



Department of  
Environmental  
Conservation

**Where to Find Information:**

*Project documents are available at these location(s) to help the public stay informed.*

**Liberty Public Library**

189 N Main St  
Liberty, NY 12754  
(845) 292-6070

**Who to Contact:**

*Comments and questions are always welcome and should be directed as follows:*

**Project-Related Questions**

William Bennett, Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7014  
(518) 402-9659  
[william.bennett@dec.ny.gov](mailto:william.bennett@dec.ny.gov)

**Site-Related Health Questions**

Harolyn Hood  
NYSDOH  
Empire State Plaza Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

Former Grossingers Resort

Clements and Grossingers Roads  
Liberty, NY 12754

August 2018

SITE No. C353015

NYSDEC REGION 3

## Draft Remedial Investigation and Interim Remedial Measure Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH) to investigate and complete an expedited cleanup of contamination at the Former Grossingers Resort site ("site") located at Clements and Grossingers Roads in the Town of Liberty, Sullivan County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

**Draft Work Plan:** The draft work plan, called a "Remedial Investigation/Interim Remedial Measure (IRM) Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation and IRM will be performed by Sullivan Resorts, LLC ("applicant(s)") with oversight by NYSDEC and NYSDOH.

**How to Comment:** NYSDEC is accepting written comments about the draft work plan for 30 days, from **August 8, 2018** through **September 7, 2018**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Highlights of the Proposed Site Investigation and Interim Remedial Measure (IRM) Work Plan:** The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected. Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals in soil, and VOCs and metals in groundwater on-site. Key components of the investigation work include:

- Installing and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern.

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The work plan describes proposed IRM cleanup activities that include:

- Removing free-phase liquid and perched groundwater through pumping and off-site disposal; and
- Excavating and disposing off-site contaminated soil identified by previous investigations.

# BROWNFIELD CLEANUP PROGRAM

Certain buildings at the site will be demolished under a local demolition permit to facilitate the investigation and IRMs.

A Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC and NYSDOH will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The site is located in a village suburban setting on Clements Road and Grossingers Road in the Town of Liberty. The site is split into two sections, an approximately 0.8-acre square area near the intersection of Clements Road and the Route 52 to 17 ramp, and an approximately 17.9-acre irregularly shaped area on Grossingers Road. The site is approximately one mile southeast of Liberty, New York. The site was previously the Grossingers Resort, which was developed by the Grossinger family in 1916. Since its closure almost 30 years ago, the hotel/resort has been shuttered and many of the old resort hotel structures have been demolished.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C353015) at:

[http://www.dec.ny.gov/cfm/external/index.cfm?pa\\_geid=3](http://www.dec.ny.gov/cfm/external/index.cfm?pa_geid=3)

**Brownfield Cleanup Program Overview:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

***We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.***

## Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map

