



FACT SHEET Brownfield Cleanup Program

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Site Name: Former American Hide & Leather/ Haight & Co. Tannery Site
DEC Site #: C546055
Address: 125 Bath Street, Ballston Spa, NY

Have questions? See "Who to Contact" Below

IRM Work Plan for Demolition of Secondary Site Buildings at Brownfield Site

The Department of Environmental Conservation is notifying the public about an Interim Remedial Measure (IRM) work plan being reviewed by the New York State Department of Environmental Conservation ("NYSDEC") necessary to facilitate the remaining remedial investigation work at the Former American Hide & Leather/Haight & Co. Tannery Site ("site") located at 125 Bath Street, Ballston Spa, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The IRM activities will be performed by the Volunteer and its agents with oversight provided by the NYSDEC.

Summary of the IRM Work

The planned IRM includes a focused demolition of structures located within the Former American Hide & Leather / Haight & Co. Tannery Site (see Figure 1). The purpose of the IRM work is to facilitate supplemental Remedial Investigation (RI) and the Remedial Action Work Plan objectives achieve the reuse and development goals established for the site in a manner consistent with the NYSDEC Brownfield Cleanup Program.

There are currently six (6) dilapidated buildings and a large smoke stack structure on-site that continue to deteriorate (See Figure 2). The main site building located along Bath Street will remain. Due to their condition and since they are currently impeding the implementation of the supplemental RI work necessary for this portion of the Site, the buildings must be demolished. Asbestos-containing materials (ACMs) that are assumed to be present will not be removed prior to demolition. Demolition of condemned buildings is considered an asbestos project and will be conducted consistent with New York State Department of Labor Industrial Code Rule 56.

The Village of Ballston Spa in a September 3, 2015 letter to Angelica Textile Services, Inc. determined the Tank Building, Boiler Building, Drying Building, Storage Building, Washroom Building Ruins, Pump House, Storage Buildings and Smoke Stack represent a significant structural and safety hazard and cannot be entered safely. The Village has condemned the structures.

The NYSDEC in consultation with the New York State Department of Health (NYSDOH) will review and approve the IRM Work Plan.

The buildings will be demolished and the building debris will be disposed of off-site, with the exception of what is described in the NYSDOL variance application approved for the IRM. The select foundation walls and slabs are scheduled to be decontaminated and remain in place and not be part of the asbestos demolition. The regulated work area will be cordoned off with construction fence during the demolition of the building and remain so until satisfactory final clearance air results have been received. Scheduled RI inspection and/or material testing services will occur during the demolition on an as needed basis to meet the supplemental RI objectives set forth in this program, for areas of concern (i.e., tanks, vessels, chemical impacts, etc.) that are found to exist in the structures.

Once the IRM is completed, the Volunteer will address the remaining soil and groundwater data gaps previously identified by the DEC via a supplemental RI program for areas presently occupied by the buildings and smoke stack structures. Once the supplemental RI work is complete, the applicant's engineer will prepare a Final RI Report summarizing all the work performed to complete the Site remediation activities, certifying that the work was properly completed, and then submit it to NYSDEC.

## **Background**

NYSDEC previously accepted an application from the Applicant to participate in the BCP. The future reuse for the Site is new commercial or industrial development.

**Location:** The Site is a single lot totaling approximately 6.35 acres in the Village of Ballston Spa, New York, Saratoga County. See Site Location Map. The Site is located at 125 Bath Street, immediately north of Gordon Creek, and northwest of the intersection of Bath Street and Hamilton Ave. The Site encompasses Lot 2 identified on Saratoga County assessor's maps as Tax Block 216.32.1.96.2.

**Site Features:** An 80,000 square foot building occupies the eastern portion of the Site. This building was constructed between 1945 and 1950 according to Sanborn maps, and replaced many of the former 15 tannery buildings. The Site's southeastern border and central portion contain several buildings associated with former site tannery operations. These buildings were reportedly never used by the Applicant or its predecessors. Asphalt driveways join the southern and northern portions of the building. A wooded lot occupies the western portion of the Site where demolished foundations of the former tannery buildings are still present.

**Current Zoning Use:** The Site is currently zoned for industrial use.

**Site History:** The Site was operated as a tannery from 1887 to 1960 according to historic Sanborn maps. As of 1904, there were 15 buildings associated with initial tannery operations. The former tannery conducted bulk storage of chlorine, fuel oil, and stored tanning liquors and wastes in containers ranging in size from 55 gallon drums to 100,000 gallon above ground storage tanks during what appears to be its entire 70 plus year history. After all tannery operations ceased in or about 1960, the site was unoccupied for an approximately ten year period. From 1970 until a few years ago the site was used for the commercial laundering of medical industry linens with laundry detergent. The Site is currently vacant.

**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 include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

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

Ballston Spa Public Library  
21 Milton Avenue  
Ballston Spa, NY 12020  
(518) 885-5022

NYS Dept. of Environmental Conservation  
Region 5 Office  
Division of Environmental Remediation  
1115 State Route 86, P.O. Box 296  
Raybrook, NY 12977-0296  
(518) 897-1242

### Who to Contact

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

#### Project Related Questions

Michael P. McLean, P.E.  
Department of Environmental Conservation  
Division of Environmental Remediation  
1115 State Route 86, P.O. Box 296  
Raybrook, NY 12977-0296  
(518)897-1242  
[mike.mclean@dec.ny.gov](mailto:mike.mclean@dec.ny.gov)

#### Site-Related Health Questions

Brad Wenskoski  
New York State Department of Health  
NYSDOH Bureau of Env. Exposure Investigation  
ESP Corning Tower Rm 1787  
Albany, NY 12237  
518- 402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

**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 available at the following web page: <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.

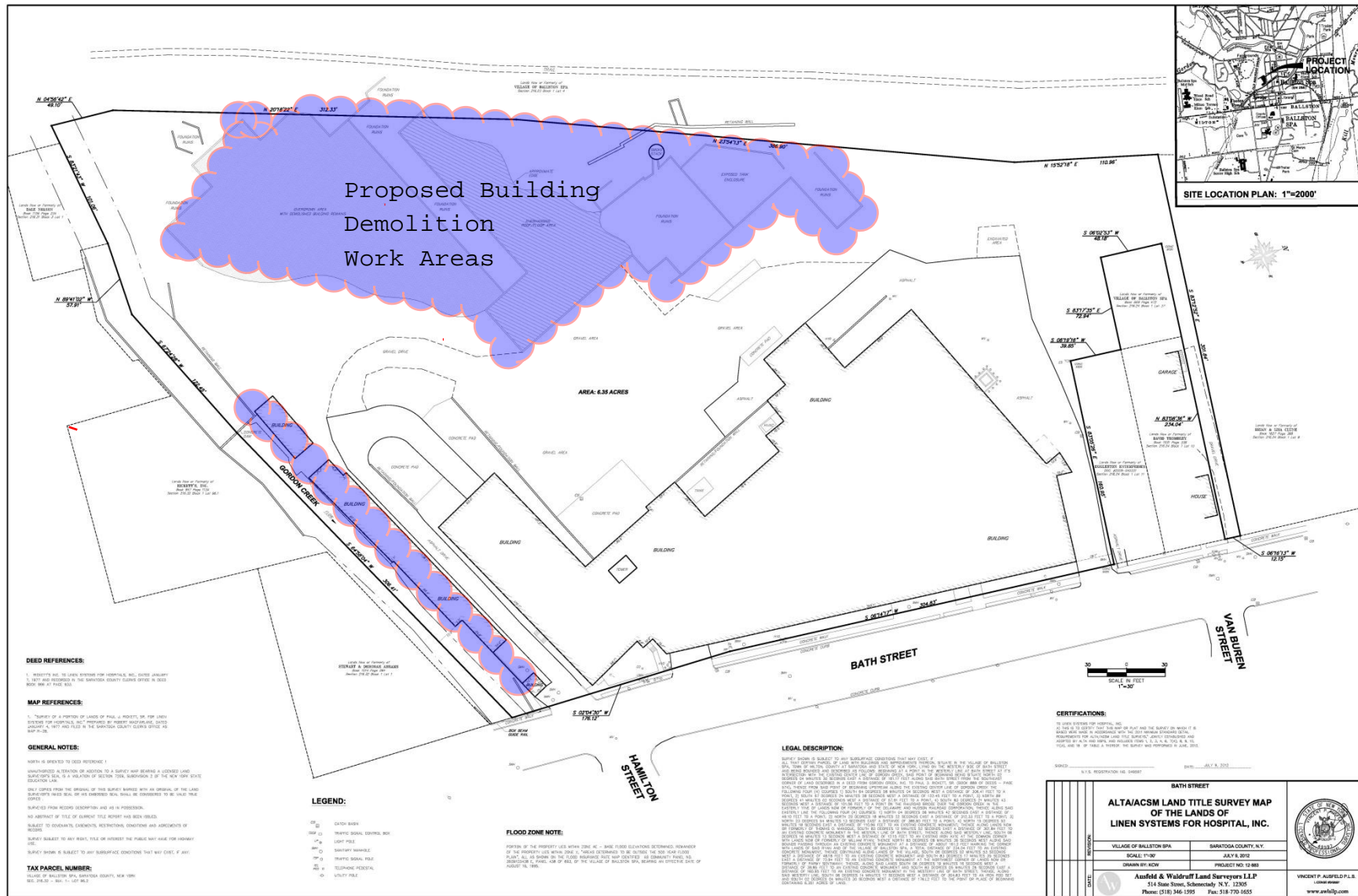
Note: Please disregard if you already have signed up and received this fact sheet electronically.

# SITE LOCATION MAP

Figure 1



Site Vicinity Map  
Angelica Textile Services, Inc.  
125 Bath Street  
Ballston Spa, New York 12020



**Figure 2**  
**Site Survey Map**  
**Angelica Textile Services, Inc.**  
**125 Bath Street**  
**Ballston Spa, New York 12020**