



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Old Champlain Mill  
**DEC Site #:** C558036  
**Address:** 16-50 Poultney Street  
Whitehall, NY 12887

Have questions?  
See  
"Who to Contact"  
Below

### NYSDEC Certifies Cleanup Requirements Achieved a Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that cleanup requirements to address contamination related to the Old Champlain Mill site ("site") located at 16-50 Poultney Street, Whitehall, Washington County under New York State's Brownfield Clean Program have been or will be met. Please see the map for the site location.

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

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

The cleanup activities were performed by Poultney Street Partners, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

The elements of the remedy are as follows:

- **Monitored Natural Attenuation:** Groundwater contamination was identified during the remedial investigation. This contamination was limited in extent on a portion of the site and 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. It is anticipated that contamination will continue to decrease and monitoring reports documenting the attenuation will be provided periodically. 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 site including implementation actions if necessary.
- **Site Management Plan:** A Site Management Plan is required that identifies all use restrictions and institutional controls for the site and details the steps and media-specific requirements necessary to ensure ..... ional controls remain in place and effective.

## **Final Engineering Report Approved**

NYSDEC has approved the Final Engineering Report, 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 or will be put in place on the site:

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

No engineering controls have been or will be put in place on the site.

## **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- 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 redevelopment of the site.

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

## **Background**

**Location:** The site is 11.74 acres in size and located in a commercial area at 16-50 Poultney Street 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 found from the former manufacturing building, a large brick smoke stack, and a small municipally owned 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 portion of the property. Man-made earthen dikes line the eastern and western property boundaries and seek 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. Inactive hazardous waste disposal site no. 558019, the Poultney Street Site - is located within the rail road property.

**Current Zoning and Land Use:** The site is commercially zoned in the Village of Whitehall and is currently vacant. A small, active sewage pump station is present on the south east portion of the s

**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  
Attn: Reference Librarian  
12 William Street  
Whitehall, NY 12887  
Phone: 518-499-1366

NYSDEC REGION 5  
Attn: Michael McLean  
1115 NYS Route 86 PO Box 296  
Ray Brook, NY 12977-0296  
phone: 518-897-1254  
(mike.mclean@dec.ny.gov)

Village of Whitehall Clerk  
1 Saunders Street  
Whitehall, NY 12887  
Phone: 518-499-0871

## Who to Contact

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

### Project Related Questions

Michael McLean  
Department of Environmental Conservation  
Division of Environmental Remediation  
1115 State Route 86 PO Box 296  
Ray Brook, NY 12977-0296  
(518) 897-1254  
mike.mclean@dec.ny.gov

### Site-Related Health Questions

Wendy Keuhner  
New York State Department of Health  
Bureau of Environmental Exposure  
and Investigation  
(518) 402-7860  
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.**

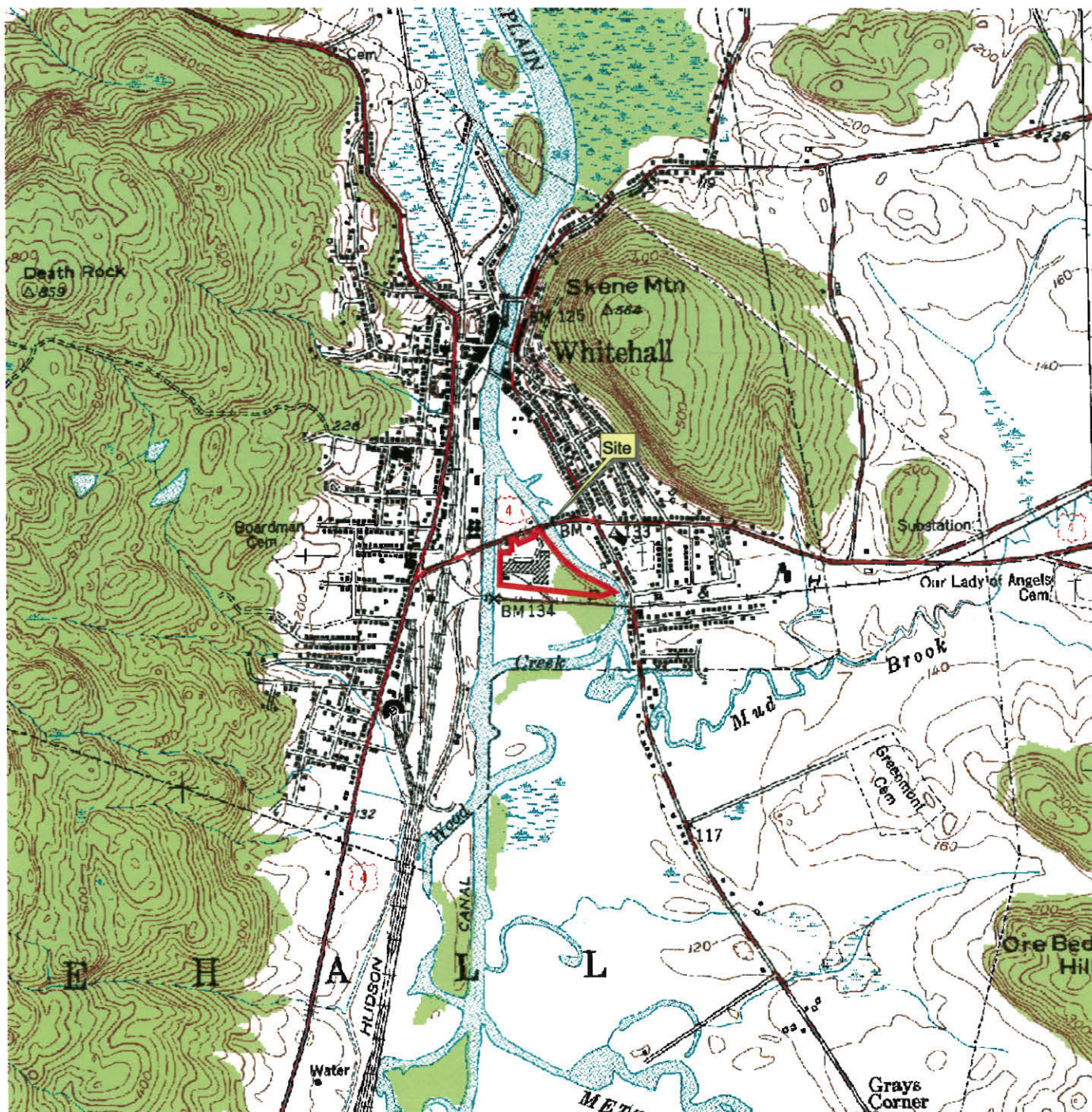
### **Receive Site Fact Sheets by Email**

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.





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