



# FACT SHEET

## Brownfield Cleanup Program

**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Former Grand Union Site  
**DEC Site #:** C558033  
**Address:** 354 Broadway  
Fort Edward, NY 12828

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Former Grand Union Site ("site") located at 354 Broadway, Fort Edward, Washington County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Town of Fort Edward and 354 Broadway LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

#### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

TEXT MUST BE ENTERED IN UIS - SUMMARY OF THE REMEDY BOX - SEE FACT SHEET INSTRUCTIONS

#### Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

### **Background**

**Site Location:** The Former Grand Union Brownfield site is located at 354 Broadway in Fort Edward, Washington County. Broadway is located to the west of the site and Caputo Avenue provides access into the wooded northeastern portions of the site.

**Site Features:** The site is a single tax lot of approximately 5.94 acres and formerly contained a single story, slab on grade building of approximately 31,000 square feet. Loading docks were present on the eastern side of the building. The site building has been removed in preparation for removal of contaminated soil beneath the building. The property is currently owned by the Town of Fort Edward.

**Current Zoning and Land Use:** The site is in a C-1 zoning district for commercial use and is currently unoccupied.

**Past Use of the Site:** The site was most recently operated as a grocery store from 1980 until 2003. The building has been vacant since the grocery store closed. Prior to 1980 the property was used as a gravel pit and scrap yard operations involving the dismantling and recycling of capacitors. Between January 2005 and January of 2007, approximately 10,500 tons of PCB contaminated soil was removed from the site by a previous owner of the property.

**Site Geology and Hydrogeology:** The overburden at the site property is expected to consist of 10-25 feet of sand underlain by up to 45 feet of low permeability clay and till. Bedrock beneath the site is reported to be the Snake Hill (shale) Formation.

Groundwater at the site is between 6 and 12 feet below the surface. The site lies within an unconfined aquifer having a potential yield of more than 100 gallons per minute and groundwater movement is generally toward the south, southwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C558033>

**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.

Town of Fort Edward Town Clerk  
Attn: Aimee Mahoney  
118 Broadway  
Fort Edward, NY 12828  
phone: 518-747-1212

Fort Edward Free Library  
Attn: Victoria Plude  
23 East Street  
Fort Edward, NY  
phone: 518-747-6743  
(vplude@sals.edu)

### Who to Contact

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

#### Project Related Questions

Daniel Eaton  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7015  
518-402-9563  
daniel.eaton@dec.ny.gov

#### Site-Related Health Questions

Gregory Rys  
New York State Department of Health  
Herkimer District Office 5665 NYS Rt. 5  
Herkimer, NY 13350  
315-866-6879  
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.