



Department of State Planning, Development and Community Infrastructure

BROWNFIELD OPPORTUNITY AREA PROGRAM

Reimagine Your Community

The Brownfield Opportunity Area (BOA) Program provides communities with funding and technical assistance to develop community-driven, area-wide plans to effectively redevelop brownfields and other vacant, abandoned and underutilized property. BOA takes a comprehensive approach to redeveloping brownfields by identifying redevelopment opportunities for individual sites as well as surrounding areas, thus maximizing the impacts of revitalization.

Through collaboration with the New York Department of State, communities can:

- **Unlock Potential:** Transform burdens into assets by assessing opportunities within these underutilized spaces.
- **Build Consensus:** Establish a shared vision between community members and local government for the future of these areas.
- **Plan Together:** Work with all stakeholders to implement the community's vision.

A BOA-driven revitalization can increase property values, strengthen the tax base, improve public health, create housing economic opportunity and promote sustainable growth.

Brownfield Redevelopment is Smart Growth



The BOA program achieves a core principle of Smart Growth—the redevelopment and re-use of previously developed areas, like downtowns and other municipal centers. As an alternative to sprawl, BOA transforms underutilized, abandoned and often contaminated sites in existing communities into vibrant community assets—like accessible parks and public spaces, walkable streetscapes, diverse housing options, vital job centers, clean energy facilities, and much more.

What is a brownfield?

Brownfields are real property that is abandoned, unused or underused due to known or suspected contamination that complicates redevelopment. When New York's industrial economy declined, industries that fled to other states and countries left behind a legacy of contamination, which created pockets of neglect, disinvestment, vacancy, and abandonment—many of which exist within disadvantaged communities.

Examples of brownfields include abandoned industrial and commercial properties; former dry cleaners; old railyards and truck depots; salvage yards and dump sites; former gas stations or auto-related businesses; and dilapidated buildings.

What is a BOA?

A BOA is a specified area with a cluster of brownfields, usually in a distressed area, that forms the basis of the BOA community planning process.



The Oswego BOA led to the revitalization of a previously abandoned commercial area into a mixed-use, affordable housing project.

How Does the BOA Process Work?

Planning

Brownfield redevelopment begins with a planning process that enables communities to articulate a clear vision, goals, and strategies for redevelopment of brownfield sites and broader community revitalization.

Designation

State Designation of a Brownfield Opportunity Area affirms the commitment of communities and New York State to realize the vision and goals established during the planning process.

Implementation

With a BOA plan in place, communities can begin to realize their vision. Designated BOAs are eligible, and well positioned, to access additional State funding and assistance to jumpstart redevelopment.

Grant Opportunities

The BOA program has invested more than \$60 million into both urban and rural communities across the State. The program supports a range of activities, including:

- **County-wide Pre-Planning** to support the identification and preliminary analysis of localized concentrations of brownfield, vacant, and abandoned sites within a given county or other large multi-jurisdictional area
- **Development of a BOA Plan** to articulate the community's vision and outline a roadmap for revitalization that will culminate in a request for State BOA Designation.
- **Predevelopment activities** to advance implementation of the BOA Plan within a Designated BOA.
- **Phase II Environmental Site Assessments** to gather reliable information about a property's environmental condition to guide land use decisions.

Eligible applicants include New York State municipalities, certain 501(c)3 non-profit organizations, and New York City Community Boards. Funding is available annually through the State's Consolidated Funding Application (CFA). Information and details on funding opportunities can be found on the DOS website.

BOAs often work in tandem with programs administered by the DOS Office of Planning, Development & Community Infrastructure, such as the Smart Growth Planning and Zoning program, Local Waterfront Revitalization Program, Downtown Revitalization Initiative and NY Forward. Designated BOAs receive priority and preference for some state grant programs.

Additional Information

For more information please visit our website: www.dos.ny.gov/brownfield-redevelopment



The images above show the transformation of a previously abandoned factory into a residential apartment complex in the Endicott-Johnson Industrial Spine BOA.

Contact Us!

If you have questions about the program or would like to discuss a potential project, reach out to our team at BOA@dos.ny.gov or by phone at (518)-474-6000.