



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Haight/American Hide
125 Bath Street
Ballston Spa, NY 12020

November 2019

SITE No. C546055
NYSDEC REGION 5

Where to Find Information

Access project Related documents through the DECinfo Locator and at these locations:

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

NYSDEC Region 5 Ray Brook Office
1115 Route 86
Ray Brook, NY 12977
Phone: (518) 897-1200

Who to Contact

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

Project-Related Questions

Michael McLean, PE, Project Manager
NYSDEC Region 5
1115 Route 86
(315) 274-3332
mike.mclean@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil
New York State Department of Health
Empire State Plaza - Corning Tower
Albany, NY 12237
Phone: 518.402.7860
beei@health.ny.gov

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to the Former Haight/American Hide site ("site") located at 125 Bath Street, Village of Ballston Spa, Saratoga County. Please see the map for the site location. Documents (Remedial Investigation Report, Remedial Action Work Plan) related to the cleanup of this site can be found at the locations identified to the left under "Where to Find Information."

The proposed remedy was developed by JJB 125 Bath LLC (applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A Remedial Investigation Report, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified.

Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (DOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the remaining contaminants identified at the site; minimal potential for off-site migration of contaminants in the groundwater; and minimal potential for human exposure to site-related contaminants.

How to Comment: DEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **November 14 through December 29, 2019.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C546055/>.
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- **Cover System:** A site cover currently exists on the majority of the site. The cover system will be maintained, modified or developed to allow for restricted residential commercial, and industrial use of the site. Any site redevelopment will require a site cover which will consist either of the structures such as buildings, pavement, sidewalks or soil where the upper two foot of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted residential, commercial use, and industrial.

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• **Institutional Control:** Imposition of an institutional control in the form of an environmental easement which allows use and development of the controlled property for restricted residential, commercial, and industrial uses and restricts the use of groundwater as a source of potable or process water.

• **A Site Management Plan** that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure institutional and/or engineering controls remain in place and effective.

Next Steps: DEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. DOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

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

Site Description: The site constitutes of one lot totaling approximately 6.35 acres in the Village of Ballston Spa, Town of Milton, Saratoga County. The site is located at 125 Bath Street, immediately north of Gordon Creek, and northwest of the intersection of Bath Street and Hamilton Avenue. The site is identified by the Village of Ballston Spa as Tax Map No. 216.32-1-96.2. Improvements at the site include an approximately 80,000-square foot commercial manufacturing structure most recently operated by Angelica Textile Services, Inc. which is located along the Bath Street road frontage of the site. A series of foundation ruins of the Former Haight/American Hide Tannery manufacturing facility exist south and west of the commercial manufacturing structure. The commercial manufacturing structure is currently unoccupied.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the Site ID C546055) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Numerous samples were taken at the site from various media including surface and subsurface soils, groundwater, soil vapor, and wastewater sludge/sediment. Collected samples were analyzed for the following: volatile organic compounds, semi-volatile organic compounds (SVOCs), pesticides, PCBs, and metals. Previous industrial use of the site has resulted in metal and SVOC contamination in the site's surface and subsurface soils. Based upon investigations conducted historic fill (i.e. bricks, coal, coal ash, asphalt) is present at the site and has impacted the surface, subsurface soils, and groundwater at the site.

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>

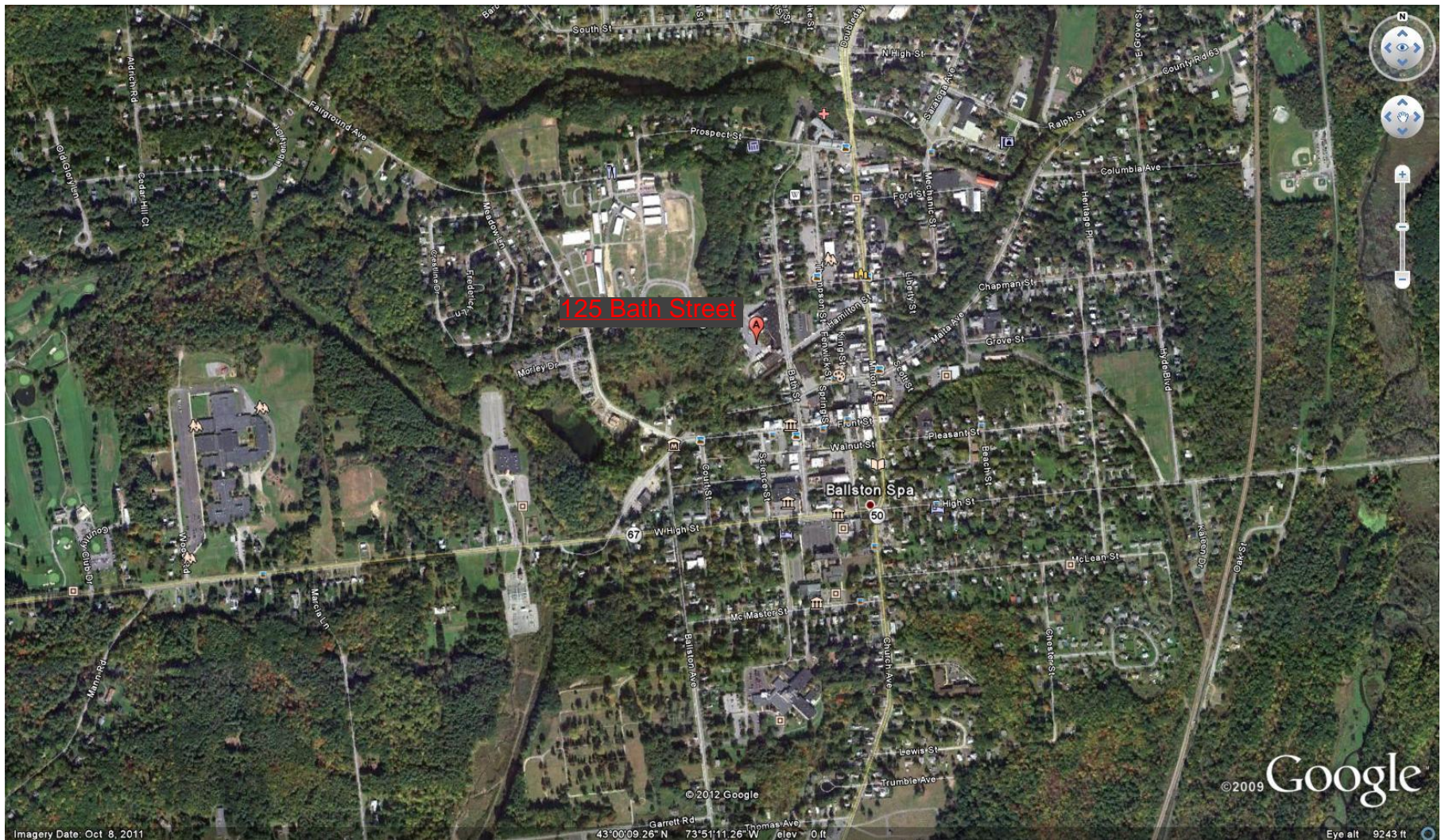


Figure 1
Site Vicinity Map
FORMER HAIGHT /AMERICAN HIDE
125 BATH STREET
BALLSTON SPA, NEW YORK 12020
BCP Site # C546055