



COMMUNITY MEMBER 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 public and private entities to conduct environmental site assessments and develop plans and strategies for cleanup/reuse of brownfields throughout Livingston County. The Program aims to revitalize priority target areas and properties and position them for restoration and reuse.



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).

Program Objectives

Vision: Revitalize vacant and underutilized brownfields throughout Livingston County that will provide a multitude of benefits to the community, including environmental restoration, job creation, quality housing, and enhanced community services, parks and recreational facilities.

Mission: Effectively utilize and leverage available funding to position priority brownfields for redevelopment.

Guiding Principles:

- Support revitalization initiatives throughout Livingston County.
- Invest in sites that will generate public and private revenue.
- Prioritize use of grant funds for sites that will attract investment, catalyze new employment opportunities, and a sustainable job base.
- Remove redevelopment barriers by addressing problematic site conditions and creating shovel ready sites for new community-serving uses.
- Promote infill and transit-oriented development within existing neighborhoods/districts to capitalize on infrastructure, utilities, and public services.
- Transform blighted areas into thriving neighborhoods.
- Protect public health and the environment.
- Promote public participation and solicit meaningful input on restoration and reuse plans for priority redevelopment target areas and sites.

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Program Website: <https://www.livingstoncountyny.gov/1740/Brownfields>





Frequently Asked Questions



What is a Brownfield?

A “brownfield” is an underutilized property that has confirmed or *suspected* environmental impacts from hazardous substance, pollutant, or contaminant caused by historic use and/or current conditions, including regulated building materials, such as asbestos and lead-based paints. These sites are typically vacant or significantly underutilized properties. Without environmental assessment and cleanup activities, brownfields can remain idle, inhibit reuse, and contribute to neighborhood blight. Potential environmental liabilities must be addressed before brownfields can be put into productive use

What can grant funds be used for?

Funds can be used for environmental studies (e.g., Phase I/II ESAs & Regulated Building Material Surveys), cleanup planning, site reuse planning/conceptual design, and other technical studies that support redevelopment of eligible brownfields.

Which types of properties are eligible for funding?

Both publicly- and privately-owned properties may be eligible for funding. The County and its Coalition partners will prioritize sites and determine eligibility on a case-by-case basis subject to EPA guidelines and available funds. Types of eligible properties may include (but are not limited to):

- Former manufacturing & industrial sites
- Vacant lots and/or underutilized commercial facilities (e.g., aging malls, warehouses, etc.)
- Former gas stations & auto-related businesses
- Former dry cleaners
- Rail yards & truck depots
- Salvage yards, landfills, & illegal dump sites
- Older structures with asbestos-containing materials, lead-based paint or other hazardous materials

What are the Program requirements and timeline?

Interested parties may submit a Site Nomination Form for specific brownfields – the form is available online at <https://www.livingstoncountyny.gov/1740/Brownfields>. Alternatively, parties may contact County staff directly to discuss sites and funding opportunities.

The County will prioritize/select nominated sites for funding based on several factors, including (i) potential community benefits, (ii) redevelopment feasibility, and (iii) return on investment. Nominated sites must meet certain eligibility requirements and have willing property owners to qualify for grant funding.

Once a site is prioritized, the County will prepare and submit a site eligibility determination form to the EPA requesting approval to use grant funds. If the property is approved for grant funding, the property owner will work with the County and our environmental consultant Montrose to coordinate the approved activities. The property owner and other key stakeholders will receive electronic reports and consulting regarding the findings and recommendations of grant funded activities.

How much funding is available for each site?

The County will determine how much funding is allocated for each prioritized site on a case-by-case basis pursuant to several factors, including available funding, potential community benefits, feasibility of the proposed reuse and anticipated return on investment.

Grant funds for specific brownfields are available through September 2028 and will be earmarked for eligible, priority sites on a first-come, first-served basis. Depending on demand, funds may be exhausted much earlier than the grant implementation end date.

How do I obtain additional information?

For more information or to nominate a site for grant funded activities, please contact County staff or visit <https://www.livingstoncountyny.gov/1740/Brownfields>.

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.

