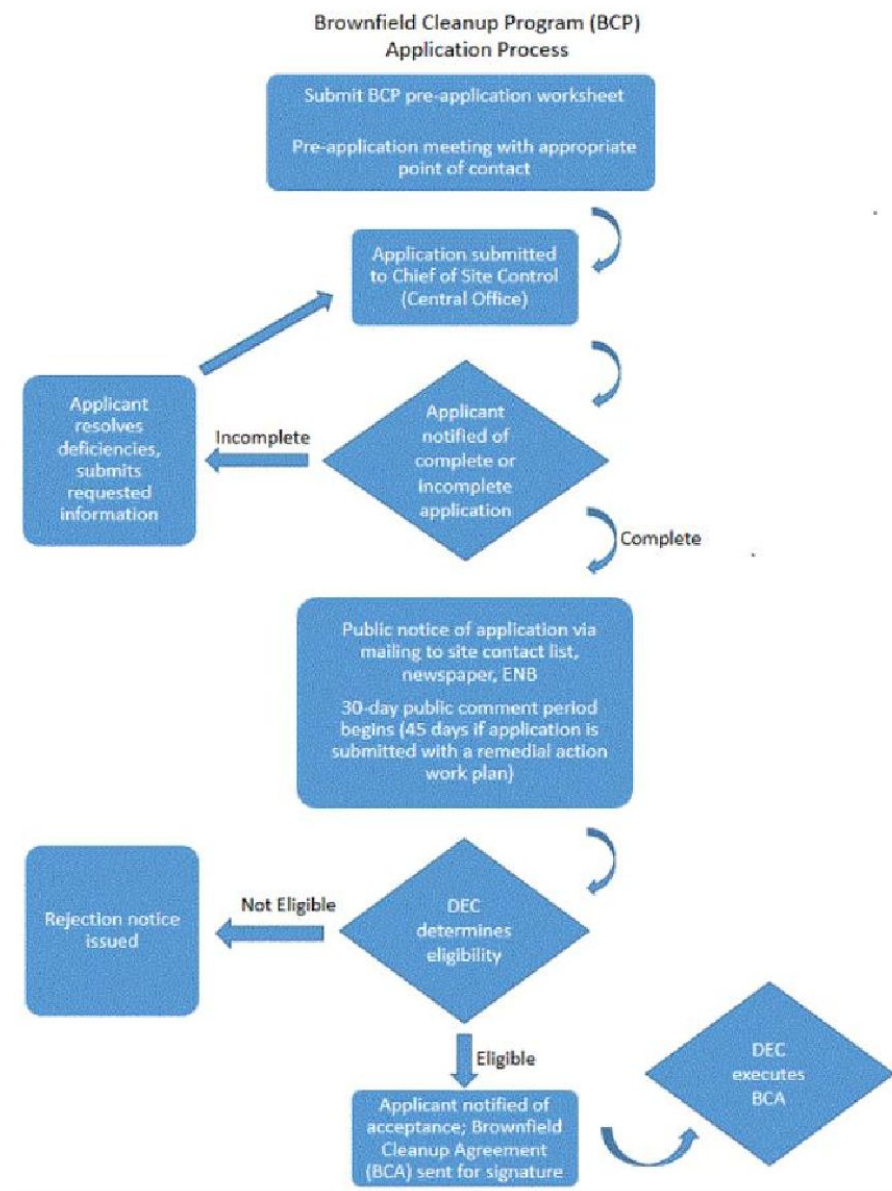
Brownfield Process



BCP Steps:

1. Application
2. Remedial Investigation
3. Remedial Alternatives Analysis
4. Remedial Action
5. Certificate of Completion
6. Site Management

aPPLying



1. Due Diligence

- Phase I Env. Site Assessment (ESA)
- Phase II ESA

2. Application Considerations

- Applicant
- Site Boundary

3. Application Stage

- Investigation
- Remediation

4. Brownfield Cleanup Agreement

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

In the Matter of a Remedial Program for
690 Saint Paul Street, Rochester, New York
Monroe County under Article 27,
Title 14 of the Environmental Conservation Law

BROWNFIELD SITE
CLEANUP AGREEMENT

by

Remedial Investigation

Sample ID (Depth)	690-SB-42 (1.0'-4.0')-O	690-SB-45 (0.8'-3.0')-O	690-SB-55 (0.6'-1.4')-O
Sample Collection Date	6/23/2010	6/23/2010	9/28/2010
Area of Concern	AOC #5		
Compound			
Benzo(a)anthracene	0.54	41 D	1.6
Chrysene	0.56	44 D	1.6
Bis(2-ethylhexyl)phthalate	ND<0.380	ND<0.400	ND<0.430
Benzo(b)fluoranthene	0.72	56 D	1.1
Benzo(k)fluoranthene	0.71	29 D	0.62
Benzo(a)pyrene	0.83	45 D	0.78
Indeno(1,2,3-cd)pyrene	0.53	25 D	0.32
Dibenzo(a,h)anthracene	0.21	4.5 DJ	0.12
Total SVOCs	4.100	244.500	6.140
Total SVOC TICs	1.770 NJ	9.410 NJ	10.430 NJ
Total SVOCs & SVOC TICs	5.870	253.910	16.570



Nature & Extent of Impacts In All Media

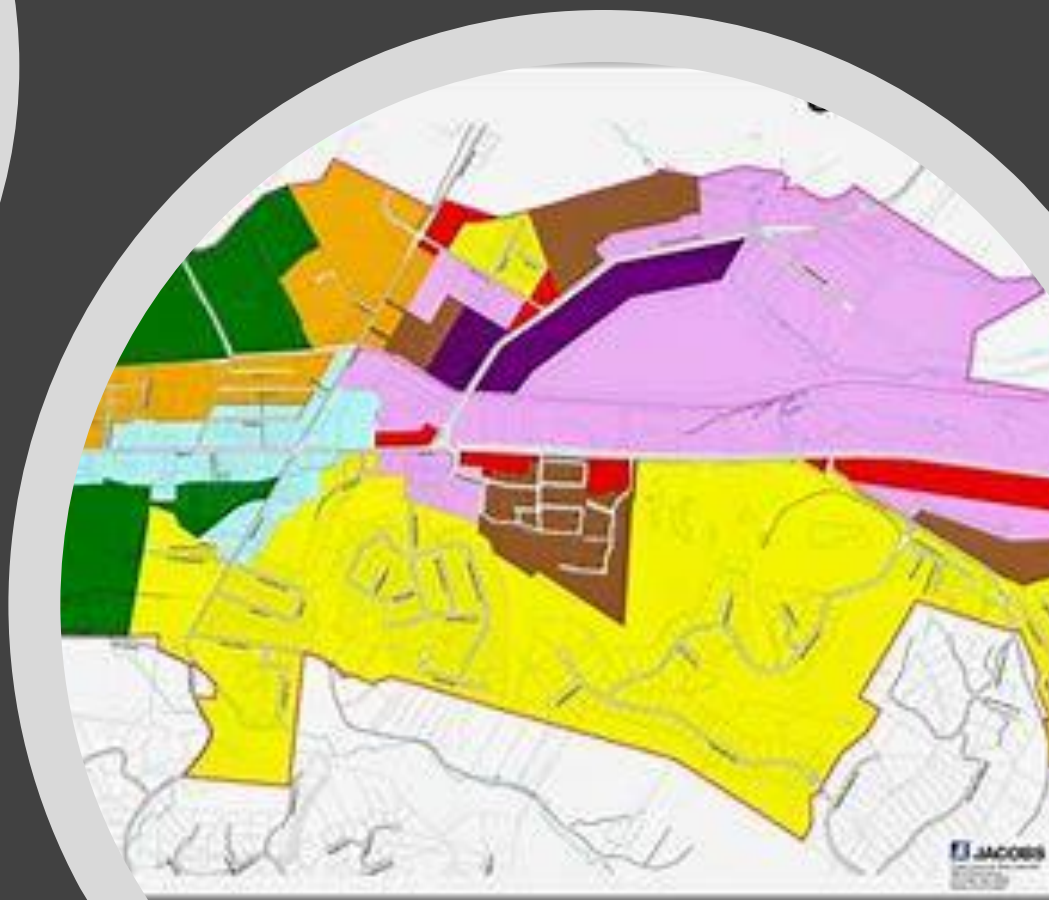
- Surface Soil
- Subsurface Soil
- Groundwater
- Soil Vapor
- Sub-Slab Soil Vapor
- Indoor Air
- “Full-Suite” Analytical

Remedial Alternatives Analysis

•Remedy Considerations

- Protection of Public Health & Env.
- Short Term Impacts
- Long-Term Impacts
- Reducing Toxicity, Mobility & Volume
- Implementability
- Cost Effectiveness
- Land Use
- Community Acceptance

• Clean-up Track 1-4



Remedial action



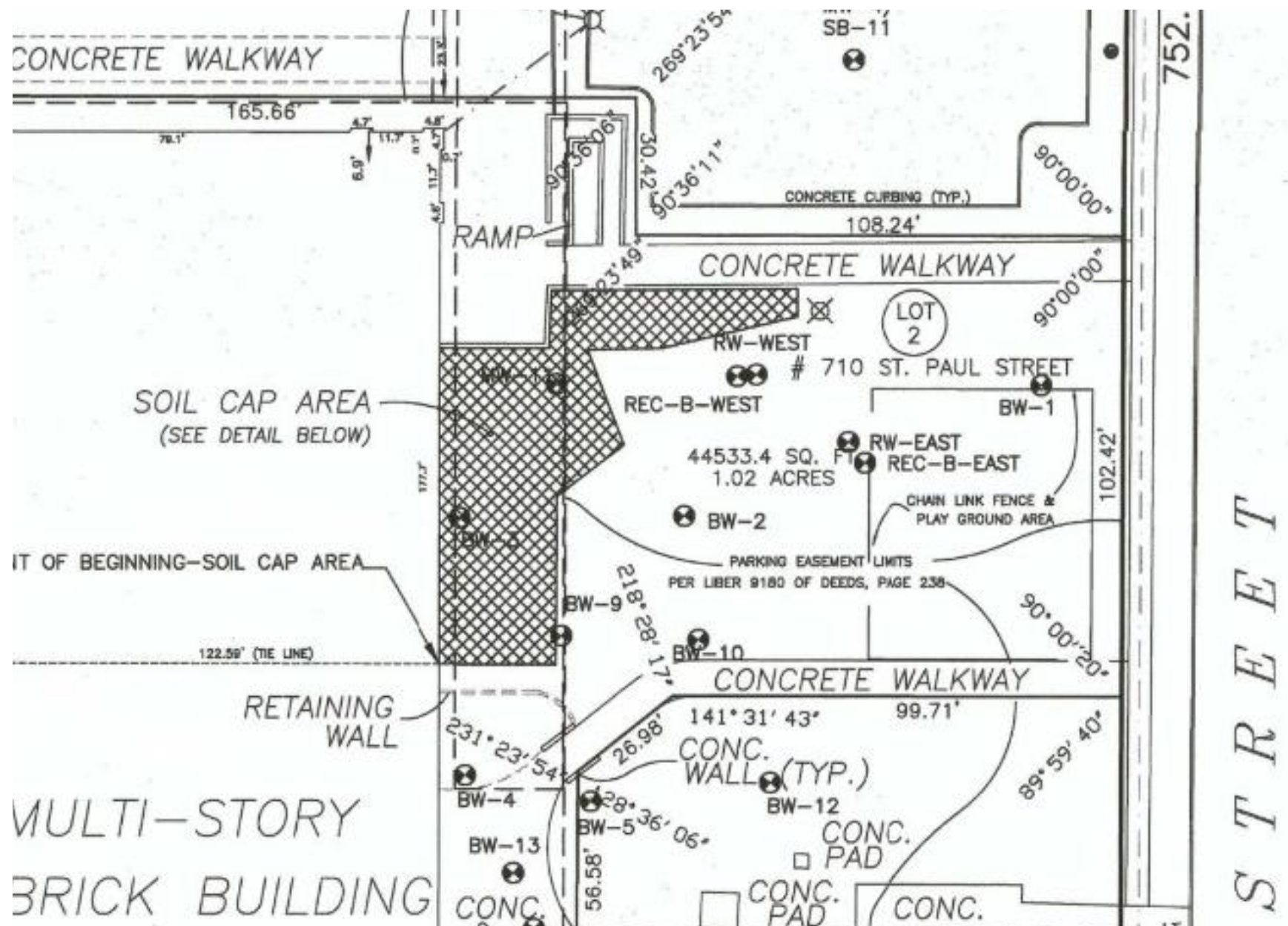
Potential Remedies

- Soil Excavation & Disposal
- In-Situ Chemical Treatments
- Extraction & Treatment

Remedy Process

- Work Plan
- Remedial Work
- Final Engineering Report
 - Engineering Controls
 - Remaining Contamination
- Site Management Plan

Certificate of Completion



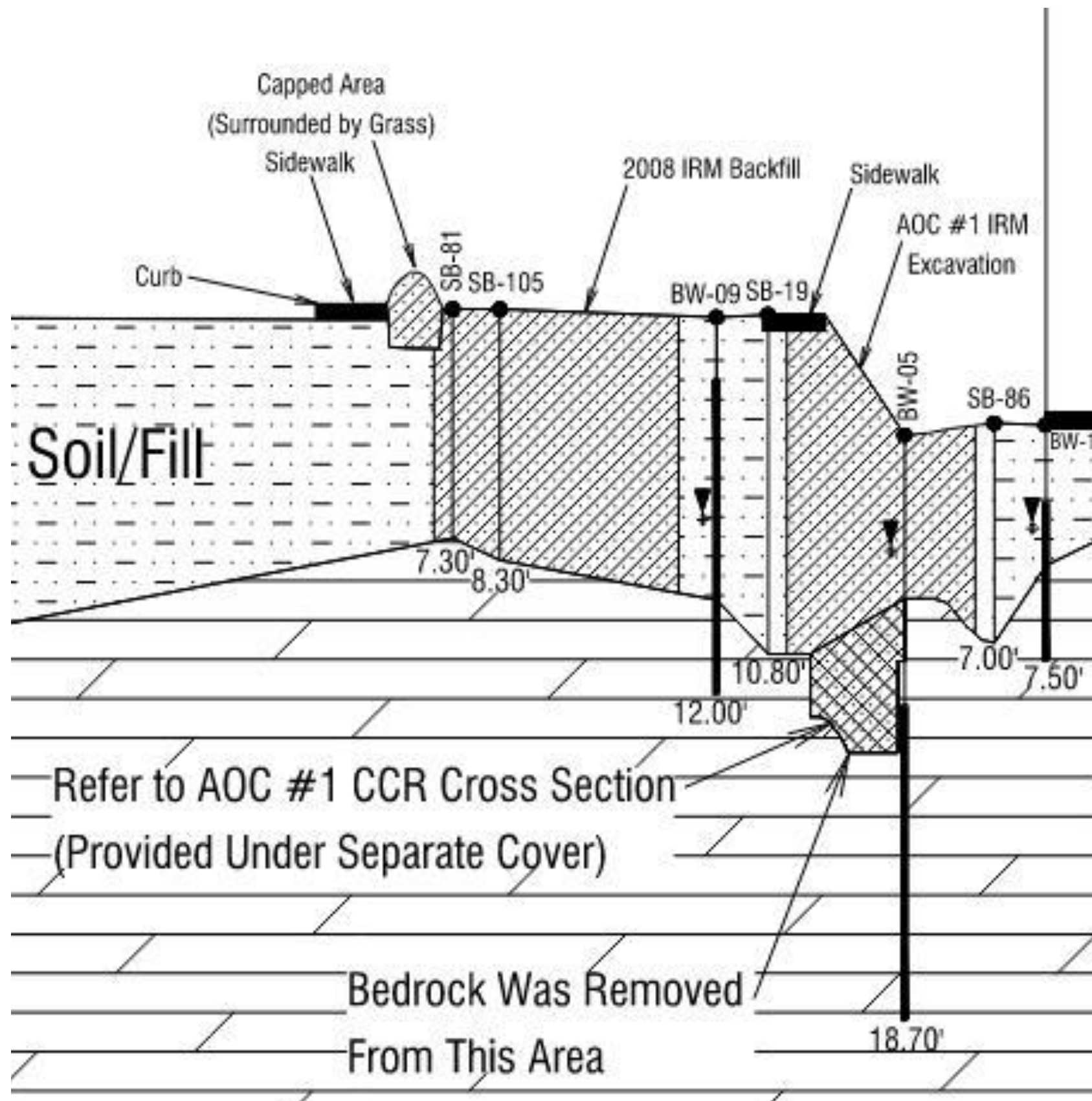
Required Documents

- Environmental Easement
- Site Management Plan (SMP)
- Final Engineering Report

COC Caveats

- Defines Site Uses
- Easement Requirements
- Must Adhere to SMP – Forever...

Site Management



Key Site Management Components

- Engineering Controls
 - Soil Vapor Mitigation Systems
 - Soil Cover Systems
- Monitoring & Inspections
 - Groundwater Monitoring
 - Air Monitoring
 - Other Media Monitoring
 - Remedial System O&M
- Periodic Review Reports
- Change of Use Notifications
 - Ownership Change
 - Development

Pre-Cleanup



Case Study

Post Cleanup



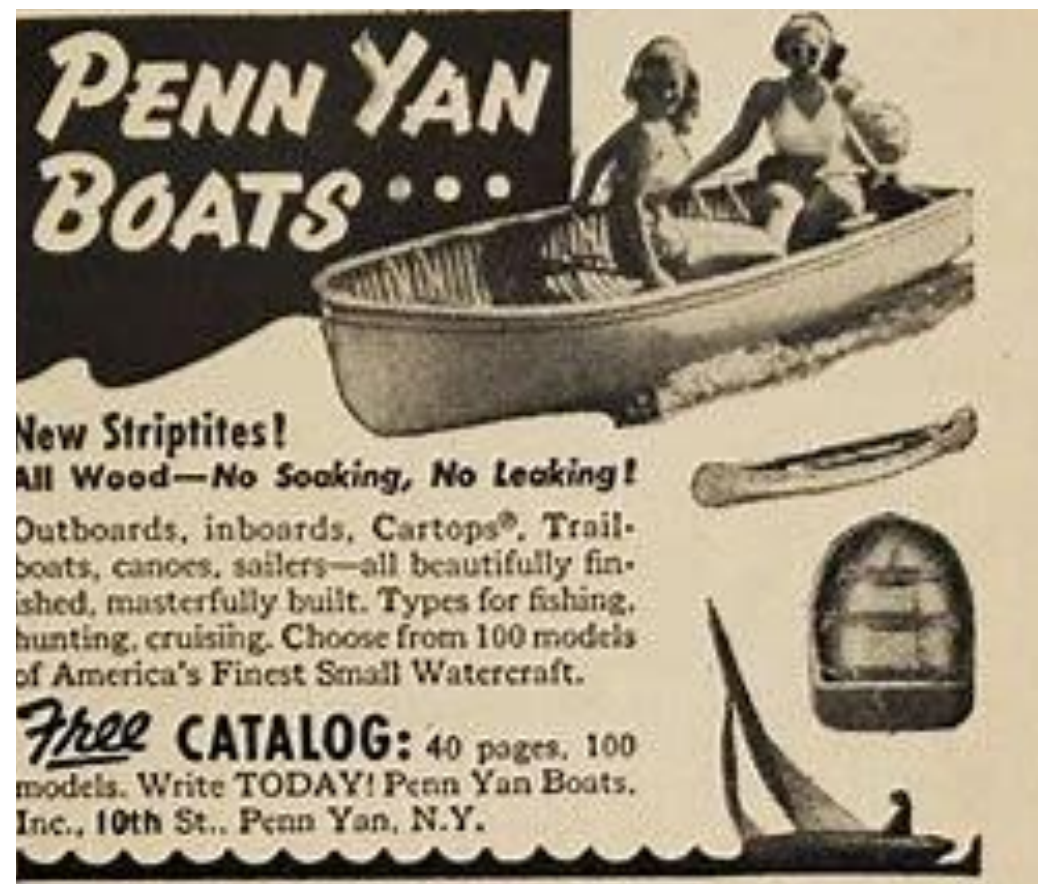
THE FUTURE



FORMER PENN YAN
MARINE

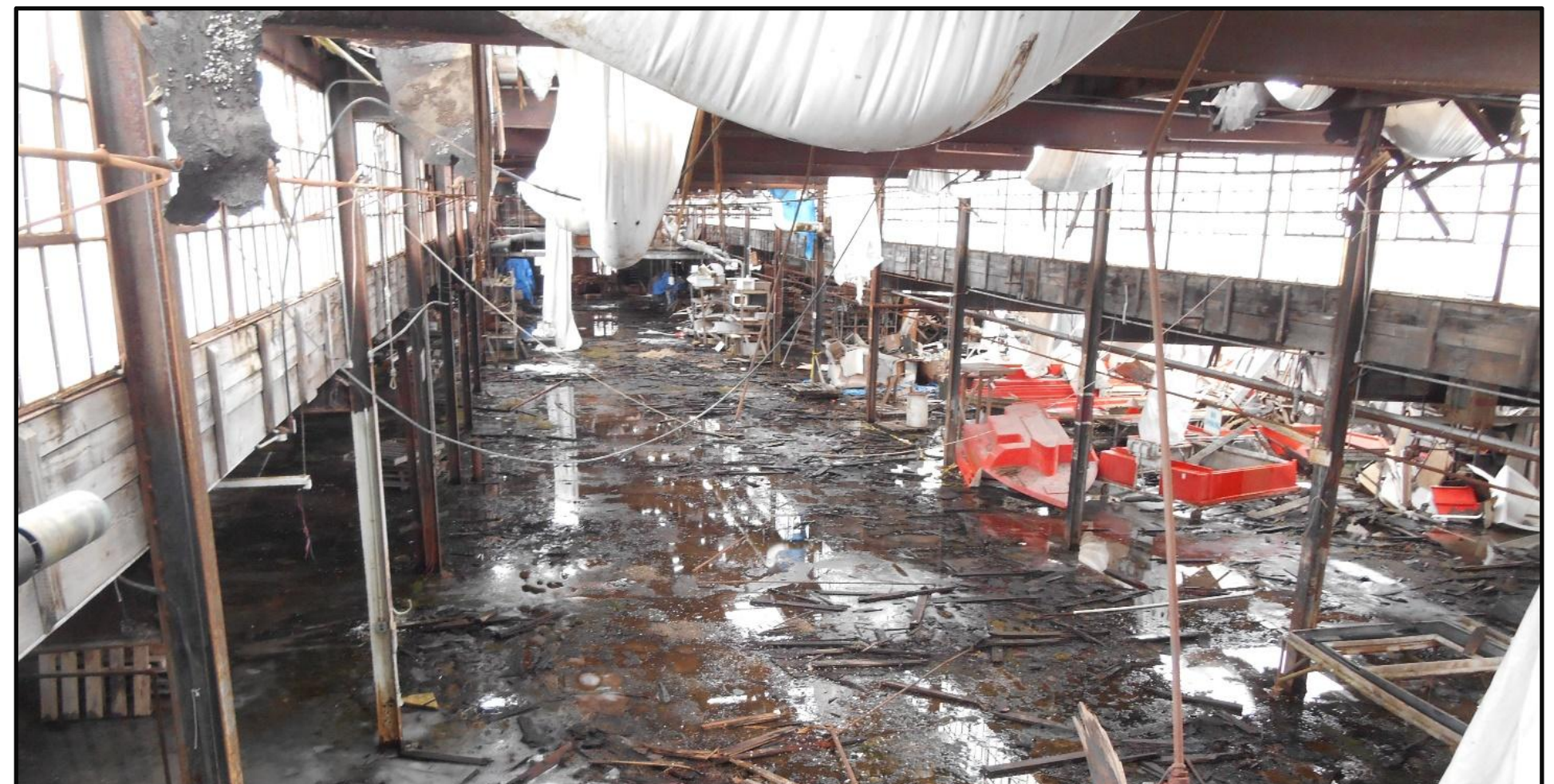


Case Study

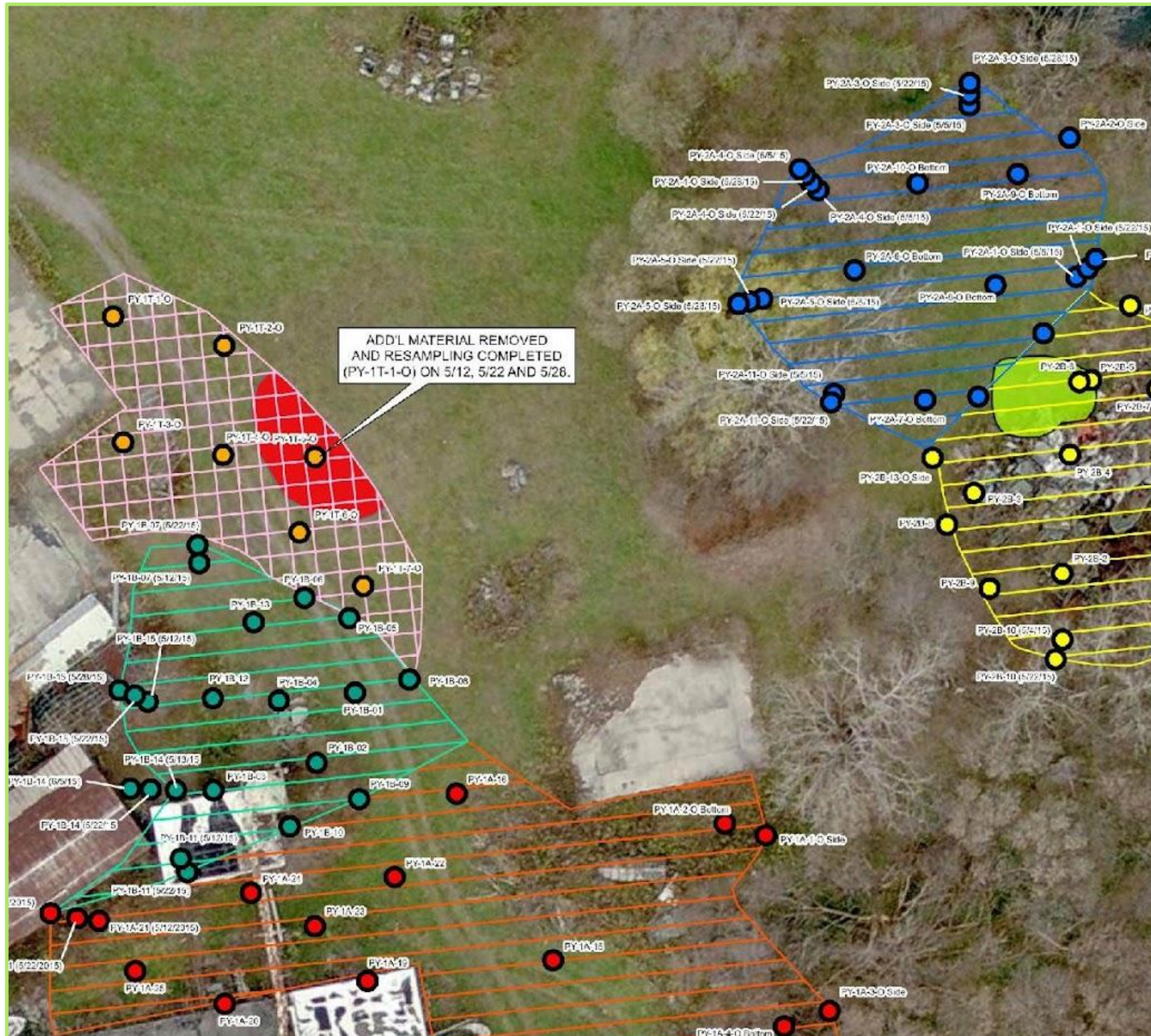


Former Penn Yan Marine

- Boat Manufacturer: 1929 – 2001
- County Tax Foreclosure: 1998
- USEPA Removal Action: 2003/04
 - Chemical Containers Removed
 - Process Piping Removed
 - Removed process dust
- County Facilitates Remedial Investigation: 2001 – 2013



Case Study



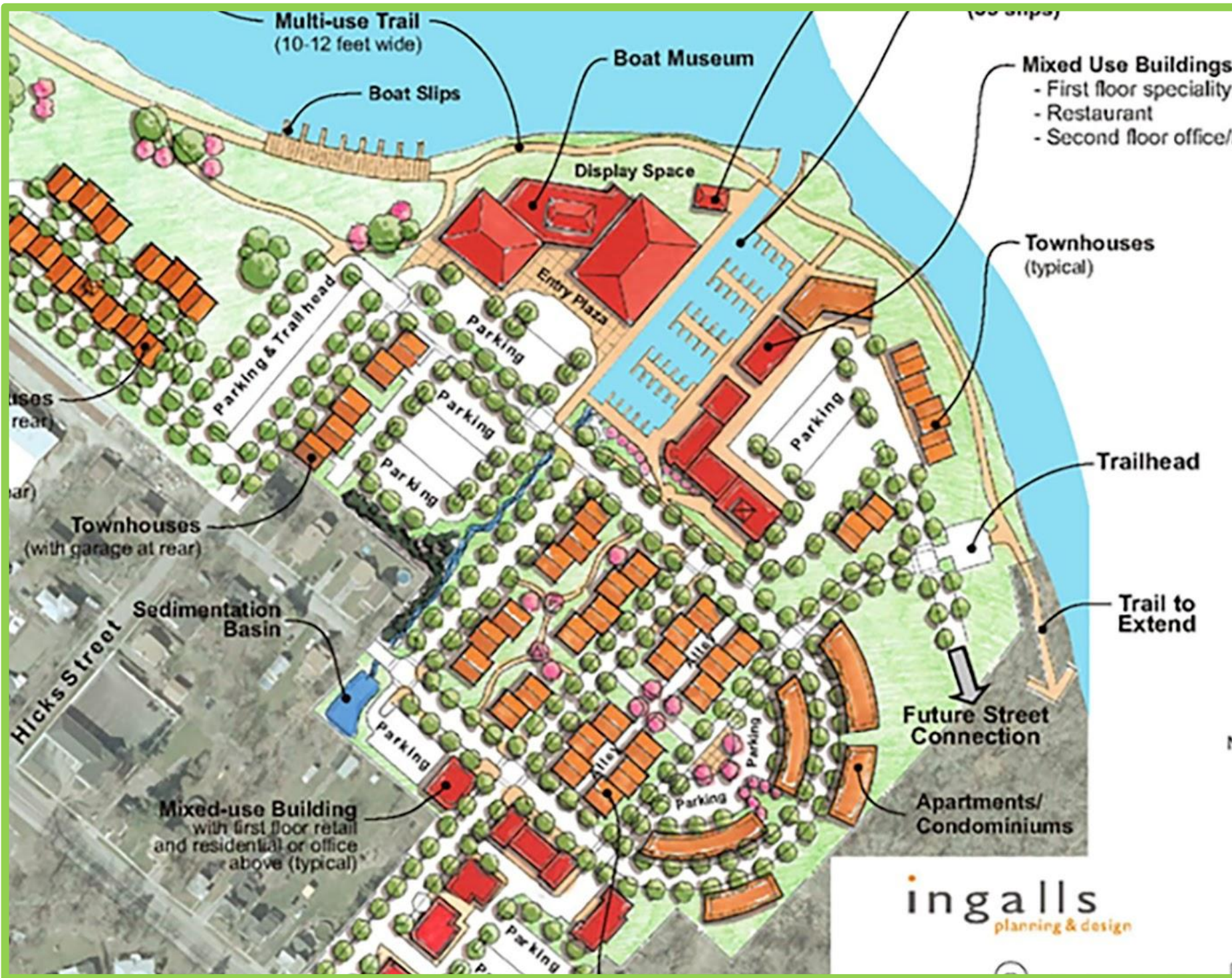
Remedial Summary

- Yates County Developer RFP: 2012
- Remedial Planning: 2012 -2015
- Enter Brownfield Program: 2014
- Developer Added to Brownfield Agreement: Late 2014
- Remediation Work: 2015
 - 9,020 Tons of Impacted Soil Removed/Disposed of
 - Confirmation Sampling
- Certificate of Completion: 12/2015

Case Study

Site Management

- Change of Use Notifications
- Excavation Work Plan
 - Env. Monitoring During Construction
 - Proper Management of Soil & Groundwater
- Cover System Inspections
- Soil Vapor Intrusion Assessment or Pre-Emptive Mitigation



NJIT Brownfields Leadership Team



**We are planners, engineers,
environmental scientists, and social scientists
who have helped hundreds of communities.**

NJIT TAB – EPA REGION 2

NJIT has served as an
EPA designated
technical assistance provider
since 2008

NJIT TAB serves as an independent
resources to: state, territory, regional,
county, tribal, and local government
entities, and nonprofits attempting to
learn about, identify, assess, cleanup
and redevelop brownfields.

□ **Assistance is *free*!**



NJIT TAB ASSISTANCE

Assistance is provided through...

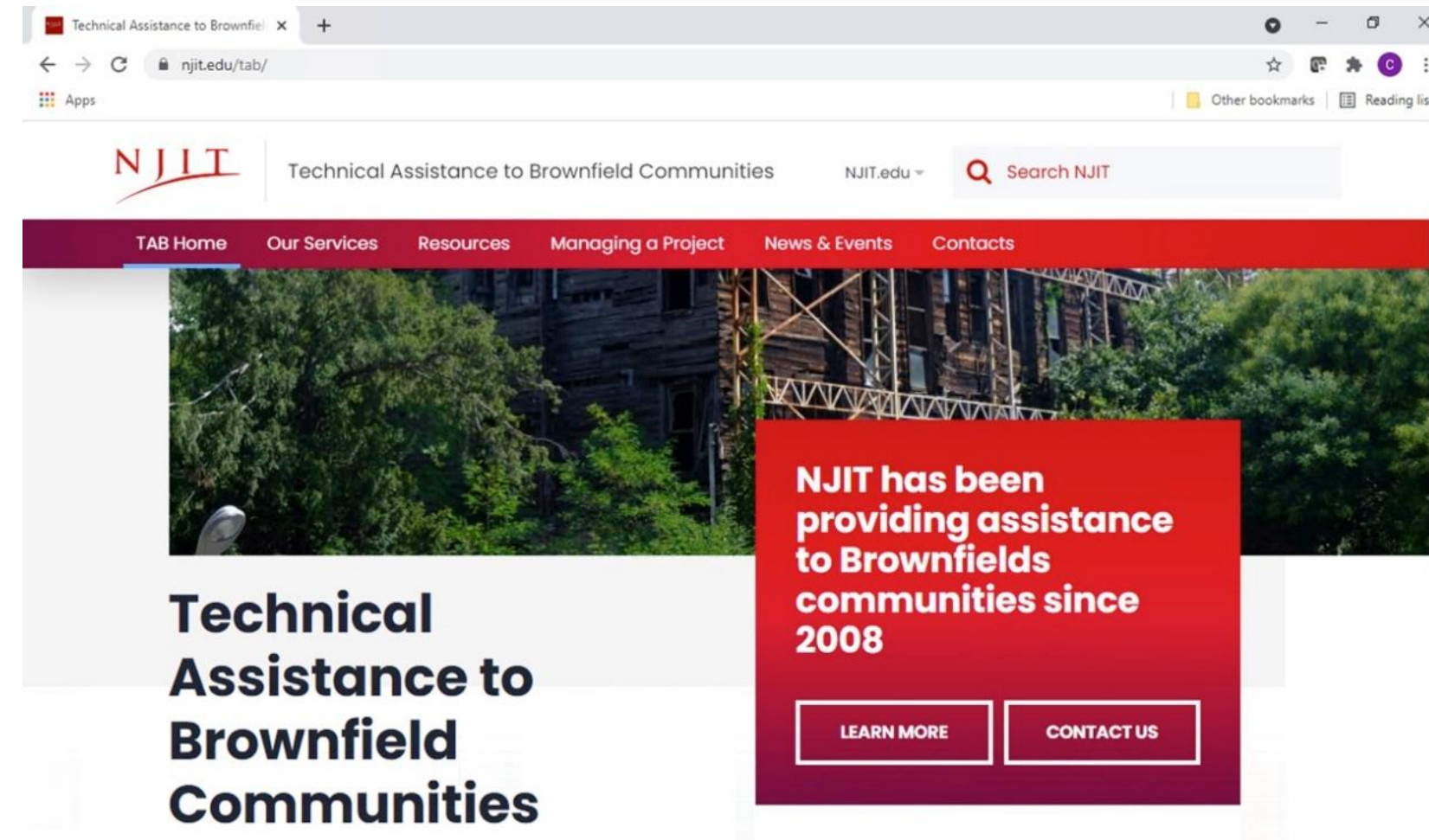
- ❖ Resource Center
- ❖ Brownfield Educational Forums
- ❖ One-on-one Technical Assistance



NJIT TAB Resource Center

www.njit.edu/tab

- ❖ info on all aspects of assessing and cleaning up a brownfield site
- ❖ news and upcoming events
- ❖ Federal and state funding sources
- ❖ EPA and state contacts
- ❖ previously recorded webinars
- ❖ downloads of workshop and seminar presentations
- ❖ success stories
- ❖ how-to videos
- ❖ successful grant applications
- ❖ Infill development, resilience, OZs, etc.



@NjitTab



NJIT TAB Hotline
973-642-4165

Email: *tab@njit.edu*

NJIT TAB Brownfield Educational Forums

Conferences: pre-conference workshops, learning labs, panel sessions, office hours

Workshops: 2 to 4 hour interactive sessions on brownfield related topics

Brownfield Boot Camps: 4 to 7 hour more intensive, deep dive into specific brownfield related topics

Webinars: various brownfield related topics

All-Grantee Meetings: work with state agencies and EPA

COVID-appropriate virtual events



NJIT TAB One-on-One Technical Assistance

Tailored to your specific needs...

Identify funding sources

Review draft grant applications

Develop redevelopment strategy

Participate in the consultant solicitation process

Explain the regulatory programs

Explain clean-up technologies

Guidance on developing brownfield inventories

Create project prioritization processes

Develop strategies on marketing brownfields sites

Develop Assets and Needs Studies

Design and conduct community workshops

