

724

2013-2014 Regular Sessions

I N   S E N A T E

(PREFILED)

January 9, 2013

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Introduced by Sen. AVELLA -- read twice and ordered printed, and when printed to be committed to the Committee on Environmental Conservation

AN ACT to amend the environmental conservation law, the tax law, the general municipal law, and chapter 174 of the laws of 1968 constituting the New York state urban development corporation act, in relation to eligibility for acceptance into the brownfield cleanup program and assignment of the brownfield redevelopment tax credits provided with respect to such program; and to repeal certain provisions of the environmental conservation law and the tax law relating thereto

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1     Section 1. Subdivisions 2 and 4 of section 27-1405 of the environ-  
2     mental conservation law, subdivision 2 as amended by section 2 of part A  
3     of chapter 577 of the laws of 2004 and subdivision 4 as added by section  
4     1 of part A of chapter 1 of the laws of 2003, are amended to read as  
5     follows:  
6     2. "Brownfield site" or "site" shall mean any real property[, the  
7     redevelopment or reuse of which may be complicated by the presence or  
8     potential presence of] WHERE a contaminant IS KNOWN TO BE PRESENT AT  
9     LEVELS EXCEEDING APPLICABLE HEALTH-BASED OR ENVIRONMENTAL STANDARDS OR  
10    IS REASONABLY EXPECTED TO BE PRESENT BASED ON HISTORIC COMMERCIAL OR  
11    INDUSTRIAL USE OF THE SITE AS ESTABLISHED BY A PHASE I REPORT AS DEFINED  
12    IN REGULATIONS PROMULGATED BY THE DEPARTMENT. Such term shall not  
13    include real property:  
14    (a) listed in the registry of inactive hazardous waste disposal sites  
15    under section 27-1305 of this article at the time of application to this  
16    program and given a classification as described in subparagraph one or  
17    two of paragraph b of subdivision two of section 27-1305 of this arti-  
18    cle; provided, however except until July first, two thousand five, real  
19    property listed in the registry of inactive hazardous waste disposal

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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1 sites under subparagraph two of paragraph b of subdivision two of  
2 section 27-1305 of this article prior to the effective date of this  
3 article, where such real property is owned by a volunteer shall not be  
4 deemed ineligible to participate and further provided that the status of  
5 any such site as listed in the registry shall not be altered prior to  
6 the issuance of a certificate of completion pursuant to section 27-1419  
7 of this title;

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

10 (c) subject to an enforcement action under title seven or nine of this  
11 article, [except] OR PERMITTED AS a treatment, storage or disposal  
12 facility [subject to a permit]; provided, that nothing herein contained  
13 shall be deemed otherwise to exclude from the scope of the term "brown-  
14 field site" a hazardous waste treatment, storage or disposal facility  
15 having interim status according to regulations promulgated by the  
16 commissioner;

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

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

24 4. "Brownfield site cleanup agreement" shall mean an agreement  
25 executed in accordance with section 27-1409 of this title by an appli-  
26 cant and the department for the purpose of completing a brownfield site  
27 remedial program FOR THOSE SITES FOR WHICH THE DEPARTMENT HAS ISSUED A  
28 NOTICE TO THE APPLICANT ON OR BEFORE JULY FIRST, TWO THOUSAND FOURTEEN  
29 THAT ITS REQUEST FOR PARTICIPATION HAS BEEN ACCEPTED UNDER SUBDIVISION  
30 SIX OF SECTION 27-1407 OF THIS TITLE. FOR THOSE SITES FOR WHICH THE  
31 DEPARTMENT HAS ISSUED SUCH NOTICE AFTER JULY FIRST, TWO THOUSAND FOUR-  
32 TEEN, A BROWNFIELD SITE CLEANUP AGREEMENT SHALL MEAN THE ACCEPTANCE OF A  
33 REQUEST TO PARTICIPATE IN THE BROWNFIELD CLEANUP PROGRAM PURSUANT TO  
34 SUBDIVISION SIX OF SECTION 27-1407 OF THIS TITLE AND THE APPLICANT'S  
35 ACCEPTANCE OF THE TERMS OF SUCH PARTICIPATION PURSUANT TO SECTION  
36 27-1409 OF THIS TITLE, WITH THE DATE OF THE APPLICANT'S ACCEPTANCE  
37 DEEMED TO BE THE DATE OF THE BROWNFIELD SITE CLEANUP AGREEMENT.

38 S 2. Subdivision 1 of section 27-1407 of the environmental conserva-  
39 tion law, as amended by section 3 of part A of chapter 577 of the laws  
40 of 2004, is amended to read as follows:

41 1. A person who seeks to participate in this program shall submit a  
42 request to the department on a form provided by the department. Such  
43 form shall include information to be determined by the department suffi-  
44 cient to allow the department to determine eligibility and the current,  
45 intended and reasonably anticipated future land use of the site pursuant  
46 to section 27-1415 of this title. IF THE PERSON WHO SEEKS TO PARTICI-  
47 IPATE IN THIS PROGRAM IS ALSO SEEKING TO RECEIVE THE TANGIBLE PROPERTY  
48 COMPONENT OF THE BROWNFIELD REDEVELOPMENT TAX CREDIT PURSUANT TO PARA-  
49 GRAPH THREE OF SUBDIVISION (A) OF SECTION TWENTY-ONE OF THE TAX LAW SUCH  
50 PERSON SHALL:

51 (A) SUBMIT INFORMATION SUFFICIENT TO DEMONSTRATE THAT (I) THE SITE HAS  
52 BEEN ABANDONED FOR A PERIOD IN EXCESS OF FIFTEEN YEARS, (II) THE SITE OR  
53 A PART THEREOF IS WITHIN OR IMMEDIATELY ADJACENT TO AN ENVIRONMENTAL  
54 ZONE AS DEFINED IN PARAGRAPH SIX OF SUBDIVISION (B) OF SECTION  
55 TWENTY-ONE OF THE TAX LAW, (III) THE PROJECTED COST OF THE INVESTIGATION  
56 AND REMEDIATION WHICH IS PROTECTIVE FOR THE ANTICIPATED USE OF THE SITE

1 EXCEEDS THE CERTIFIED APPRAISED VALUE OF THE PROPERTY ABSENT CONTAM-  
2 INATION, OR (IV) THE SITE IS TO BE DEVELOPED AS AFFORDABLE HOUSING WITH-  
3 IN A LOW OR MODERATE INCOME CENSUS TRACT AND (A) TWENTY PERCENT OF THE  
4 UNITS ARE INCOME RESTRICTED; OR (B) A LOW INCOME HOUSING TAX CREDIT  
5 PROJECT AND TWENTY PERCENT OF THE UNITS ARE INCOME RESTRICTED OR A  
6 PROJECT THAT HAS A MINIMUM OF FIFTY PERCENT OF THE TOTAL UNITS INCOME  
7 RESTRICTED WITH AT LEAST TWENTY PERCENT OF THOSE UNITS AT OR BELOW  
8 EIGHTY PERCENT OF AREA MEDIAN INCOME (AMI) AND SUBJECT TO AN AGREEMENT  
9 WITH A MUNICIPALITY, THE STATE, THE FEDERAL GOVERNMENT, OR AN INSTRUMEN-  
10 TALITY THEREOF, WHERE SUCH AGREEMENT RESTRICTS OCCUPANCY OF THOSE UNITS  
11 TO RESIDENTS WHO QUALIFY IN ACCORDANCE WITH AN INCOME TEST;

12 (B) SUBMIT AN INVESTIGATION REPORT SUFFICIENT TO DEMONSTRATE THAT THE  
13 SITE REQUIRES REMEDIATION IN ORDER TO MEET THE REMEDIAL REQUIREMENTS OF  
14 THIS TITLE; AND

15 (C) FOR ANY SITE LOCATED WITHIN A BROWNFIELD OPPORTUNITY AREA AS  
16 DESIGNATED BY THE SECRETARY OF STATE PURSUANT TO SECTION NINE HUNDRED  
17 SEVENTY-R OF THE GENERAL MUNICIPAL LAW, A DEMONSTRATION THAT THE DEVEL-  
18 OPMENT OF THE SITE WILL BE IN CONFORMANCE WITH SUCH BROWNFIELD OPPORTU-  
19 NITY AREA.

20 S 3. Subdivision 3 of section 27-1407 of the environmental conserva-  
21 tion law, as amended by section 3 of part A of chapter 577 of the laws  
22 of 2004, is amended to read as follows:

23 3. The department shall notify the person requesting participation in  
24 this program within [ten] THIRTY days after receiving such request that  
25 such request is either complete or incomplete. In the event the applica-  
26 tion is determined to be incomplete the department shall specify in  
27 writing the missing necessary information required pursuant to this  
28 article to complete the application and shall have ten days after  
29 receipt of the missing information to issue a written determination if  
30 the application is complete.

31 S 4. Subdivision 6 of section 27-1407 of the environmental conserva-  
32 tion law, as added by section 1 of part A of chapter 1 of the laws of  
33 2003, is amended to read as follows:

34 6. The department shall use all best efforts to expeditiously notify  
35 the applicant within forty-five days after receiving [their] A request  
36 for participation that such request is either accepted or rejected, AND,  
37 FOR ANY APPLICANT SEEKING TO RECEIVE THE TANGIBLE PROPERTY COMPONENT OF  
38 THE BROWNFIELD REDEVELOPMENT TAX CREDIT PURSUANT TO PARAGRAPH THREE OF  
39 SUBDIVISION (A) OF SECTION TWENTY-ONE OF THE TAX LAW, A DETERMINATION  
40 WHETHER THE CRITERIA FOR RECEIVING SUCH COMPONENT AS SET FORTH IN SUBDI-  
41 VISION ONE OF THIS SECTION HAVE BEEN MET.

42 S 5. Paragraphs (c) and (d) of subdivision 8 of section 27-1407 of the  
43 environmental conservation law, as amended by section 3 of part A of  
44 chapter 577 of the laws of 2004, are amended and a new paragraph (e) is  
45 added to read as follows:

46 (c) there is an order providing for the investigation, removal, or  
47 remediation of contamination relating to the brownfield site against the  
48 person who is requesting participation; [or]

49 (d) [The] THE person requesting participation is subject to an  
50 outstanding claim as provided in subdivision four of this section[.]; OR

51 (E) THE PERSON'S PARTICIPATION IN ANY REMEDIATION PROGRAM UNDER THE  
52 DEPARTMENT'S OVERSIGHT WAS TERMINATED BY THE DEPARTMENT FOR FAILURE TO  
53 SUBSTANTIALLY COMPLY WITH AN AGREEMENT OR ORDER.

54 S 6. Section 27-1409 of the environmental conservation law is REPEALED  
55 and a new section 27-1409 is added to read as follows:

56 S 27-1409. TERMS OF PARTICIPATION.

1 1. WITHIN FIFTEEN DAYS OF RECEIPT OF A NOTICE PURSUANT TO SUBDIVISION  
2 SIX OF SECTION 27-1407 OF THIS TITLE THAT ITS REQUEST FOR PARTICIPATION  
3 HAS BEEN ACCEPTED, THE APPLICANT SHALL, WITHIN FIFTEEN DAYS, ADVISE THE  
4 DEPARTMENT IN WRITING WHETHER IT ACCEPTS THE DEPARTMENT'S ELIGIBILITY  
5 DETERMINATION AND THE TERMS AND CONDITIONS OF PARTICIPATION AS PROVIDED  
6 IN SUBDIVISION TWO OF THIS SECTION, THE REGULATIONS PROMULGATED AND  
7 GUIDANCE ISSUED PURSUANT TO THIS TITLE, AND OTHER TERMS AND CONDITIONS  
8 AS MAY BE CONTAINED IN THE NOTICE. IF THE APPLICANT DOES NOT SO ADVISE  
9 THE DEPARTMENT OR DECLINES TO ACCEPT SUCH TERMS AND CONDITIONS, THE  
10 APPLICATION SHALL BE DEEMED DENIED.

11 2. ALL APPLICANTS ACCEPTING PARTICIPATION IN THE BROWNFIELD CLEANUP  
12 PROGRAM IN ACCORDANCE WITH SUBDIVISION ONE OF THIS SECTION ARE SUBJECT  
13 TO THE FOLLOWING TERMS AND CONDITIONS:

14 (A) THE BOUNDARIES OF THE REAL PROPERTY THAT WILL BE CONSIDERED THE  
15 PARTICIPATING BROWNFIELD SITE FOR PURPOSES OF THIS TITLE SHALL BE THOSE  
16 SET FORTH IN THE DEPARTMENT'S NOTICE PURSUANT TO SUBDIVISION SIX OF  
17 SECTION 27-1407 OF THIS TITLE;

18 (B) THE APPLICANT SHALL PAY FOR STATE COSTS INCURRED AFTER THE DATE OF  
19 THE DEPARTMENT'S NOTICE PURSUANT TO SUBDIVISION SIX OF SECTION 27-1407  
20 OF THIS TITLE; PROVIDED, HOWEVER, THAT WITH RESPECT TO A BROWNFIELD SITE  
21 WHICH THE DEPARTMENT HAS DETERMINED CONSTITUTES A SIGNIFICANT THREAT TO  
22 THE PUBLIC HEALTH OR ENVIRONMENT THE DEPARTMENT MAY INCLUDE A PROVISION  
23 REQUIRING THE APPLICANT TO PROVIDE A TECHNICAL ASSISTANCE GRANT, AS  
24 DESCRIBED IN SUBDIVISION FOUR OF SECTION 27-1417 OF THIS TITLE AND UNDER  
25 THE CONDITIONS DESCRIBED THEREIN, TO AN ELIGIBLE PARTY IN ACCORDANCE  
26 WITH PROCEDURES ESTABLISHED UNDER SUCH PROGRAM, WITH THE COST OF SUCH A  
27 GRANT INCURRED BY A VOLUNTEER SERVING AS AN OFFSET AGAINST SUCH STATE  
28 COSTS. WHERE THE APPLICANT IS A PARTICIPANT, THE DEPARTMENT SHALL  
29 INCLUDE PROVISIONS RELATING TO RECOVERY OF STATE COSTS INCURRED BEFORE  
30 THE DATE OF SUCH NOTICE;

31 (C) DISPUTES ARISING FROM THE EVALUATION, ANALYSIS, AND OVERSIGHT OF  
32 THE IMPLEMENTATION OF THE WORK PLAN SHALL BE RESOLVED IN ACCORDANCE WITH  
33 REGULATIONS PROMULGATED BY THE DEPARTMENT;

34 (D) SECTION EIGHT OF THE COURT OF CLAIMS ACT OR ANY OTHER PROVISION OF  
35 LAW TO THE CONTRARY NOTWITHSTANDING, THE STATE SHALL BE IMMUNE FROM  
36 LIABILITY AND ACTION WITH RESPECT TO ANY ACT OR OMISSION DONE IN THE  
37 DISCHARGE OF THE DEPARTMENT'S RESPONSIBILITIES UNDER THIS TITLE;  
38 PROVIDED, HOWEVER, THAT THIS PARAGRAPH SHALL NOT LIMIT THE LIABILITY  
39 WHICH MAY OTHERWISE EXIST FOR THE STATE'S GROSS NEGLIGENCE OR UNLAWFUL,  
40 WILLFUL OR MALICIOUS ACTS OR OMISSIONS ON THE PART OF THE STATE, STATE  
41 AGENCIES, OR THEIR OFFICERS, EMPLOYEES OR AGENTS;

42 (E) THE DEPARTMENT MAY TERMINATE AN APPLICANT'S PARTICIPATION IN THE  
43 BROWNFIELD CLEANUP PROGRAM AT ANY TIME IF THE APPLICANT FAILS TO  
44 SUBSTANTIALLY COMPLY WITH THE TERMS AND CONDITIONS OF THIS SECTION, ANY  
45 DULY PROMULGATED REGULATIONS IMPLEMENTING THE BROWNFIELD CLEANUP  
46 PROGRAM, ANY TERMS AND CONDITIONS SET FORTH IN THE DEPARTMENT'S NOTICE  
47 PURSUANT TO SUBDIVISION SIX OF SECTION 27-1407 OF THIS TITLE, OR ANY  
48 WORK PLAN APPROVED BY THE DEPARTMENT;

49 (F) THE DEPARTMENT SHALL NOT CONSIDER THE APPLICANT AN OPERATOR OF A  
50 BROWNFIELD SITE BASED SOLELY UPON PARTICIPATION IN THE BROWNFIELD CLEAN-  
51 UP PROGRAM FOR PURPOSES OF REMEDIATION LIABILITY;

52 (G) THE APPLICANT SHALL CONDUCT INVESTIGATION AND/OR REMEDIATION  
53 ACTIVITIES PURSUANT TO WORK PLANS APPROVED BY THE DEPARTMENT AND SHALL  
54 BEGIN SUCH INVESTIGATION AND/OR REMEDIATION ACTIVITIES WITHIN NINETY  
55 DAYS OF APPROVAL OF THE WORK PLAN BY THE DEPARTMENT;

(H) THE APPLICANT SHALL PREPARE AND IMPLEMENT A CITIZEN PARTICIPATION PLAN CONSISTENT WITH THE REQUIREMENTS OF THIS TITLE AS SOON AS POSSIBLE FOLLOWING THE DEPARTMENT'S NOTICE PURSUANT TO SUBDIVISION SIX OF SECTION 27-1407 OF THIS TITLE BUT PRIOR TO THE PREPARATION OF A DRAFT REMEDIAL INVESTIGATION PLAN BY THE APPLICANT WHICH SHALL INCLUDE A DESCRIPTION OF CITIZEN PARTICIPATION ACTIVITIES ALREADY PERFORMED BY THE APPLICANT AND/OR THE DEPARTMENT; AND

(I) EFFECTIVE UPON THE ACCEPTANCE INTO THE BROWNFIELD CLEANUP PROGRAM PURSUANT TO SUBDIVISION ONE OF THIS SECTION, THE APPLICANT IS DEEMED TO HAVE WAIVED ANY RIGHT SUCH APPLICANT HAS OR MAY HAVE TO MAKE A CLAIM AGAINST THE STATE OF NEW YORK PURSUANT TO ARTICLE TWELVE OF THE NAVIGATION LAW WITH RESPECT TO THE BROWNFIELD SITE, IS DEEMED TO HAVE RELEASED THE NEW YORK ENVIRONMENTAL PROTECTION AND SPILL COMPENSATION FUND FROM ANY AND ALL LEGAL OR EQUITABLE CLAIMS OR CAUSES OF ACTION THAT SUCH APPLICANT MAY HAVE AS A RESULT OF PARTICIPATING IN THE BROWNFIELD CLEANUP PROGRAM OR FULFILLING A BROWNFIELD SITE REMEDIAL PROGRAM AS SUCH SITE.

S 7. Section 27-1411 of the environmental conservation law is amended by adding two new subdivisions 6 and 7 to read as follows:

6. AN APPLICANT SHALL COMMENCE IMPLEMENTATION OF ANY WORK PLAN WITHIN NINETY DAYS OF APPROVAL OF THE PLAN BY THE DEPARTMENT AND COMPLETE THE ACTIVITIES PROVIDED FOR IN SUCH WORK PLAN IN ACCORDANCE WITH THE SCHEDULE SET FORTH THEREIN, OR AS OTHERWISE APPROVED BY THE DEPARTMENT IN WRITING.

7. AN APPLICANT SHALL INCLUDE WITH EVERY REPORT SUBMITTED TO THE DEPARTMENT A SCHEDULE FOR THE SUBMISSION OF ANY SUBSEQUENT WORK PLAN REQUIRED TO MEET THE REQUIREMENTS OF THIS TITLE.

S 8. Subdivision 3 of section 27-1419 of the environmental conservation law, as amended by chapter 390 of the laws of 2008, is amended to read as follows:

3. Upon receipt of the final engineering report, the department shall review such report and the data submitted pursuant to the brownfield site cleanup agreement as well as any other relevant information regarding the brownfield site. Upon satisfaction of the commissioner that the remediation requirements set forth in this title have been or will be achieved in accordance with the timeframes, if any, established in the remedial work plan, the commissioner shall issue a written certificate of completion[, such]. SUCH certificate shall include such information as determined by the department of taxation and finance, including but not limited to the brownfield site boundaries included in the final engineering report, the date of the brownfield site CLEANUP agreement pursuant to section 27-1409 of this title, and the applicable percentages available AS OF THE DATE OF THE CERTIFICATE OF COMPLETION for that site for purposes of section twenty-one of the tax law[, with such]. FOR THOSE SITES FOR WHICH THE DEPARTMENT HAS ISSUED A NOTICE TO THE TAXPAYER AFTER JULY FIRST, TWO THOUSAND FOURTEEN THAT ITS REQUEST FOR PARTICIPATION HAS BEEN ACCEPTED UNDER SUBDIVISION SIX OF SECTION 27-1407 OF THIS TITLE, THE TANGIBLE PROPERTY COMPONENT OF THE BROWNFIELD REDEVELOPMENT TAX CREDIT PURSUANT TO PARAGRAPH THREE OF SUBDIVISION (A) OF SECTION TWENTY-ONE OF THE TAX LAW SHALL ONLY BE AVAILABLE TO THE TAXPAYER IF SUCH NOTICE INCLUDES A DETERMINATION THAT THE CRITERIA FOR RECEIVING SUCH TAX COMPONENT HAVE BEEN MET. APPLICABLE percentages [to] FOR COMPUTING THE BROWNFIELD REDEVELOPMENT TAX CREDIT PURSUANT TO SECTION TWENTY-ONE OF THE TAX LAW SHALL be determined as follows:

(A) with respect to such qualified site for which the department has issued a notice to the taxpayer after June twenty-third, two thousand

1 eight that its request for participation has been accepted under subdi-  
2 vision six of section 27-1407 of this title[: For the purposes of  
3 calculating], THE APPLICABLE PERCENTAGE FOR the site preparation credit  
4 component pursuant to paragraph two of subdivision (a) of section twen-  
5 ty-one of the tax law, and the on-site groundwater remediation credit  
6 component pursuant to paragraph four of subdivision (a) of section twen-  
7 ty-one of the tax law[, the applicable percentage] shall be based on the  
8 level of cleanup achieved pursuant to subdivision four of section  
9 27-1415 of this title and the level of cleanup of soils to contaminant-  
10 specific soil cleanup objectives promulgated pursuant to subdivision six  
11 of section 27-1415 of this title, up to a maximum of fifty percent, as  
12 follows:

13 [(a)] (I) soil cleanup for unrestricted use, the protection of ground-  
14 water or the protection of ecological resources, the applicable percent-  
15 age shall be fifty percent;

16 [(b)] (II) soil cleanup for residential use, the applicable percentage  
17 shall be forty percent, except for Track 4 which shall be twenty-eight  
18 percent;

19 [(c)] (III) soil cleanup for commercial use, the applicable percentage  
20 shall be thirty-three percent, except for Track 4 which shall be twen-  
21 ty-five percent;

22 [(d)] (IV) soil cleanup for industrial use, the applicable percentage  
23 shall be twenty-seven percent, except for Track 4 which shall be twen-  
24 ty-two percent.

25 (B) WITH RESPECT TO SUCH QUALIFIED SITE FOR WHICH THE DEPARTMENT HAS  
26 ISSUED A NOTICE TO THE TAXPAYER AFTER JULY FIRST, TWO THOUSAND FOURTEEN  
27 THAT ITS REQUEST FOR PARTICIPATION HAS BEEN ACCEPTED UNDER SUBDIVISION  
28 SIX OF SECTION 27-1407 OF THIS TITLE, THE APPLICABLE PERCENTAGE FOR THE  
29 TANGIBLE PROPERTY CREDIT COMPONENT OF THE BROWNFIELD REDEVELOPMENT TAX  
30 PURSUANT TO PARAGRAPH THREE OF SUBDIVISION (A) OF SECTION TWENTY-ONE OF  
31 THE TAX LAW THE APPLICABLE PERCENTAGE SHALL BE THE SUM OF SIX PERCENT  
32 AND THE FOLLOWING ADDITIONAL PERCENTAGES, PROVIDED THAT THE TOTAL  
33 PERCENTAGE OF THE TANGIBLE PROPERTY CREDIT COMPONENT SHALL NOT EXCEED  
34 TWENTY-FOUR PERCENT AND IS OTHERWISE SUBJECT TO THE LIMITATIONS SET  
35 FORTH IN PARAGRAPH THREE-A OF SUBDIVISION (A) OF SECTION TWENTY-ONE OF  
36 THE TAX LAW:

37 (I) TEN PERCENT FOR A SITE WITHIN AND IN CONFORMANCE WITH A BROWNFIELD  
38 OPPORTUNITY AREA DESIGNATED AS SUCH BY THE SECRETARY OF STATE PURSUANT  
39 TO SECTION NINE HUNDRED SEVENTY-R OF THE GENERAL MUNICIPAL LAW. FOR ANY  
40 SITE WITHIN AN ENVIRONMENTAL ZONE AND WITHIN AND IN CONFORMANCE WITH A  
41 BROWNFIELD OPPORTUNITY AREA, THE APPLICABLE PERCENTAGE UNDER THIS  
42 SUBPARAGRAPH SHALL BE TWELVE PERCENT;

43 (II) FOUR PERCENT FOR SITES ON WHICH THE PRIMARY DEVELOPMENT IS A  
44 BUILDING OR BUILDINGS CONSTRUCTED IN CONFORMANCE WITH GREEN BUILDING  
45 REGULATIONS PROMULGATED PURSUANT TO SECTION NINETEEN OF THE TAX LAW OR  
46 SECTION EIGHTEEN HUNDRED SEVENTY-TWO OF THE PUBLIC AUTHORITIES LAW; AND

47 (III) EIGHT PERCENT FOR SITES WITHIN AN ENVIRONMENTAL ZONE AS DEFINED  
48 IN PARAGRAPH SIX OF SUBDIVISION (B) OF SECTION TWENTY-ONE OF THE TAX LAW  
49 OR IN A CENSUS TRACT THAT IS IMMEDIATELY ADJACENT TO AN ENVIRONMENTAL  
50 ZONE; OR THE SITE IS TO BE DEVELOPED AS AFFORDABLE HOUSING DEFINED AS  
51 HAVING AT LEAST TWENTY PERCENT OF ITS RESIDENTIAL UNITS SUBJECT TO AN  
52 AGREEMENT WITH A MUNICIPALITY, THE STATE, THE FEDERAL GOVERNMENT OR AN  
53 INSTRUMENTALITY THEREOF, WHERE SUCH AGREEMENT RESTRICTS OCCUPANCY OF  
54 THOSE UNITS TO RESIDENTS WHO QUALIFY IN ACCORDANCE WITH AN INCOME TEST  
55 AND ARE LOCATED WITHIN A QUALIFIED COMMUNITY DEVELOPMENT BLOCK GRANT  
56 (CDBG) ELIGIBLE CENSUS TRACT AS DEFINED BY THE FEDERAL GOVERNMENT OR THE

1 SITE IS TO BE DEVELOPED FOR AFFORDABLE HOUSING WITH AT LEAST FIFTY  
2 PERCENT OF ITS RESIDENTIAL UNITS AT OR BELOW EIGHTY PERCENT OF AREA  
3 MEDIAN INCOME AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND  
4 URBAN DEVELOPMENT FOR THE METROPOLITAN STATISTICAL AREA OR COUNTY IN  
5 WHICH THE SITE IS LOCATED AND SUBJECT TO AN AGREEMENT WITH A MUNICI-  
6 PALITY, THE STATE, THE FEDERAL GOVERNMENT, OR AN INSTRUMENTALITY THERE-  
7 OF, WHERE SUCH AGREEMENT RESTRICTS OCCUPANCY OF THOSE UNITS TO RESIDENTS  
8 WHO QUALIFY IN ACCORDANCE WITH AN INCOME TEST.

9 (C) ALL OTHER APPLICABLE PERCENTAGES ARE SET FORTH IN PARAGRAPH FIVE  
10 OF SUBDIVISION (A) OF SECTION TWENTY-ONE OF THE TAX LAW.

11 S 9. Subdivision 5 of section 27-1419 of the environmental conserva-  
12 tion law, as amended by section 9 of part A of chapter 577 of the laws  
13 of 2004, is amended to read as follows:

14 5. A certificate of completion issued pursuant to this section may be  
15 transferred to the applicant's successors or assigns upon transfer or  
16 sale of the brownfield site. Further, a certificate of completion may be  
17 modified or revoked by the commissioner upon a finding that:

18 (a) Either the applicant, or the applicant's successors or assigns,  
19 has failed to comply with the terms and conditions of the brownfield  
20 site cleanup agreement;

21 (b) The applicant made a misrepresentation of a material fact tending  
22 to demonstrate that it (I) was qualified as a volunteer OR (II) MET THE  
23 CRITERIA SET FORTH IN SUBDIVISION ONE OF SECTION 27-1407 OF THIS TITLE  
24 FOR THE PURPOSE OF RECEIVING THE TANGIBLE PROPERTY COMPONENT OF THE  
25 BROWNFIELD REDEVELOPMENT TAX CREDIT PURSUANT TO PARAGRAPH THREE OF  
26 SUBDIVISION (A) OF SECTION TWENTY-ONE OF THE TAX LAW;

27 (c) Either the applicant, or the applicant's successors or assigns,  
28 made a misrepresentation of a material fact tending to demonstrate that  
29 the cleanup levels identified in the brownfield site cleanup agreement  
30 were reached; [or]

31 (d) THE ENVIRONMENTAL EASEMENT GRANTED TO THE DEPARTMENT PURSUANT TO  
32 TITLE THIRTY-SIX OF ARTICLE SEVENTY-ONE OF THIS CHAPTER DOES NOT PROVIDE  
33 AN EFFECTIVE OR ENFORCEABLE MEANS OF ENSURING THE PERFORMANCE OF MAINTE-  
34 NANCE, MONITORING OR OPERATING REQUIREMENTS, OR THE RESTRICTIONS ON  
35 FUTURE LAND USES, INCLUDING RESTRICTIONS ON DRILLING FOR OR WITHDRAWING  
36 GROUNDWATER; OR

37 (E) There is good cause for such modification or revocation.

38 S 10. Subdivision 1 of section 27-1423 of the environmental conserva-  
39 tion law, as amended by section 11 of part A of chapter 577 of the laws  
40 of 2004, is amended to read as follows:

41 1. Pursuant to timetables contained in the brownfield site cleanup  
42 agreement, the [volunteer] APPLICANT shall pay all state costs incurred  
43 in negotiating and overseeing implementation of such agreement,  
44 provided, however, as set forth in a brownfield site cleanup agreement  
45 pursuant to this title, that such costs may be based upon a reasonable  
46 flat-fee for oversight, which shall reflect the projected future state  
47 costs to be incurred in negotiating and overseeing implementation of  
48 such agreement. In addition, a participant shall pay all costs incurred  
49 by the state up to the effective date of such agreement.

50 S 11. Section 27-1429 of the environmental conservation law, as  
51 amended by section 13 of part A of chapter 577 of the laws of 2004, is  
52 amended to read as follows:

53 S 27-1429. Permit waivers.

54 The department[, by and through the commissioner,] shall be EXEMPT,  
55 AND SHALL BE authorized to exempt a person from the requirement to  
56 obtain any state or local permit or other authorization for any activity

needed to implement a program for the investigation and/or remediation of contamination AT OR EMANATING FROM A BROWNFIELD SITE; provided that the activity is conducted in a manner which satisfies all substantive technical requirements applicable to like activity conducted pursuant to a permit.

S 12. Subdivision 1 of section 27-1431 of the environmental conservation law is amended by adding a new paragraph c to read as follows:

C. TO INSPECT FOR COMPLIANCE WITH THE SITE MANAGEMENT PLAN APPROVED BY THE DEPARTMENT, INCLUDING (I) INSPECTION OF THE PERFORMANCE OF MAINTENANCE, MONITORING AND OPERATIONAL ACTIVITIES REQUIRED AS PART OF THE REMEDIAL PROGRAM FOR THE SITE, (II) INSPECTION FOR THE PURPOSE OF ASCERTAINING CURRENT USES OF THE SITE, AND (III) TAKING SAMPLES IN ACCORDANCE WITH PARAGRAPH A OF THIS SUBDIVISION.

S 13. Chapter 174 of the laws of 1968 constituting the New York state urban development corporation act, is amended by adding a new section 16-v to read as follows:

S 16-V. BROWNFIELDS SHOVEL-READY PROGRAM. 1. NOTWITHSTANDING ANY OTHER PROVISION OF THIS ACT OR ANY OTHER LAW TO THE CONTRARY, THE PROVISIONS OF THIS SECTION SHALL GOVERN ANY PROJECT UNDER THE AUSPICES OF THE CORPORATION FOR URBAN DEVELOPMENT AND RESEARCH OF NEW YORK OR ITS SUCCESSOR IN INTEREST. IT IS THE INTENT OF THE LEGISLATURE AND THE PURPOSE OF THIS LEGISLATION TO STIMULATE ECONOMIC DEVELOPMENT, AFFORDABLE HOUSING, COMMUNITY REVITALIZATION, AND THE SITING OF PUBLIC AMENITIES ON BROWNFIELD SITES IN DISTRESSED URBAN AREAS.

2. THE CHAIRMAN, IN COOPERATION WITH THE COMMISSIONER OF ENVIRONMENTAL CONSERVATION, AND THE SECRETARY OF STATE, SHALL DEVELOP A PROGRAM TO PRODUCE NEW JOBS, AFFORDABLE HOUSING AND PUBLIC AMENITIES ON BROWNFIELD SITES IN DISTRESSED URBAN AREAS, THE "BROWNFIELDS SHOVEL-READY PROGRAM". THE CHAIRMAN IS AUTHORIZED TO CARRY OUT A PROGRAM WHICH WILL INCLUDE THE ACQUISITION ASSESSMENT, DEMOLITION, CLEANUP, AND OTHER SITE PREPARATION COSTS NECESSARY TO ACHIEVE THE REUSE FOR THESE PURPOSES BY THE URBAN DEVELOPMENT CORPORATION.

3. ELIGIBLE SITES ARE LIMITED TO BROWNFIELD SITES, AS SUCH TERM IS DEFINED IN SECTION 27-1405 OF THE ENVIRONMENTAL CONSERVATION LAW; AND

A. SITES THAT ARE PART OF A BROWNFIELD OPPORTUNITY AREA OR BROWNFIELD OPPORTUNITY STUDY AREA PURSUANT TO SECTION 970-R OF THE GENERAL MUNICIPAL LAW. THE DEVELOPMENT AND FUTURE USE OF SUCH SITE SHALL BE LIMITED TO USES CONSISTENT WITH AN ADOPTED BROWNFIELD OPPORTUNITY AREA PLAN; OR

B. SITES IDENTIFIED BY THE CHAIRMAN WHICH HAVE NOT ATTRACTED PRIVATE REDEVELOPMENT INTEREST DUE TO THE DEGREE OF CONTAMINATION AND COST OF CORRECTION, PROVIDED THAT SUCH ACQUISITION AND REDEVELOPMENT IS CONSISTENT WITH USES ESTABLISHED, THROUGH A LOCAL PROCESS AND ANY RESTRICTIONS OR LIMITATIONS REGARDING SUCH USES.

4. THE CHAIRMAN SHALL GIVE PRIORITY TO:

A. SITES LOCATED WITHIN A BROWNFIELD OPPORTUNITY AREA, PURSUANT TO SECTION 970-R OF THE GENERAL MUNICIPAL LAW. SPECIFICALLY, THE CHAIRMAN WILL GIVE PRIORITY TO THE CONSIDERATION OF SITES REFERRED PURSUANT TO SECTION 970-R OF THE GENERAL MUNICIPAL LAW; AND

B. PROJECTS IN WHICH THE END USE WILL BE LOW- AND MODERATE-INCOME RESIDENTIAL PROPERTY.

5. EMINENT DOMAIN RESTRICTIONS. A. FOR SITES LOCATED WITHIN A BROWNFIELD OPPORTUNITY AREA, PURSUANT TO SECTION 970-R OF THE GENERAL MUNICIPAL LAW, THE CHAIRMAN SHALL ONLY USE EMINENT DOMAIN POWERS IF THE USE OF SUCH POWER HAS BEEN SPECIFICALLY DISCUSSED AND SUPPORTED BY THE LOCAL COMMUNITY THROUGH THE COMPREHENSIVE BROWNFIELD OPPORTUNITY AREA PLANNING PROCESS, AND IDENTIFIED IN A DESIGNATED BROWNFIELD OPPORTUNITY AREA.



1 B. FOR ALL OTHER PROJECTS THE CHAIRMAN SHALL NOT EXERCISE ANY EMINENT  
2 DOMAIN POWERS PROVIDED FOR IN THIS ACT.

3 6. THE CHAIRMAN IS AUTHORIZED TO ENTER INTO CONTRACTS TO PREPARE THE  
4 SITE; INCLUDING THE SITE ASSESSMENT, DEMOLITION, CLEANUP AND OTHER SITE  
5 PREPARATION NECESSARY TO ACHIEVE THE SATISFACTION OF THE COMMISSIONER OF  
6 ENVIRONMENTAL CONSERVATION.

7 7. BY DECEMBER THIRTY-FIRST, TWO THOUSAND FOURTEEN THE CHAIRMAN SHALL  
8 DEVELOP REGULATIONS FOR THE IMPLEMENTATION OF THIS PROGRAM. AT A MINI-  
9 MUM, SUCH REGULATIONS SHALL INCLUDE PROVISIONS STIPULATING:

10 A. THAT TO ACHIEVE THE PREPARATION AND REMEDIATION OF BROWNFIELD SITES  
11 TO BE OFFERED TO DEVELOPERS OR MANUFACTURERS FOR ONE DOLLAR AND OTHER  
12 GOOD AND VALUABLE CONSIDERATION. SUCH SITES MAY BE SUBDIVIDED PRIOR TO  
13 BEING OFFERED.

14 B. IN RETURN FOR A REMEDIATED SITE SOLD FOR ONE DOLLAR, DEVELOPERS  
15 WOULD AGREE TO:

16 I. BUILD QUALITY BUILDINGS AT A MINIMUM COST OF THIRTY-EIGHT DOLLARS  
17 PER SQUARE FOOT;

18 II. MEET THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)  
19 GREEN BUILDING RATING SYSTEM IN THE BUILDING CONSTRUCTION;

20 III. PROVIDE A MINIMUM OF ONE NEW JOB PER ONE THOUSAND SQUARE FEET OF  
21 BUILDING SPACE;

22 IV. PAY A MINIMUM OF TEN DOLLARS AND FIFTY CENTS PER HOUR PLUS BENE-  
23 FITS;

24 V. HIRE AT LEAST SEVENTY PERCENT OF ITS WORKFORCE FROM THE LOCAL  
25 COMMUNITY; AND

26 VI. ALL REASONABLE RESTRICTIONS AND LIMITATIONS ESTABLISHED BY THE  
27 CORPORATION FOR THE BROWNFIELD SITE IDENTIFIED IN THE CITIZEN PARTIC-  
28 IPATION ACTIVITIES.

29 C. IN THE CASE THAT A REMEDIATED SITE IS SOLD TO AN AFFORDABLE HOUSING  
30 DEVELOPER, THE DEVELOPER SHALL BUILD HOUSING UNITS IN ACCORDANCE WITH  
31 THE STATE'S AFFORDABILITY GUIDELINES.

32 D. THE CORPORATION'S CITIZEN PARTICIPATION PLAN. THE CITIZEN PARTIC-  
33 IPATION PLAN SHALL CONSIDER THE LEVEL OF CITIZEN INVOLVEMENT, LOCAL  
34 INTEREST AND HISTORY, AND OTHER RELEVANT FACTORS. WHILE RETAINING FLEXI-  
35 BILITY, CITIZEN PARTICIPATION PLANS SHALL EMBODY THE FOLLOWING PRINCI-  
36 PLES OF MEANINGFUL CITIZEN PARTICIPATION, AND AT A MINIMUM SHALL  
37 INCLUDE:

38 I. AN IDENTIFICATION OF THE INTERESTED PUBLIC AND PREPARATION OF A  
39 BROWNFIELD SITE CONTACT LIST;

40 II. IDENTIFICATION OF MAJOR ISSUES OF PUBLIC CONCERN RELATED TO THE  
41 BROWNFIELD SITE;

42 III. A DESCRIPTION AND SCHEDULE OF ANY ADDITIONAL PUBLIC PARTICIPATION  
43 ACTIVITIES NEEDED TO ADDRESS PUBLIC CONCERNS;

44 IV. PROVISIONS FOR NOTICE WITH RESPECT TO THE ACQUISITION, ASSESSMENT,  
45 DEMOLITION, CLEANUP, AND OTHER SITE PREPARATION COSTS AND INTENDED REUSE  
46 OF A SITE;

47 V. SPECIFIC CONSULTATION REGARDING SUPPORT FOR THE CORPORATION'S  
48 ACQUIRING THE BROWNFIELD SITE, INTENDED REUSE AND ANY REASONABLE LIMITA-  
49 TIONS OR CONDITIONS ON THE REDEVELOPMENT OF THE BROWNFIELD SITE; AND

50 VI. PROVISIONS TO PROVIDE SEPARATE NOTICE OF ALL REASONABLE LIMITA-  
51 TIONS OR CONDITIONS IDENTIFIED IN THE PUBLIC PARTICIPATION THAT THE  
52 CORPORATION HAS, WILL BE REQUIRED FOR THE DEVELOPMENT OF THE BROWNFIELD  
53 SITE.

54 S 14. Paragraph 3 of subdivision (a) of section 21 of the tax law, as  
55 amended by chapter 390 of the laws of 2008, is amended to read as  
56 follows:

1 (3) Tangible property credit component. The tangible property credit  
2 component shall be equal to the applicable percentage of the cost or  
3 other basis for federal income tax purposes of tangible personal proper-  
4 ty and other tangible property, including buildings and structural  
5 components of buildings, which constitute qualified tangible property;  
6 provided[, however,] that in determining the cost or other basis of such  
7 property[, ] the taxpayer MAY INCLUDE THE COSTS INCURRED IN CONNECTION  
8 WITH PREPARING A SITE FOR THE ERECTION OF A BUILDING OR A COMPONENT OF A  
9 BUILDING, SUCH AS THE COST OF EXCAVATION, TEMPORARY ELECTRIC WIRING,  
10 SCAFFOLDING, FENCING AND SECURITY FACILITIES, TO THE EXTENT THAT SUCH  
11 COSTS ARE NOT USED AS A BASIS FOR COMPUTING THE SITE PREPARATION COMPO-  
12 NENT OF THE BROWNFIELD REDEVELOPMENT TAX CREDIT PURSUANT TO PARAGRAPH  
13 TWO OF THIS SUBDIVISION; AND PROVIDED FURTHER THAT THE TAXPAYER shall  
14 exclude the acquisition cost of any item of property with respect to  
15 which a credit under this section was allowable to another taxpayer. The  
16 credit component amount so determined shall be allowed for the taxable  
17 year in which such qualified tangible property is placed in service on a  
18 qualified site with respect to which a certificate of completion has  
19 been issued to the taxpayer, OR FOR THE TAXABLE YEAR IN WHICH THE  
20 CERTIFICATE OF COMPLETION IS ISSUED IF THE QUALIFIED TANGIBLE PROPERTY  
21 IS PLACED IN SERVICE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF  
22 COMPLETION, for up to ten taxable years after the date of the issuance  
23 of such certificate of completion. The tangible property credit compo-  
24 nent shall be allowed with respect to property leased to a second party  
25 only if such second party is either (i) not a party responsible for the  
26 disposal of hazardous waste or the discharge of petroleum at the site  
27 according to applicable principles of statutory or common law liability,  
28 or (ii) a party responsible according to applicable principles of statu-  
29 tory or common law liability if such party's liability arises solely  
30 from operation of the site subsequent to the disposal of hazardous waste  
31 or the discharge of petroleum, and is so certified by the commissioner  
32 of environmental conservation at the request of the taxpayer, pursuant  
33 to section 27-1419 of the environmental conservation law. Notwithstand-  
34 ing any other provision of law to the contrary, in the case of allowance  
35 of credit under this section to such a lessor, the commissioner shall  
36 have the authority to reveal to such lessor any information, with  
37 respect to the issue of qualified use of property by the lessee, which  
38 is the basis for the denial in whole or in part, or for the recapture,  
39 of the credit claimed by such lessor. For purposes of the tangible prop-  
40 erty credit component allowed under this section the taxpayer to whom  
41 the certificate of completion is issued, as provided for under subdivi-  
42 sion five of section 27-1419 of the environmental conservation law, may  
43 transfer the benefits and burdens of the certificate of completion,  
44 which run with the land and to the applicant's successors or assigns  
45 upon transfer or sale of all or any portion of an interest or estate in  
46 the qualified site. However, the taxpayer to whom certificate's benefits  
47 and burdens are transferred shall not include the cost of acquiring all  
48 or any portion of an interest or estate in the site and the amounts  
49 included in the cost or other basis for federal income tax purposes of  
50 qualified tangible property already claimed by the previous taxpayer  
51 pursuant to this section.

52 S 15. Subparagraph (D) of paragraph 3-a of subdivision (a) of section  
53 21 of the tax law is REPEALED.

54 S 16. Paragraphs 5 and 6 of subdivision (a) of section 21 of the tax  
55 law, as amended by section 1 of part H of chapter 577 of the laws of  
56 2004, are amended to read as follows:

(5) Applicable percentage. For purposes of COMPUTING THE SITE PREPARATION AND ON-SITE GROUNDWATER REMEDIATION COMPONENTS PURSUANT TO paragraphs two[, three] and four of this subdivision, WITH RESPECT TO SUCH QUALIFIED SITES FOR WHICH THE DEPARTMENT HAS ISSUED A NOTICE TO THE TAXPAYER BEFORE JUNE TWENTY-THIRD, TWO THOUSAND ELEVEN THAT ITS REQUEST FOR PARTICIPATION HAS BEEN ACCEPTED UNDER SUBDIVISION SIX OF SECTION 27-1407 OF THE ENVIRONMENTAL CONSERVATION LAW, OR WHERE THE TAXPAYER HAS EITHER BEEN ISSUED OR RECEIVED A CERTIFICATE OF COMPLETION FROM ANOTHER TAXPAYER UNDER SECTION 27-1419 OF THE ENVIRONMENTAL CONSERVATION LAW BEFORE JUNE TWENTY-THIRD, TWO THOUSAND TEN, AND, FOR PURPOSES OF COMPUTING THE TANGIBLE PROPERTY COMPONENT PURSUANT TO PARAGRAPH THREE OF THIS SUBDIVISION WITH RESPECT TO SUCH QUALIFIED SITES FOR WHICH THE DEPARTMENT HAS ISSUED A NOTICE TO THE TAXPAYER BEFORE JULY FIRST, TWO THOUSAND FOURTEEN THAT ITS REQUEST FOR PARTICIPATION HAS BEEN ACCEPTED UNDER SUBDIVISION SIX OF SECTION 27-1407 OF THE ENVIRONMENTAL CONSERVATION LAW, OR WHERE THE TAXPAYER HAS EITHER BEEN ISSUED OR RECEIVED A CERTIFICATE OF COMPLETION FROM ANOTHER TAXPAYER UNDER SECTION 27-1419 OF THE ENVIRONMENTAL CONSERVATION LAW BEFORE JULY FIRST, TWO THOUSAND FOURTEEN, the applicable percentage shall be twelve percent in the case of credits claimed under article nine, nine-A, thirty-two or thirty-three of this chapter, and ten percent in the case of credits claimed under article twenty-two of this chapter, except that where at least fifty percent of the area of the qualified site relating to the credit provided for in this section is located in an environmental zone as defined in paragraph six of subdivision (b) of this section, the applicable percentage shall be increased by an additional eight percent. Provided, however, as afforded in section 27-1419 of the environmental conservation law, if the certificate of completion indicates that the qualified site has been remediated to Track 1 as that term is described in subdivision four of section 27-1415 of the environmental conservation law, the applicable percentage set forth in the first sentence of this paragraph shall be increased by an additional two percent. ALL OTHER APPLICABLE PERCENTAGES ARE SET FORTH IN SECTION 27-1419 OF THE ENVIRONMENTAL CONSERVATION LAW.

(6) Site preparation costs and on-site groundwater remediation costs paid or incurred by the taxpayer with respect to a qualified site and the cost or other basis for federal income tax purposes of tangible personal property and other tangible property, including buildings and structural components of buildings, which constitute qualified tangible property shall only include costs [paid or] incurred by the taxpayer on or after the date of the brownfield site cleanup agreement executed by the taxpayer and the department of environmental conservation pursuant to section 27-1409 of the environmental conservation law.

S 17. Paragraphs 2 and 6 of subdivision (b) of section 21 of the tax law, as amended by section 1 of part H of chapter 577 of the laws of 2004, subparagraph (B) and the closing paragraph of paragraph 6 as amended by section 1 of part G of chapter 62 of the laws of 2006, are amended to read as follows:

(2) Site preparation costs. The term "site preparation costs" shall mean all amounts properly chargeable to a capital account, (i) which are [paid or] incurred in connection with a site's qualification for a certificate of completion AND ATTRIBUTABLE TO ACTIVITIES SPECIFIED IN A REMEDIAL WORK PLAN APPROVED BY THE COMMISSIONER OF ENVIRONMENTAL CONSERVATION UNDER SECTION 27-1411 OF THE ENVIRONMENTAL CONSERVATION LAW, and (ii) WITH RESPECT TO ANY QUALIFIED SITE FOR WHICH THE DEPARTMENT HAS ISSUED A NOTICE TO THE TAXPAYER BEFORE JULY FIRST, TWO THOUSAND FOURTEEN

1 THAT ITS REQUEST FOR PARTICIPATION HAS BEEN ACCEPTED UNDER SUBDIVISION  
2 SIX OF SECTION 27-1407 OF THE ENVIRONMENTAL CONSERVATION LAW, OR WHERE  
3 THE TAXPAYER RECEIVED A CERTIFICATE OF COMPLETION FROM ANOTHER TAXPAYER  
4 UNDER SECTION 27-1419 OF THE ENVIRONMENTAL CONSERVATION LAW BEFORE JULY  
5 FIRST, TWO THOUSAND FOURTEEN, all other site preparation costs paid or  
6 incurred in connection with preparing a site for the erection of a  
7 building or a component of a building, or otherwise to establish a site  
8 as usable for its industrial, commercial (including the commercial  
9 development of residential housing), recreational or conservation  
10 purposes. [Site] FOR PURPOSES OF THIS PARAGRAPH, SITE preparation costs  
11 shall include, but not be limited to, the costs of excavation, temporary  
12 electric wiring, scaffolding, demolition costs, and the costs of fencing  
13 and security facilities. Site preparation costs shall not include the  
14 cost of acquiring the site and shall not include amounts included in the  
15 cost or other basis for federal income tax purposes of qualified tangi-  
16 ble property, as described in paragraph three of this subdivision.

17 (6) Environmental zones (EN-Zones). An "environmental zone" shall mean  
18 an area designated as such by the commissioner of economic development.  
19 Such areas so designated are areas which are census tracts and block  
20 numbering areas which, as of the [two thousand] MOST RECENT census,  
21 satisfy either of the following criteria:

22 (A) areas that have both:

23 (i) a poverty rate of at least twenty percent for the year to which  
24 the data relate; and

25 (ii) an unemployment rate of at least one and one-quarter times the  
26 statewide unemployment rate for the year to which the data relate, or;

27 (B) areas that have a poverty rate of at least two times the poverty  
28 rate for the county in which the areas are located for the year to which  
29 the data relate [provided, however, that a qualified site shall only be  
30 deemed to be located in an environmental zone under this subparagraph  
31 (B) if such site was the subject of a brownfield site cleanup agreement  
32 pursuant to section 27-1409 of the environmental conservation law that  
33 was entered into prior to September first, two thousand ten].

34 Such designation shall be made and a list of all such environmental  
35 zones shall be established by the commissioner of economic development  
36 no later than [December thirty-first, two thousand four provided, howev-  
37 er, that a qualified site shall only be deemed to be located in an envi-  
38 ronmental zone under subparagraph (B) of this paragraph if such site was  
39 the subject of a brownfield site cleanup agreement pursuant to section  
40 27-1409 of the environmental conservation law that was entered into  
41 prior to September first, two thousand ten] NINETY DAYS FOLLOWING THE  
42 OFFICIAL PUBLICATION OF THE MOST RECENT CENSUS.

43 S 18. Section 171-r of the tax law is amended by adding a new subdivi-  
44 sion (e) to read as follows:

45 (E) THE COMMISSIONER IN CONSULTATION WITH THE COMMISSIONER OF ENVIRON-  
46 MENTAL CONSERVATION, SHALL PUBLISH BY SEPTEMBER THIRTY-FIRST, TWO THOU-  
47 SAND FOURTEEN A SUPPLEMENTAL BROWNFIELD CREDIT REPORT CONTAINING THE  
48 INFORMATION REQUIRED BY THIS SECTION ABOUT THE CREDITS CLAIMED FOR THE  
49 YEARS TWO THOUSAND SEVEN, TWO THOUSAND NINE, AND TWO THOUSAND ELEVEN.

50 S 19. Subdivision 1 of section 970-r of the general municipal law, as  
51 amended by section 1 of part F of chapter 577 of the laws of 2004, para-  
52 graph a as amended and paragraph h as added by chapter 386 of the laws  
53 of 2007 and paragraph e as amended and paragraph i as added by chapter  
54 390 of the laws of 2008, is amended to read as follows:

1 1. Definitions. a. "Applicant" shall mean the municipality, community  
2 board and/or community based organization submitting an application in  
3 the manner authorized by this section.

4 b. "BROWNFIELD OPPORTUNITY AREA" SHALL MEAN A STUDY AREA ACCEPTED BY  
5 THE SECRETARY IN CONNECTION WITH A FUNDING AWARD MADE PURSUANT TO THIS  
6 SECTION OR A BROWNFIELD OPPORTUNITY AREA DESIGNATED BY THE SECRETARY  
7 PURSUANT TO THIS SECTION.

8 C. "Commissioner" shall mean the commissioner of the department of  
9 environmental conservation.

10 [c.] D. "Community based organization" shall mean a not-for-profit  
11 corporation exempt from taxation under section 501(c)(3) of the internal  
12 revenue code whose stated mission is promoting reuse of brownfield sites  
13 within a specified geographic area in which the community based organ-  
14 ization is located; which has twenty-five percent or more of its board  
15 of directors residing in the community in such area; and represents a  
16 community with a demonstrated financial need. "Community based organiza-  
17 tion" shall not include any not-for-profit corporation that has caused  
18 or contributed to the release or threatened release of a contaminant  
19 from or onto the brownfield site, or any not-for-profit corporation that  
20 generated, transported, or disposed of, or that arranged for, or caused,  
21 the generation, transportation, or disposal of contamination from or  
22 onto the brownfield site. This definition shall not apply if more than  
23 twenty-five percent of the members, officers or directors of the not-  
24 for-profit corporation are or were employed or receiving compensation  
25 from any person responsible for a site under title thirteen or title  
26 fourteen of article twenty-seven of the environmental conservation law,  
27 article twelve of the navigation law or under applicable principles of  
28 statutory or common law liability.

29 [d.] E. "Brownfield site" shall have the same meaning as set forth in  
30 section 27-1405 of the environmental conservation law.

31 [e.] F. "Department" shall mean the department of state.

32 [f.] G. "Contamination" or "contaminated" shall have the same meaning  
33 as provided in section 27-1405 of the environmental conservation law.

34 [g.] H. "Municipality" shall have the same meaning as set forth in  
35 subdivision fifteen of section 56-0101 of the environmental conservation  
36 law.

37 [h.] I. "Community board" shall have the same meaning as set forth in  
38 section twenty-eight hundred of the New York city charter.

39 [i.] J. "Secretary" shall mean the secretary of state.

40 S 20. Paragraph b of subdivision 2 of section 970-r of the general  
41 municipal law, as added by section 1 of part F of chapter 1 of the laws  
42 of 2003, is amended to read as follows:

43 b. Activities eligible to receive such assistance shall include, but  
44 are not limited to, the assembly and development of basic information  
45 about:

46 (1) the borders of the [proposed] brownfield opportunity area;

47 (2) the number and size of brownfield sites;

48 (3) current and anticipated uses of the properties in the [proposed]  
49 BROWNFIELD OPPORTUNITY area;

50 (4) current and anticipated future conditions of groundwater in the  
51 [proposed] BROWNFIELD OPPORTUNITY area;

52 (5) known data about the environmental conditions of the properties in  
53 the [proposed] BROWNFIELD OPPORTUNITY area;

54 (6) ownership of the properties in the [proposed] BROWNFIELD OPPORTU-  
55 NITY area; and

(7) preliminary descriptions of possible remediation strategies, reuse opportunities, necessary infrastructure improvements and other public or private measures needed to stimulate investment, promote revitalization, and enhance community health and environmental conditions.

S 21. Subdivision 2 of section 970-r of the general municipal law is amended by adding a new paragraph h to read as follows:

H. TO THE EXTENT THAT THERE ARE UNEXPENDED FUNDS APPROPRIATED TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR FINANCIAL ASSISTANCE AUTHORIZED IN THIS SUBDIVISION, THE COMMISSIONER SHALL ALLOCATE SUCH FUNDS TO THE SECRETARY.

S 22. Paragraphs b and d of subdivision 3 of section 970-r of the general municipal law, paragraph b as amended by chapter 390 of the laws of 2008 and paragraph d as added by section 1 of part F of chapter 1 of the laws of 2003, are amended and a new paragraph j is added to read as follows:

b. An application for such financial assistance shall include an indication of support from owners of brownfield sites in the proposed brownfield opportunity area. All residents and property owners in the proposed brownfield opportunity area shall receive notice OF THE APPLICATION in such form and manner as the secretary shall prescribe.

d. Activities eligible to receive such financial assistance shall include the identification, preparation, creation, development and assembly of information and elements to be included in a nomination for designation of a brownfield opportunity area, including but not limited to:

(1) A PLAN FOR THE REDEVELOPMENT AND REVITALIZATION OF THE BROWNFIELD OPPORTUNITY AREA, THAT CONTAINS BUT IS NOT LIMITED TO:

(I) the borders of the proposed brownfield opportunity area;

[(2)] (II) the location of each known or suspected brownfield site in the proposed brownfield opportunity area;

[(3)] (III) EXISTING DETAILED ASSESSMENTS OF INDIVIDUAL BROWNFIELD SITES AND, WHERE THE CONSENT OF THE SITE OWNER HAS BEEN OBTAINED, THE NEED FOR CONDUCTING ON-SITE ASSESSMENTS;

(IV) KNOWN DATA ABOUT THE ENVIRONMENTAL CONDITIONS OF PROPERTIES IN THE BROWNFIELD OPPORTUNITY AREA;

(V) OWNERSHIP OF THE PROPERTIES IN THE BROWNFIELD OPPORTUNITY AREA;

(VI) THE GOALS AND OBJECTIVES, BOTH SHORT TERM AND LONG TERM, FOR THE ECONOMIC REVITALIZATION OF THE BROWNFIELD OPPORTUNITY AREA;

(VII) IDENTIFICATION OF THE PUBLICLY CONTROLLED AND DEVELOPABLE LAND AND BUILDINGS WITHIN THE BROWNFIELD OPPORTUNITY AREA WHICH ARE OR COULD BE MADE AVAILABLE FOR DEVELOPMENT; AND

(VIII) the identification of strategic sites within the proposed brownfield opportunity area AND THE DEVELOPMENT OF STRATEGIES FOR IMPROVING THE LIKELIHOOD THAT SUCH STRATEGIC SITES ARE REUSED OR DEVELOPED CONSISTENT WITH THE BROWNFIELD OPPORTUNITY AREA;

[(4)] (2) AND IMPLEMENTATION STRATEGY THAT INCLUDES BUT IS NOT LIMITED TO:

(I) the type of potential developments anticipated for sites within the proposed brownfield opportunity area proposed by either the current or the prospective owners of such sites;

[(5)] (II) local legislative or regulatory action which may be required to implement a plan for the redevelopment of the proposed brownfield opportunity area;

[(6)] (III) priorities for public and private investment in infrastructure, open space, economic development, housing, or community facilities in the proposed brownfield opportunity area, INCLUDING THOSE AREAS

1 THAT MAY BE ELIGIBLE FOR PRIORITY OR PREFERENCE IN ACCORDANCE WITH  
2 SUBDIVISION FIVE OF THIS SECTION;

3 [(7)] (IV) mapping of current and anticipated uses of the properties  
4 and groundwater in the proposed brownfield opportunity area;

5 [(8) existing detailed assessments of individual brownfield sites and,  
6 where the consent of the site owner has been obtained, the need for  
7 conducting on-site assessments;

8 (9) known data about the environmental conditions of properties in the  
9 proposed brownfield opportunity area;

10 (10) ownership of the properties in the proposed brownfield opportu-  
11 nity area;] AND

12 [(11)] (V) descriptions of possible remediation strategies, brownfield  
13 redevelopment, necessary infrastructure improvements and other public or  
14 private measures needed to stimulate investment, promote revitalization,  
15 and enhance community health and environmental conditions[;

16 (12) the goals and objectives, both short term and long term, for the  
17 economic revitalization of the proposed brownfield opportunity area; and

18 (13) the publicly controlled and other developable lands and buildings  
19 within the proposed brownfield opportunity area which are or could be  
20 made available for residential, industrial and commercial development].

21 J. TO THE EXTENT THAT THERE ARE UNEXPENDED FUNDS APPROPRIATED TO THE  
22 DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR FINANCIAL ASSISTANCE  
23 AUTHORIZED IN THIS SUBDIVISION, THE COMMISSIONER SHALL SUBALLOCATE SUCH  
24 FUNDS TO THE SECRETARY.

25 S 23. Subdivision 4 of section 970-r of the general municipal law, as  
26 amended by chapter 390 of the laws of 2008, is amended to read as  
27 follows:

28 4. Designation of brownfield opportunity area. A. Upon completion of a  
29 nomination for designation of a brownfield opportunity area, it shall be  
30 forwarded by the applicant to the secretary, who shall determine whether  
31 it is consistent with the provisions of this section. If the secretary  
32 determines that the nomination is consistent with the provisions of this  
33 section, the brownfield opportunity area shall be designated. If the  
34 secretary determines that the nomination is not consistent with the  
35 provisions of this section, the secretary shall make recommendations in  
36 writing to the applicant of the manner and nature in which the nomi-  
37 nation should be amended.

38 B. THE SECRETARY SHALL MAKE THE DETERMINATION REGARDING WHETHER A  
39 QUALIFIED SITE SUBJECT TO A BROWNFIELD SITE CLEANUP AGREEMENT PURSUANT  
40 TO SECTION 27-1409 OF THE ENVIRONMENTAL CONSERVATION LAW IS CONSISTENT  
41 WITH A DESIGNATED BROWNFIELD OPPORTUNITY AREA. THE SECRETARY SHALL  
42 PROMULGATE REGULATIONS TO ESTABLISH THE PROCESS, CRITERIA AND TIMING IT  
43 SHALL APPLY IN MAKING DETERMINATIONS WHETHER A QUALIFIED SITE IS  
44 CONSISTENT WITH A DESIGNATED BROWNFIELD OPPORTUNITY AREA.

45 S 24. Subdivision 5 of section 970-r of the general municipal law, as  
46 added by section 1 of part F of chapter 1 of the laws of 2003, is  
47 amended to read as follows:

48 5. Priority and preference. The designation of a brownfield opportu-  
49 nity area pursuant to this section is intended to serve as a planning  
50 tool. It alone shall not impose any new obligations on any property or  
51 property owner.

52 A. UPON THE AWARD OF FINANCIAL ASSISTANCE PURSUANT TO THIS SECTION,  
53 THE SECRETARY SHALL NOTIFY THE DIVISION OF HOUSING AND COMMUNITY  
54 RENEWAL, THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE DEPARTMENT OF  
55 TRANSPORTATION, THE DEPARTMENT OF PARKS, RECREATION AND HISTORIC PRESER-  
56 VATION, AND THE EMPIRE STATE DEVELOPMENT CORPORATION OF SUCH ASSISTANCE,

1 AND INCLUDE IN SUCH NOTIFICATION A DESCRIPTION OF THE BROWNFIELD OPPOR-  
2 TUNITY AREA STUDY AREA AND A REQUEST FOR RELEVANT INFORMATION CONCERN-  
3 ING, WITHOUT LIMITATION, LAND USES, CAPITAL PROJECTS AND PLANS RELATING  
4 TO PROPERTIES OR THE COMMUNITY WITHIN SUCH BROWNFIELD OPPORTUNITY AREA  
5 STUDY AREA, EXISTING PLANS AND PLANNING DOCUMENTS, DEMOGRAPHICS, AND  
6 LOCATION, MAPS AND DESCRIPTION OF EXISTING AND PROPOSED PUBLIC FACILI-  
7 TIES AND INFRASTRUCTURE.

8 B. UPON THE AWARD OF FINANCIAL ASSISTANCE PURSUANT TO THIS SECTION,  
9 THE SECRETARY SHALL NOTIFY RELEVANT FEDERAL AND LOCAL AGENCIES OF SUCH  
10 ASSISTANCE, AND INCLUDE IN SUCH NOTIFICATION A DESCRIPTION OF THE BROWN-  
11 FIELD OPPORTUNITY AREA STUDY AREA AND A REQUEST FOR RELEVANT INFORMATION  
12 CONCERNING, WITHOUT LIMITATION, LAND USES, CAPITAL PROJECTS AND PLANS  
13 RELATING TO PROPERTIES OR THE COMMUNITY WITHIN SUCH BROWNFIELD OPPORTU-  
14 NITY AREA, EXISTING PLANS AND PLANNING DOCUMENTS, DEMOGRAPHICS, AND  
15 LOCATION, MAPS AND DESCRIPTION OF EXISTING AND PROPOSED PUBLIC FACILI-  
16 TIES AND INFRASTRUCTURE.

17 C. WITHIN SIX MONTHS OF AN AWARD OF FINANCIAL ASSISTANCE PURSUANT TO  
18 THIS SECTION, THE SECRETARY SHALL SEEK COOPERATION FROM RELEVANT FEDER-  
19 AL, STATE AND LOCAL AGENCIES IN THE GATHERING OF INFORMATION ABOUT  
20 RESOURCES AND/OR PROGRAMS THAT MAY BE RELEVANT TO THE BROWNFIELD OPPOR-  
21 TUNITY AREA STUDY AREA.

22 D. To the extent authorized by law, projects in brownfield opportunity  
23 areas designated pursuant to this section shall receive a priority and  
24 preference when considered for financial assistance pursuant to articles  
25 fifty-four and fifty-six of the environmental conservation law.

26 E. To the extent authorized by law, projects in brownfield opportunity  
27 areas designated pursuant to this section may receive a priority and  
28 preference when considered for financial AND OTHER assistance pursuant  
29 to any other state, federal or local law.

30 F. THE SECRETARY SHALL TAKE SUCH MEASURES AS MAY BE NECESSARY TO  
31 DETERMINE THE AVAILABILITY OF SUCH FINANCIAL AND OTHER ASSISTANCE AND TO  
32 SEEK COOPERATION WITH OTHER STATE, FEDERAL AND LOCAL OFFICIALS IN  
33 PROVIDING A PRIORITY AND PREFERENCE TO APPLICANTS PURSUANT TO THIS  
34 SUBDIVISION.

35 G. THE SECRETARY SHALL, IN CONSULTATION WITH OTHER STATE AGENCIES,  
36 ISSUE A BROWNFIELD OPPORTUNITY AREA PREFERENCE AND PRIORITY REPORT WITH-  
37 IN ONE YEAR OF THE EFFECTIVE DATE OF THIS PARAGRAPH AND EACH SUBSEQUENT  
38 YEAR THEREAFTER, IDENTIFYING FUNDING PROGRAMS AND RESOURCES RELEVANT TO  
39 AND UTILIZED IN THE IMPLEMENTATION OF BROWNFIELD OPPORTUNITY AREAS.  
40 STATE AGENCIES SHALL PROVIDE PREFERENCE AND PRIORITY FOR PROJECTS BUILT  
41 CONSISTENT WITH A DESIGNATED BROWNFIELD OPPORTUNITY AREA IN FUNDING  
42 PROGRAMS IDENTIFIED IN THE REPORT, INCLUDING BUT NOT LIMITED TO, MODIFY-  
43 ING PROGRAM ELIGIBILITY AND RANKING CRITERIA TO PROVIDE FOR PREFERENCE  
44 AND PRIORITY FOR PROJECTS BUILT CONSISTENT WITH A DESIGNATED BROWNFIELD  
45 OPPORTUNITY AREA.

46 H. FOR TEN YEARS FOLLOWING NOTIFICATION OF FINANCIAL ASSISTANCE, MUNI-  
47 CIPALITIES, COMMUNITY BASED ORGANIZATIONS AND COMMUNITY BOARDS AWARDED  
48 FINANCIAL ASSISTANCE PURSUANT TO THIS SECTION SHALL SUBMIT AN ANNUAL  
49 REPORT TO THE SECRETARY PROJECTING THE FUNDING, AND ANY OTHER RESOURCES  
50 NEEDED TO ADVANCE THE OBJECTIVES OF THEIR BROWNFIELD OPPORTUNITY AREA  
51 PLANS.

52 S 25. Subdivision 6 of section 970-r of the general municipal law, as  
53 added by section 1 of part F of chapter 1 of the laws of 2003, paragraph  
54 a as amended by chapter 386 of the laws of 2007 and paragraph h as  
55 amended by section 1 of part F of chapter 577 of the laws of 2004, is  
56 amended to read as follows:



1 6. State assistance for [brownfield site assessments in] IMPLEMENTA-  
2 TION STRATEGIES FOR brownfield opportunity areas. a. Within the limits  
3 of appropriations therefor, the [commissioner, in consultation with the]  
4 secretary [of state,] is authorized to provide, on a competitive basis,  
5 financial assistance to municipalities, to community based organiza-  
6 tions, to community boards, or to municipalities and community based  
7 organizations acting in cooperation to conduct [brownfield site assess-  
8 ments] IMPLEMENTATION STRATEGIES in a brownfield opportunity area  
9 [designated pursuant to this section]. Such financial assistance shall  
10 not exceed ninety percent of the costs of such brownfield [site assess-  
11 ment] OPPORTUNITY AREA IMPLEMENTATION STRATEGIES.

12 b. [Brownfield sites eligible for such assistance must be owned by a  
13 municipality, or volunteer as such term is defined in section 27-1405 of  
14 the environmental conservation law.

15 c. Brownfield site assessment activities] IMPLEMENTATION STRATEGIES  
16 eligible for funding include, but are not limited to[, ]:

17 (I) testing of properties to determine the nature and extent of the  
18 contamination (including soil and groundwater), environmental assess-  
19 ments, IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF THE COMMISSIONER,  
20 the development of a proposed remediation strategy to address any iden-  
21 tified contamination, IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF THE  
22 COMMISSIONER, and any other activities deemed appropriate by the  
23 [commissioner in consultation with the] secretary [of state]. [Any envi-  
24 ronmental assessment shall be subject to the review and approval of such  
25 commissioner] BROWNFIELD SITES ELIGIBLE FOR SUCH ASSISTANCE MUST BE  
26 OWNED BY A MUNICIPALITY OR VOLUNTEER AS SUCH TERM IS DEFINED IN SECTION  
27 27-1405 OF THE ENVIRONMENTAL CONSERVATION LAW;

28 (II) ACTIONS TO EFFECTUATE LOCAL LAND USE CHANGES, INCLUDING ZONING  
29 AND NECESSARY LOCAL LAW AMENDMENTS IDENTIFIED IN THE BROWNFIELD OPPORTU-  
30 NITY AREA;

31 (III) ESTABLISHING DESIGN STANDARDS AND DESIGN GUIDELINES, INCLUDING  
32 REQUIREMENTS FOR ENERGY EFFICIENCY, GREEN INFRASTRUCTURE AND WATER  
33 RE-USE AND OTHER SUSTAINABILITY AND GREEN DESIGN ELEMENTS;

34 (IV) THE CARRYING OUT OF ACTIVITIES TO MARKET STRATEGIC SITES IN A  
35 BROWNFIELD OPPORTUNITY AREA AND OTHER ACTIVITIES TO ATTRACT DEVELOPER  
36 INTEREST; AND

37 (V) CARRYING OUT OF OTHER PRE-DEVELOPMENT ACTIVITIES TO ADVANCE THE  
38 BROWNFIELD OPPORTUNITY AREA.

39 [d.] C. Applications for such assistance shall be submitted to the  
40 [commissioner] SECRETARY in a format, and containing such information,  
41 as prescribed by the [commissioner in consultation with the] secretary  
42 [of state].

43 [e.] D. Funding preferences shall be given to applications for such  
44 assistance that relate to areas having one or more of the following  
45 characteristics:

46 (1) areas for which the application is a partnered application by a  
47 municipality and a community based organization;

48 (2) areas with concentrations of brownfield sites;

49 (3) areas for which the application demonstrates support from a muni-  
50 cipality and a community based organization;

51 (4) areas showing indicators of economic distress including low resi-  
52 dent incomes, high unemployment, high commercial vacancy rates,  
53 depressed property values; and

54 (5) areas with brownfield sites presenting strategic opportunities to  
55 stimulate economic development, community revitalization or the siting  
56 of public amenities.

[f.] E. The [commissioner] SECRETARY, upon the receipt of an application for such assistance from a community based organization not in cooperation with the local government having jurisdiction over the proposed brownfield opportunity area, shall request the municipal government to review and state the municipal government's support or lack of support. The municipal government's statement shall be considered a part of the application.

[g.] F. Prior to making an award for assistance, the [commissioner] SECRETARY shall notify the temporary president of the senate and the speaker of the assembly.

[h.] G. Following notification to the applicant that assistance has been awarded, and prior to disbursement of funds, a contract shall be executed between the department and the applicant or co-applicants. The [commissioner] SECRETARY shall establish terms and conditions for such contracts as the [commissioner] SECRETARY deems appropriate [in consultation with the secretary of state], including provisions to define: applicant's work scope, work schedule, and deliverables; fiscal reports on budgeted and actual use of funds expended; and requirements for submission of a final fiscal report. The contract shall also require the distribution of work products to the department, and, for community based organizations, to the applicant's municipality. Applicants shall be required to make the results publicly available. Such contract shall further include a provision providing that if any responsible party payments become available to the applicant, the amount of such payments attributable to expenses paid by the award shall be paid to the department by the applicant; provided that the applicant may first apply such responsible party payments towards actual project costs incurred by the applicant.

H. TO THE EXTENT THAT THERE ARE UNEXPENDED FUNDS APPROPRIATED TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR FINANCIAL ASSISTANCE AUTHORIZED IN THIS SUBDIVISION, THE COMMISSIONER SHALL SUBALLOCATE SUCH FUNDS TO THE SECRETARY.

S 26. Subdivision 7 of section 970-r of the general municipal law, as amended by chapter 390 of the laws of 2008, is amended to read as follows:

7. Amendments to designated area. Any proposed amendment to a brownfield opportunity area designated pursuant to this section shall be proposed TO, and reviewed by the secretary[, in the same manner and using the same criteria set forth in this section and applicable to an initial nomination for the designation of a brownfield opportunity area]. THE SECRETARY SHALL PROMULGATE RULES THAT CONTAIN CRITERIA AND TIMEFRAMES FOR REVIEW AND APPROVAL OF AMENDMENTS.

S 27. Subdivision 8 of section 970-r of the general municipal law, as added by section 1 of part F of chapter 1 of the laws of 2003, is amended to read as follows:

8. Applications. a. All applications for pre-nomination study assistance or applications for designation of a brownfield opportunity area shall demonstrate that the following community participation activities have been or will be performed by the applicant:

(1) identification of the interested public and preparation of a contact list;

(2) identification of major issues of public concern;

(3) provision [to] FOR access to the draft and final application for pre-nomination assistance and brownfield opportunity area designation supporting documents in a manner convenient to the public;

1 (4) public notice and newspaper notice of (i) the intent of the muni-  
2 cipality and/or community based organization to undertake a pre-nomina-  
3 tion process or prepare a brownfield opportunity area plan, and (ii) the  
4 availability of such application.

5 b. Application for nomination of a brownfield opportunity area shall  
6 provide the following minimum community participation activities:

7 (1) a comment period of at least thirty days on a draft application;

8 (2) a public meeting on a brownfield opportunity area draft applica-  
9 tion.

10 C. AN APPLICANT THAT HAS SATISFACTORILY SUBMITTED INFORMATION EQUIV-  
11 ALENT TO A PRE-NOMINATION STUDY MAY FORGO A PRE-NOMINATION STUDY AND IS  
12 ELIGIBLE TO APPLY FOR STATE ASSISTANCE FOR NOMINATIONS TO DESIGNATE A  
13 BROWNFIELD OPPORTUNITY AREA.

14 D. APPLICATIONS FOR PRE-NOMINATION OR NOMINATION PURSUANT TO THIS  
15 SECTION MAY BE SUBMITTED TO THE SECRETARY AT ANY TIME DURING THE CALEN-  
16 DAR YEAR.

17 S 28. Severability clause. If any clause, sentence, paragraph, subdi-  
18 vision, section or part of this act shall be adjudged by any court of  
19 competent jurisdiction to be invalid, such judgment shall not affect,  
20 impair or invalidate the remainder thereof, but shall be confined in its  
21 operation to the clause, sentence, paragraph, subdivision, section or  
22 part thereof directly involved in the controversy in which such judgment  
23 shall have been rendered. It is hereby declared to be the intent of the  
24 legislature that this act would have been enacted even if such invalid  
25 provisions had not been included herein.

26 S 29. This act shall take effect immediately.