

FACT SHEET

Brownfield Cleanup Program

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Site Name: Old Champlain Mill

DEC Site #: C558036

Address: 16-50 Poultney Street, Whitehall, Washington County

Have questions?
See
"Who to Contact"
Below

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 (NYSDEC) to address contamination related to the Old Champlain Mill ("site") at 16-50 Poultney Street in Whitehall, Washington County. 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 and funded by Poultney Street Partners, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progn=C558036>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from June 14, 2017 through July 29, 2017. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- **Cover System:** A site cover currently exists and will be maintained to allow for commercial or industrial use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper one foot of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for commercial or industrial use.
- **Monitored Natural Attenuation:** Groundwater contamination will be addressed with monitored natural attenuation (MNA). Groundwater will be monitored for site related contamination and also for MNA indicators which will provide an understanding of the biological activity breaking down the contamination. Reports of the attenuation will be

provided at 5 and 10 years, and active remediation will be proposed if it appears that natural processes alone will not address the contamination.

- **Institutional Control:** Imposition of an institutional control in the form of an environmental easement which allows use and development of the controlled property for commercial and industrial uses, restricts the use of groundwater as a source of potable or process water, and evaluates the potential for soil vapor intrusion in future buildings developed on the site including implementing actions if necessary.
- **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.

Summary of the Investigation

Sampling and analysis of several media types was conducted during the Remedial Investigation and Supplemental Remedial Investigations to evaluate the nature and extent of contamination at the site. This included surface soils, subsurface soils, surface water, sediment and groundwater sampling on numerous occasions. Based on these investigations, the contaminants of concern above commercial use soil cleanup objectives are semi-volatile organic compounds and Arsenic in subsurface soils; and chlorinated volatile organic compounds and semi-volatile organic compounds in groundwater. Sampling of the groundwater for target compound list volatile organic compounds is expected to continue.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then perform the groundwater monitoring to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the cleanup of the site.

Background

Location: The site is approximately 11.49 acres in size and located in a commercial area at 16-50 Poultney Street in the Village of Whitehall, Washington County. The site is bounded by Wood Creek to the east, the Champlain Canal to the west, and Poultney Street (NYS Route 4) to the north.

Site Features: The site is currently vacant and predominant features include a concrete slab foundation from the former manufacturing building, a large brick smoke stack, and a small municipally owned and maintained sewage pump station. The majority of the site is open with some trees found predominantly within the northwestern sections of the site, and wetlands in the northwestern and southeastern portions of the property. Man-made earthen dikes line the eastern and western property boundaries and serve to protect the site from flooding from the adjacent Wood Creek and Champlain Canal respectively. The adjoining property to the south is owned by the Clarendon & Pittsford Rail Road.

Current Zoning and Land Use: The site is located in a commercially zoned area in the Village of

Whitehall and is currently vacant. A small, active sewage pump station is present on the south east portion of the site.

Past Use of the Site: The site was first developed in the early 1900s and used as a silk knitting mill until 1959. From 1959 until 2001 the site was used to manufacture newspaper vending machines. The on-site buildings, including a 120,000 square foot manufacturing building and a 5,000 square foot power house, were demolished in 2003.

Site Geology and Hydrogeology: Site geology consists of fill material, underlain by alluvial sediments (sands, silts and clays). Depth to groundwater is approximately four feet below grade, and generally flows to the north, east and west. Eight distinct wetlands were identified at the site, two are connected to Wood Creek and considered federally regulated. Bedrock is approximately 50 to 100 feet below existing grades.

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 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>

FOR MORE INFORMATION

Where to Find Information

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

The Whitehall Free Library
12 William Street
Whitehall, NY 12887
(518) 499-1366

NYSDEC Ray Brook
1115 State Route 86
Ray Brook, NY 12977
(518) 897-1243

Who to Contact

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

Project Related Questions

Michael P. McLean
New York State Department of
Environmental Conservation
P.O. Box 296, Ray Brook NY 12977
(518) 897-1243
mike.mclean@dec.ny.gov

Site-Related Health Questions

Wendy Kuehner
New York State Department of Health
Bureau of Environmental Exposure
and Investigation
(518) 402-7860
bee@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.

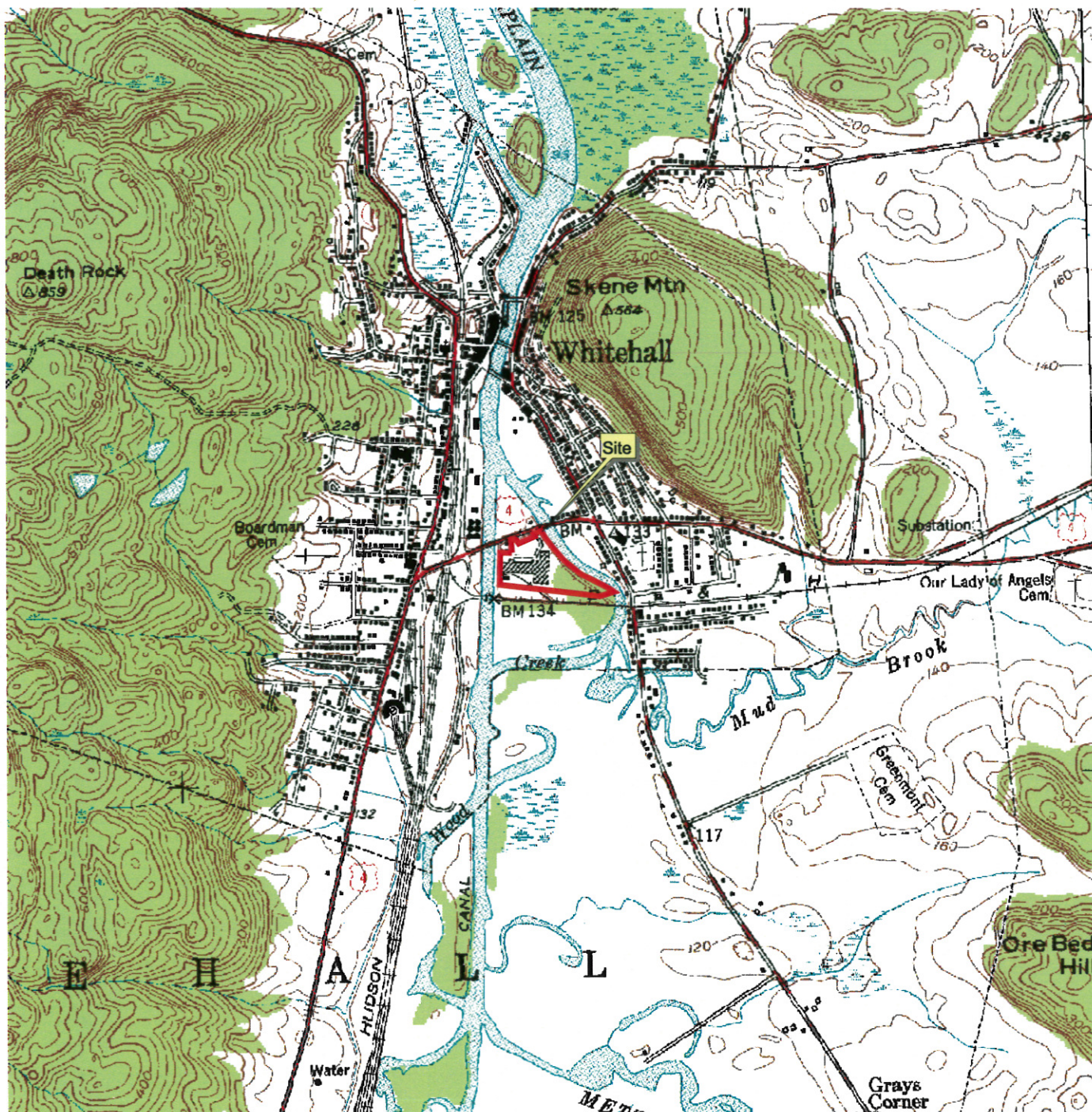
Receive Site Fact Sheets by Email

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.



MAP REFERENCE
 USGS Topographic Map
 Whitehall, NY Quadrangle, Dated 2000
 7.5 Minute Series, NAD 83 UTM18N
 Topo downloaded from CUGIRon 7/8/10



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C.T.MALE ASSOCIATES, P.C.

50 CENTURY HILL DRIVE, PO BOX 727, LATHAM, NY 12110
 PHONE (518) 786-7400 FAX (518) 786-7299

FIGURE 1 SITE LOCATION MAP

Old Champlain Mill

VILLAGE OF WHITEHALL

WASHINGTON COUNTY, NY

SCALE: 1"=1,000'

DRAFTER: JLM

PROJECT NO: 06.6448