



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Grossingers Resort
Clements and Grossingers Roads
Liberty, NY 12754

SITE No. C353015
NYSDEC REGION 3

December 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

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

Who to Contact

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

Project-Related Questions
William Bennett, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
(518) 402-9659
william.bennett@dec.ny.gov

Health-Related Questions
Harolyn Hood
NYSDOH
Empire State Plaza Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Grossingers Resort site ("site") located at Clements and Grossingers Roads in the Town of Liberty, Sullivan County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Sullivan Resorts LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C353015/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed or will be completed shortly to achieve the remedial action objectives:

- Demolition and full removal of all on-site buildings and associated in-ground structures;
- Removal of the two existing on-site underground storage tanks and associated piping;
- Excavation and off-site disposal of approximately 10,000 tons of soil to meet unrestricted soil cleanup objectives throughout the site;
- Development of a Site Management Plan (SMP) for management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting;
- Groundwater monitoring under the SMP until residual constituent concentrations are below NYSDEC standards;
- Groundwater treatment will be required under the SMP if contaminant concentrations do not decrease to acceptable levels within five years; and
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

Should future monitoring results indicate that monitoring is no longer required, the BCP Volunteer may petition to have the easement removed.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 0.87-acre square area near the intersection of Clements Road and the Route 52 to 17 ramp and an approximately 17.3-acre irregularly shaped area on Grossingers Road. The site is approximately one mile southeast of Liberty, New York. The site was previously a portion of the Grossingers Resort, which was developed by the Grossinger family in 1916. Since its closure approximately 30 years ago, the hotel/resort had been shuttered. All on-site structures have since 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/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: 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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

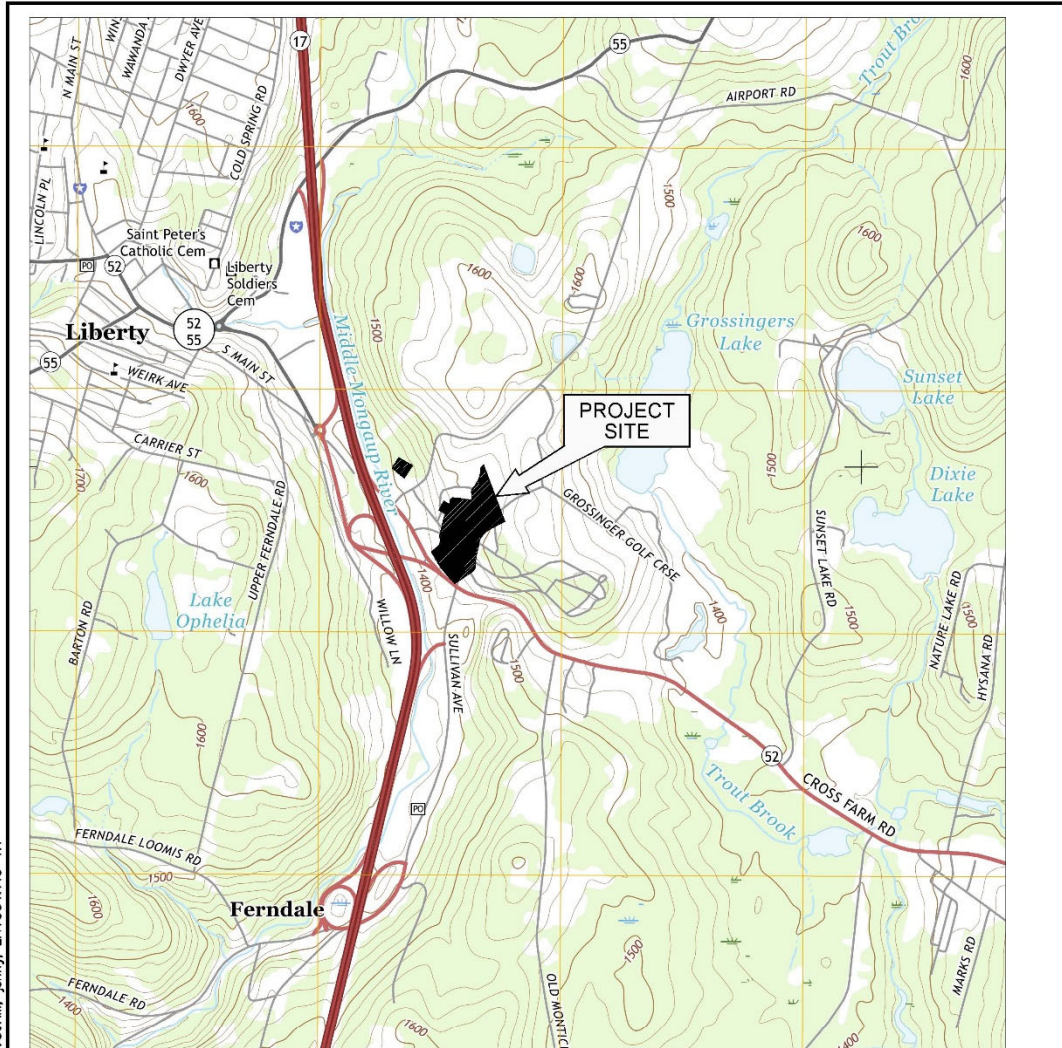
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

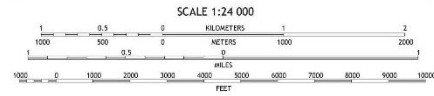


N:\ACAD\9313\FER\9313 SITE PLAN FIG-1.1.DWG 01/29/19 10:33:59AM, Jenny, LAYOUT: FIG-1.1

Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1,000-meter grid. Universal Transverse Mercator, Zone 18T
 10,000-foot ticks. New York Coordinate System of 1983 (post
 zone)

This map is not a legal document. Boundaries may be
 generalized for this map scale. Private lands within government
 reservations may not be shown. Obtain permission before
 entering private lands.

Inventory.....NAIP, July 2013
 Roads.....U.S. Census Bureau, 2015 - 2016
 Names.....GNS, 2016
 Hydrography.....National Hydrography Dataset, 2013
 Contours.....National Elevation Dataset, 1999
 Boundaries.....Multiple sources; see metadata file 1972 - 2016
 Wetlands.....FWS National Wetlands Inventory 1977 - 2014



1	2	3	1 Livingston Manor
2	3	4	2 Wilkesboro
3	4	5	3 Caryville
4	5	6	4 Liberty West
5	6	7	5 Grahamsville
6	7	8	6 Victor Lake
7	8	9	7 Northville
8	9	10	8 Woodbury

ROUTE 17 & ROUTE 52 EAST
 LIBERTY, NEW YORK 12754
 NYSDEC BCP SITE NO. C353015

SITE PLAN

SESI
 CONSULTING
 ENGINEERS D.P.C.

SOILS / FOUNDATIONS
 SITE DESIGN
 ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

FIG-1.1	
DRAWN BY:	yy
CHECKED BY:	FD
SCALE:	N.T.S.
DATE:	01/29/19
JOB NO.:	9313