



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Haight/American Hide

125 Bath Street
Ballston Spa, NY 12020

SITE No. C546055

NYSDEC REGION 5

January 2020

Where to Find Information

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

Document Repository Name

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

Additional Repository

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
Ray Brook, NY 12977
(315) 274-3332
mike.mclean@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil
NYSDOH
Empire State Plaza – Corning Tower
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Haight/American Hide site ("site") located at 125 Bath Street, Village of Ballston Spa, Saratoga County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by JJB 125 Bath, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C546055/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of about 3,390 tons of petroleum contaminated soil exceeding the Restricted Residential Use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Demolition of six condemned manufacturing structures, a large smoke stack, a pump house, and foundation ruins located west of the 80,000 square foot commercial manufacturing structure. The demolition work allowed site investigation work and included the closure of abandoned fuel storage systems and undocumented storage vessels found to exist in one of the former structures.
- Site Cover System - The site will maintain a site cover, which consists of the site structures (buildings, pavement, sidewalks) and a 2-foot clean soil cover in landscaped areas. The soil cover has been placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Development of a Site Management Plan (SMP) for long-term 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.
- 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

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site constitutes one lot totaling approximately 6.35 acres in the Town of Milton, Village of Ballston Spa, Saratoga County, New York. 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. The commercial manufacturing structure is currently unoccupied.

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



Figure 1
Site Vicinity Map
Former Haight / American Hide
125 Bath Street
Ballston Spa, New York 12020
BCP Site #C546055