



PROPERTY OWNER FACT SHEET

Livingston County, New York
Brownfield Site Reuse & Revitalization Program

Program Overview

The *Livingston County Brownfields Revitalization Program* provides funding and technical assistance to eligible property owners to conduct environmental site assessments and define revitalization strategies for brownfields and other underutilized properties in Livingston County, NY. The Program aims to place vacant, abandoned, or underdeveloped properties back into productive use through environmental studies, potential cleanup planning, and redevelopment planning.



Program Funding Source: The U.S. Environmental Protection Agency (EPA) awarded a Brownfield Assessment Coalition Grant to Livingston County and its partners, including the Town of Livonia, Village of Dansville, Village of Geneseo and Catholic Charities of Steuben/Livingston County. Funds are available through September 2028 (or until funds are exhausted).



Program Administration: The Livingston County Planning Department serves as the Program/Grant Administrator, with assistance from Livingston County Economic Development, Livingston County Land Bank Corporation (LCLBC), and its consultant Montrose Environmental Solutions, Inc. (Montrose).



Participation Opportunities: Local governments, community-based organizations, business/property owners, developers, residents and other stakeholders nominate potential priority sites to participate in the Program; grant funded activities can include:

- Phase I/II Environmental Site Assessments (ESAs),
- Cleanup Planning,
- Site-Specific Reuse Planning/Conceptual Design,
- and other technical studies associated with brownfields (subject to eligibility requirements).

Brownfields Defined

The EPA defines a brownfield as, “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Vacant, abandoned, and/or underutilized former commercial and industrial sites may be considered brownfields.

Many times, brownfields remain idle creating voids in the community and contributing to neighborhood blight. Site contamination and hazardous substances constitute “environmental liabilities” that must be addressed before properties can be redeveloped or repurposed for new uses. Brownfield examples may include former gas stations, dry cleaners, legacy industrial sites, shipyards, older buildings, landfills and dump sites, railyards and land along rail lines.

Brownfield Redevelopment Benefits

Property owners, businesses, developers, and public entities who address potential environmental liabilities and redevelop brownfields provide benefits to themselves and their communities, including:

- Removing unknowns regarding site conditions that might hold up a sale or redevelopment.
- Increasing return from the property by making it more valuable and marketable.
- Contributing to economic prosperity and environmental restoration in the community.
- Making neighborhoods safer and healthier.
- Avoiding actions by regulatory agencies that may impose penalties and costly cleanups.
- Reducing the potential that adjacent properties could be impacting their property (and vice versa).

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Frequently Asked Questions



How do I know if my property is a Brownfield?

Your property may be considered a brownfield if you answer “yes” to any of the following:

- Is your property abandoned, unoccupied, or less productive than it could be?
- Did your property contain commercial or industrial uses (dry cleaner, gas station, auto repair, illegal dumps, or manufacturing)?
- Does your property contain older structures with potentially hazardous building materials (e.g., pre-1980s buildings often contain asbestos, lead-based paint, and/or other hazardous materials)?

Which properties are eligible for funding?

Both publicly- and privately-owned properties can be eligible, although the County must ask for EPA’s approval on a case-by-case basis.

Will I be fined or required to take action if contamination is identified?

Phase I ESA findings are not generally reported to regulatory agencies. If you choose to proceed with a Phase II ESA (e.g., soil, groundwater, surface water, sediments, and/or soil vapor sampling), the findings may trigger a reporting requirement with New York State Department of Environmental Conservation (NYSDEC). Even if contamination is found, fines are typically not imposed. In some cases, the NYSDEC may require supplemental assessment and/or cleanup activities. The Program’s goal is to assist property owners redevelop brownfields for new uses that benefit the community.

Will I have control over the work done?

Yes, Program participation is voluntary, and you may cease participation at any point of the process. Participation requires that you grant property access to the Program’s consultant (Montrose). You will receive an electronic copy of all reports/findings.

How to start the participation process in the Program?

Interested parties may submit a Site Nomination Form to the County. Information and the form is available at <https://www.livingstoncountyny.gov/1740/Brownfields>.

What can the Brownfields Program funds be used for?

The Program funds can be used for environmental site assessments (ESAs), cleanup planning, site reuse planning/conceptual design, and other technical studies that support property sale or redevelopment activities for eligible brownfields. Typical activities include:

Phase I ESA: A comprehensive research study of historical land use and existing site conditions to determine the likelihood for property contamination.

- Assess for conditions indicative of a release or threatened releases of hazardous substances on, in, or at the subject property.
- Establish baseline conditions for liability protection.
- Support property sale/acquisition activities.
- Provide documentation required to secure loans.

Phase II ESA: A physical study where samples (e.g. soil, groundwater, air/vapor, surface water and sediments) are collected and analyzed to characterize the type, distribution, and extent of hazardous substances (if present) in the environment.

- Evaluate the findings of the Phase I ESA (if contamination is suspected).
- Determine if a release has occurred and delineate the extent of contamination (if present).
- Support efforts to obtain regulatory closure.

RBM Survey: A physical study where building material samples are collected and tested to confirm if hazardous substances are present.

- Determine if asbestos, lead paint, mold, PCBs, mercury or other regulated substances are present in building materials.
- Evaluate regulations that apply to the disturbance or disposal of confirmed hazardous materials before undertaking a building remodel, renovation or demolition.

Site Cleanup/Reuse Plan: A detailed analysis of cleanup alternatives, cost estimates and implementation plans.

- Evaluate cleanup alternatives with reuse plans and redevelopment strategies.
- Select preferred cleanup alternative.
- Prepare detailed plans and cost estimates to implement preferred cleanup method.

Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

