

Transform the Past



City of Newburgh is located 60 miles north of New York City on the west shore of the Hudson River in Orange County, New York. It is a densely settled community of 3.9 square miles serving approximately 29,000 residents, predominantly Latinos, and a population of over 100,000 in its immediate suburbs. The City offers links to the regional transportation system, including Interstate I-84, New York Thruway I-87, Stewart International Airport and Metro-North Railroad; scenic beauty; rich cultural and architectural history; and economic viable Newburgh-Stewart Economic Development Zone. The City is helping interested organizations and property owners to invest time and capital to stimulate redevelopment.



CON-IRON & METAL

1 Washington St (8 Ac)

BCP Eligible (Under Contract)

The 8-acre Consolidated Iron & Metal (Con-Iron) is an inactive car and scrap metal junkyard located at the easterly end of Washington Street where it meets the Hudson River. The land uses surrounding the site are mixed industrial, commercial and residential. Scrap metal processing and storage operations took place during its period of operation that commenced in the mid 1950's and ended in 1999. Both New York State Department of Environmental Conservation (NYS DEC) and the Environmental Protection Agency (EPA) conducted studies on the site. Following the studies a determination was made that the site was deemed a Super Fund Site. This site has been remediated according EPA requirements. The property is bounded by municipal property to the immediate north and south. This would allow for a land assemblage to expand on development options. The site is subject to a development agreement that has never been exercised. Because the property abuts the Hudson River, the site allows for development opportunities as both land and water uses.



FORMER LANDFILL (IDA)

7-13 Scobbie Dr (13 Ac)

BCP Eligible (No Contract)

This site was used for solid waste disposal during the 1950's and 1960's. The City of Newburgh Industrial Development Agency (IDA) owns approximately 15 acres of undeveloped land. It is located within a well developed transportation system. Evidence of petroleum contamination, construction demolition debris and other solid waste have been identified. The property is adjacent to an inactive hazardous waste site, City of Newburgh Department of Public Works (DPW). Also nearby is the former DuPont Stauffer which is currently undergoing remediation outlined in a Record of Decision by the NYS DEC. The subject property can be considered for assemblage with the adjacent DPW and nearby DuPont Stauffer to create a redevelopment opportunity of approximately 90 acres. It is eligible for liability protection and tax incentives under the Brownfield Cleanup Program (BCP).

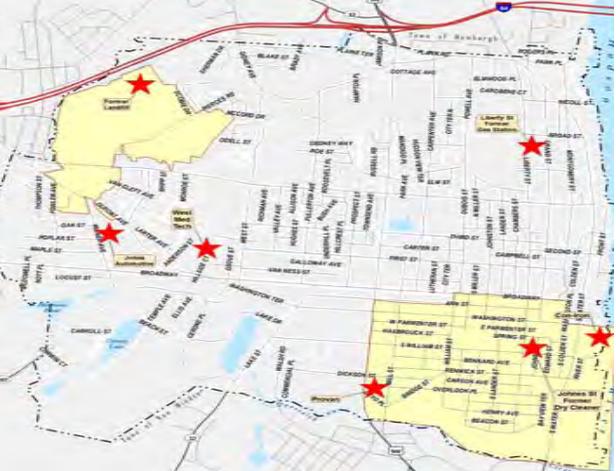


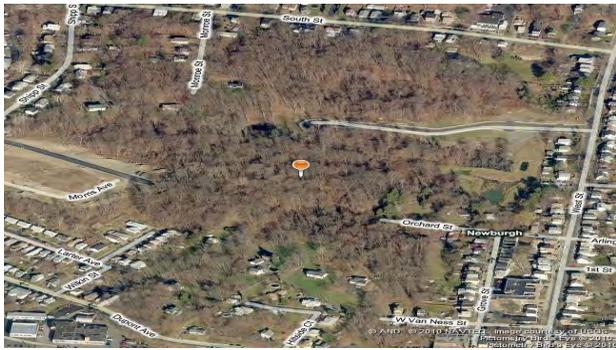
PROVAN

146-172 Mill St (3.5 Ac)

BCP Eligible (Under Contract)

This site was formerly a large truck dealership and repair facility as well as a petroleum, industrial tanker cleaning facility. The remediation is nearly complete and the site benefits from the NYS Environmental Restoration Program (ERP). The City can provide liability protection to any interested developer. The site is a prime candidate for the BCP which provides attractive tax incentives to interested developers. The property is subject to an option to purchase agreement that has not been exercised.





VACANT LANDS (WEST MED TECH)

48 Orchard St (2.6 Ac)

BCP Eligible (No Contract)

The majority of the site has been wooded since the 1800's. Initial investigations indicate coal ash and batteries were deposited on the site. The property is enrolled in ERP with the intention to complete a full investigation. It is eligible for tax incentives. The subject lands are part of a 6 lot subdivision characterized by 5 vacant lots and one lot developed to accommodate a newly constructed office building.



FORMER GAS STATION

350-352 Liberty St (75' x 166')

BCP Eligible (No Contract)

A former gas station from 1952 to 1980, the property is a short walk to the Hudson River, downtown Broadway, Mount Saint Mary's College and SUNY Orange County Community College. It is currently being investigated under the ERP. The abandon gas storage tanks have been removed. The City can provide liability protection and tax incentives under the BCP. The adjacent vacant property is an excellent opportunity for a land assembly to maximize development opportunities.



FORMER JONAS AUTOMOTIVE

86 Wisner Ave (1.5 Ac)

BCP Eligible (Under Contract)

The site was formerly used for dismantling automotive motors in a former foundry building and a smaller garage used for storage. The remainder of the property has debris or is covered with vegetation. Contaminants primarily consist of SVOC's and metals in site soils. The property is located in commercial zone of the City. The site is benefiting from the NYS ERP. The City can provide liability protection to any interested developer. The site is a prime candidate for the BCP which provides attractive tax incentives to interested developers. The property is subject to an option to purchase that has not been exercised.



FORMER DRY CLEANER

7-11 Johnes St (75' x 100')

BCP Eligible (Under Contract)

7-11 Johnes St was used for a dry cleaning operation that existed for approximately 40 years until the City acquired the property for failure to pay taxes. As part of the operation there were underground storage which have been removed. The City has embarked on a feasibility study for the reuse of the property. It is not anticipated any additional contamination will be found. Because the site is in the ERP, the City can provide liability protection to any interested developer. The site is a prime candidate for the BCP which provides attractive tax incentives to interested developers.

For more information, please visit www.cityofnewburgh-ny.gov or call City Planner, Ian MacDougall at **845-569-7383** or imacdougall@cityofnewburgh-ny.gov

Build for the Future



Brownfield Remediation & Redevelopment

