

Brownfield Opportunity Area (BOA) Fact Sheet

Project Overview

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The City of Newburgh will complete a BOA Nomination Study for a 144-acre area on the Hudson River. The BOA study area is centered on abandoned brownfield land (part of the Hillside), now owned by the City, between Newburgh’s waterfront and its historic downtown and neighborhoods. Investment in the surrounding area has lagged behind, and the needs of this young, diverse, low-income, rental community in an Opportunity Zone have been historically neglected. The key outcome of the Nomination study is to confirm and understand environmental contamination and existing conditions in the BOA area, and to market-test redevelopment scenarios. The BOA will build on over ten years of planning and public engagement efforts to revitalize Newburgh’s waterfront gateway neighborhoods and re-engage residents and stakeholders to build a common vision and understanding of the redevelopment and job creation opportunities for the Hillside neighborhood and the adjacent Strategic Redevelopment Priority Areas.

What is the BOA program?

The NYS Department of State Brownfield Opportunity Areas (BOA) Program provides communities with financial and technical expertise to develop plans for revitalization of neighborhoods or areas affected by brownfields or economic distress. Completed plans are known as BOA Nomination Plans.

A “Brownfield” or “brownfield site” is defined as any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. The BOA program considers the reuse and redevelopment of brownfields on an area-wide basis, as opposed to a site-by-site basis.

Why participate in the BOA program?

- The outcome of the BOA program is a community-driven revitalization plan and implementation strategy to return unproductive land back to use and rejuvenate the surrounding area.
- **The BOA planning process enables community leaders to establish a clear vision and action plan so areas become economically and environmentally sustainable and contribute to a better quality of life for residents.**
- The Program funds a range of flexible pre-development activities to attract public and private capital investment.

What are the components of a BOA Nomination Study?

Project Description and Boundary	Maps and overview of the project, with the community vision and goals.
Community Participation and Techniques to Enlist Partners	Description of the Community Participation Plan and the methods used to achieve local participation in the development of the Nomination.
Inventory and Analysis	In-depth and thorough description and analysis of existing conditions, opportunities, and reuse potential for properties located in the proposed BOA, with an emphasis on the identification and reuse potential of strategic sites that are identified by the community as catalysts for revitalization. Includes maps, a description of the community and regional setting, an economic and market trends analysis, key findings and recommendations, and a summary.
Implementation Strategy	Summary and matrix of prioritized short- and long- term projects and activities to advance the BOA revitalization strategy for the study area.
Additional Components	<ul style="list-style-type: none"> • Review of Strategic Brownfield Sites to be considered for Site Assessment Funding or technical assistance under BOA or other programs • Interagency/Partner Engagement • NYS Environmental Quality Review (SEQRA).