New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, New York 12233-7020
Phone: (518) 402-9553 • **FAX:** (518) 402-9577
Website: www.dec.state.ny.us

Erin M. Crotty
Commissioner

MEMORANDUM

TO: Chittibabu Vasudevan, NYSDEC - DER Remedial Bureau A
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
Rich Wagner, NYSDEC - Region 5
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

FROM: Kelly Bologna, NYSDEC - DER Bureau of Technical Support Kelly A Bologna

SUBJECT: Environmental Restoration Projects Application
36 Elm Street, E-557019

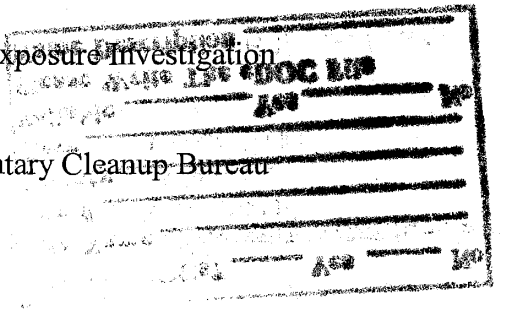
DATE: NOV 26 2003

The attached Environmental Restoration Projects (ERP) Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Environmental Restoration Projects procedures. If you require additional copies or the complete series of the related application's attachments, please contact me at 518-402-9553.

The Time and Activity Code for the subject site is: F861.

Attachment(s)

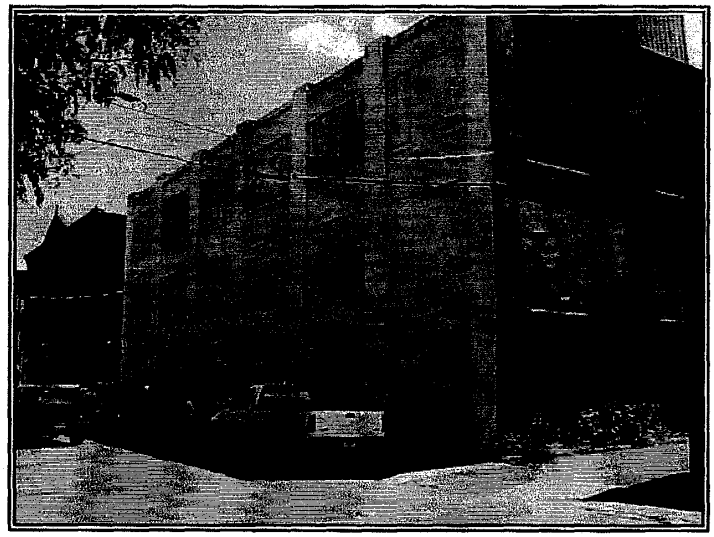
Distribution
Original (with all attachments) to:
Chittibabu Vasudevan, NYSDEC - DER Remedial Bureau A
Copy (with all attachments) to:
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
Rich Wagner, NYSDEC - Region 5
Copy (without attachments) to:
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat



City of Glens Falls
TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM (ERP)
(ECL Article 56)

Application for Assistance



NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York

City of Glens Falls
42 Ridge Street
Glens Falls, New York 12801

Robert A. Regan, Mayor

October 2003

City of Glens Falls

Telephone: [518] 761-3800 • Fax: [518] 761-0234 • www.cityofglensfalls.com

October 6, 2003

NYS Department of Environmental Conservation
Bureau of Program Management
Brownfields and Voluntary Cleanup Section
625 Broadway, 12th Floor
Albany, New York 12233-7012

Attn: Christine Costopoulos

Subject: **Glens Falls Technology Accelerator Brownfield Project**

Dear Ms. Costopoulos:

I am pleased to submit an original and one copy of our application for funding under the state Brownfields Program authorized by Title 5 of the 1996 Clean Water/Clean Air Bond Act. The requested funding will be used to support a detailed site investigation of a deteriorated shirt and lingerie factory in the heart of our downtown business district. We have identified this building as the prime candidate for rehabilitation and reuse as a small technology business incubator, referred to thus far as the Adirondack Technology Accelerator Center. State Brownfields funding is needed to thoroughly investigate the site and facilitate the cleanup of any contamination or hazardous materials so that we may move forward with redevelopment of the building to help create new jobs and technology-based industries within our region.

This project is critical to our downtown revitalization efforts because the three-story brick building is currently used as a warehouse that generates no foot traffic, few jobs, and little tax revenue. The structure is located at a prominent intersection in our downtown and is underutilized for this kind of space and location. The appearance of the building, which has been "boarded up" with cinder-blocks, detracts from surrounding properties and contributes a sense of decay to the rest of the business district.

We believe that the building is structurally in good shape and can be renovated for a more productive use that will create jobs and help new technology-based businesses grow within our community. The only way to proceed with this project, however, is to first investigate the environmental risks and potential cleanup measures that will be needed for the site. With the requested Brownfields funding, we will be able to fully investigate the building and the property to determine the most effective way to deal with any suspected hazardous substances so that we can promote the productive reuse of the building.

If you have any questions or need additional information regarding our proposal, please contact our Community Development Director, Roy Thomas, at (518) 761-3833. We look forward to working with the DEC to facilitate the redevelopment of the highly visible site for the benefit of our residents and those of the State of New York.

Sincerely,

Robert A. Regan
Mayor

cc.: Mr. Michael McLean, DEC Region 5

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM APPLICATION
(ECL Article 56)

Application Form

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

ENVIRONMENTAL RESTORATION PROGRAM (ERP) APPLICATION

1996 CLEAN WATER/CLEAN AIR BOND ACT

ECL ARTICLE 56 - 6NYCRR 375-4

10/9/03

Applicant Information			
NAME OF MUNICIPALITY	City of Glens Falls		
NAME OF INDIVIDUAL AUTHORIZED TO SIGN APPLICATION	Robert A. Regan		
TITLE OF AUTHORIZED INDIVIDUAL	Mayor		
ADDRESS	42 Ridge Street		
CITY/TOWN	Glens Falls, NY	ZIP CODE	12801
PHONE	518/761-3800	FAX 518/761-0234	E-MAIL N/A
NAME OF COMMUNITY BASED ORGANIZATION (IF APPLICABLE)	N/A		
COMMUNITY BASED ORGANIZATION'S REPRESENTATIVE	N/A		
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE		FAX	E-MAIL

Site Information			
SITE NAME	N/A		
SITE ADDRESS	36 Elm Street		
CITY/TOWN	Glens Falls, NY	ZIP CODE	12801
COUNTY	Warren	SIZE (ACRES)	0.13
LATITUDE	43° 18' 57"	LONGITUDE	73° 38' 86"

** PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.

1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? ☒YES ☐NO
   IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME)_____ ☐YES ☒NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? ☐YES ☒NO
   IF YES, FILL IN CURRENT REGISTRY SITE NUMBER AND CLASSIFICATION.

   REGISTRY SITE NUMBER:_____ CLASSIFICATION: _____

* see the requested maps in Attachment 1.

Applicant Eligibility Information

1. HAS THE APPLICANT GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF, HAZARDOUS WASTE OR PETROLEUM ON THE SITE? ☐YES ☒NO

2. HAS THE APPLICANT UNDERTAKEN, OR INTEND TO UNDERTAKE, ANY INDEMNIFICATION OBLIGATION RESPECTING A PARTY RESPONSIBLE UNDER LAW FOR THE REMEDIATION OF THE SITE? ☐YES ☒NO

3. HAS THE APPLICANT LEASED THE SITE TO ANOTHER PARTY THAT GENERATED, TRANSPORTED OR DISPOSED OF, OR THAT ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF HAZARDOUS WASTE OR PETROLEUM ON THE SITE? IF YES, CHECK ONE OF THE FOLLOWING: ☐YES ☒NO

   ☐ A. THE APPLICANT DID NOT KNOW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM.

   ☐ B. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND DID NOT TAKE ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.

   ☐ C. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND TOOK ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.

4. DOES THE APPLICANT CURRENTLY OWN THE SITE OR HAS IT OBTAINED TEMPORARY INCIDENTS OF OWNERSHIP FOR AN INVESTIGATION PURSUANT TO ECL 56-0508? ☐YES ☒NO

Project Description

PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING INFORMATION (REFER TO THE ENVIRONMENTAL RESTORATION PROGRAM PROCEDURES HANDBOOK FOR DETAILED INSTRUCTIONS).

- PURPOSE AND SCOPE OF THE PROJECT;
- CURRENT AND PROPOSED FUTURE USE OF THE SITE (RESIDENTIAL, COMMERCIAL, INDUSTRIAL);
- ESTIMATED PROJECT COST (INCLUDE ANY RESPONSIBLE PARTY COST RECOVERY PAYMENTS RECEIVED OR ANTICIPATED, AS WELL AS ANY OTHER ACTUAL OR POTENTIAL FUNDING SOURCES FOR THE PROJECT);
- HOW THE PROJECT WOULD SATISFY THE CRITERIA OF ECL 56-0505; AND
- ESTIMATED PROJECT SCHEDULE (FIELD WORK MUST BEGIN WITHIN 12 MONTHS OF THE APPLICATION APPROVAL DATE)

Site's Environmental History

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

1. **ENVIRONMENTAL DATA**
   A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.
2. **OWNERS**
   A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").
3. **OPERATORS**
   A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

Contaminant Information

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X			X
Chlorinated Solvents					
Other VOCs					
SVOCs	X	X			X
Metals	X	X			
Pesticides					
PCBs					
Other*_____					

Equip.

X

*PLEASE DESCRIBE: _____

Project Information (Complete for Remediation Projects Only)

1. HAS THE DEC ISSUED A RECORD OF DECISION FOR THE SITE UNDER THE ERP? ☐YES ☐NO
2. HAS GROUNDWATER OR A SURFACE WATER BODY BEEN CONTAMINATED ABOVE STANDARDS? ☐YES ☐NO
   IF YES, CHECK ALL THAT APPLY:
   - ☐ A. THE INFLUENT TO A PUBLIC OR PRIVATE WATER SUPPLY HAS BEEN CONTAMINATED OR THREATENED.
   - ☐ B. A CLASS A OR AA SURFACE WATER BODY OR A PRIMARY OR PRINCIPAL AQUIFER HAS BEEN CONTAMINATED WITHOUT AFFECTING AN EXISTING WATER SUPPLY.
   - ☐ C. GROUNDWATER HAS BEEN CONTAMINATED ABOVE STANDARDS OR A SURFACE WATER HAS BEEN IMPACTED.
3. HAVE ENDANGERED, THREATENED OR RARE SPECIES, STATE PROTECTED STREAMS, OR STATE REGULATED WETLANDS BEEN IMPACTED BY RELEASES FROM THE SITE? ☐YES ☐NO
4. ARE CONTAMINANTS PRESENT IN SOILS/WASTE AT LEVELS THAT EXCEED DEC DIVISION OF ENVIRONMENTAL REMEDIATION GUIDANCE VALUES? ☐YES ☐NO
5. IS THE SITE LOCATED IN A DESIGNATED EMPIRE ZONE? ☐YES ☐NO
6. IS THE SITE LOCATED IN A DESIGNATED EN-ZONE PURSUANT TO TL § 21 (b)(6)? ☐YES ☐NO
7. HAS ALL OR PART OF THE SITE BEEN IDLE OR ABANDONED FOR MORE THAN ONE YEAR? ☐YES ☐NO
7. HAS THE APPLICANT SIGNED AN AGREEMENT WITH A PRIVATE PARTY TO REUSE THE SITE ONCE IT IS RESTORED? ☐YES ☐NO
8. HAS THE APPLICANT COMMITTED TO A NEW PUBLIC OR RECREATIONAL USE? ☐YES ☐NO
9. HAS THE APPLICANT COMPLIED WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) REGARDING THIS ACTION? IF YES, INCLUDE THE DETERMINATION (NEGATIVE DECLARATION OR FINDINGS STATEMENT) IN THE ATTACHED PROJECT DESCRIPTION AND IDENTIFY ALL INVOLVED AGENCIES IN THE COORDINATED REVIEW. ☐YES ☐NO
10. IS THE APPLICANT AWARE OF OTHER FUNDING SOURCES FOR REMEDIATING THE SITE? ☐YES ☐NO
    IF YES, PROVIDE SOURCES(S) AND DOLLAR AMOUNT IN THE ATTACHED PROJECT DESCRIPTION.

Municipality Certification

The undersigned on behalf of the applicant does hereby certify that:

- All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full in this application, or are set out in full in exhibits attached to this application and incorporated by this reference; and
- The individual whose signature appears hereon is authorized to sign this application for the municipality.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Robert A. Regan, Mayor

Robert A. Regan — Signature of Individual Authorized to Sign the Application

10/24/03 — Date

Community Based Organization Certification (if applicable)

The undersigned on behalf of the Community Based Organization acting in partnership with the municipality does hereby certify that:

- The Community Based Organization is a not-for-profit corporation, exempt from taxation under section 501(c)(3) of the internal revenue code whose stated mission is promoting reuse of brownfield sites within a specified geographic area in which the Community Based Organization is located, which has 25% or more of its board of directors residing in the community in such area;
- The Community Based Organization represents a community with a demonstrated financial need;
- Not more than 25% of the members, officers or directors of the Community Based Organization are or were employed by or receiving compensation from any person responsible for a site under title 13 or title 14 of article 27 of the Environmental Conservation Law, article 12 of the navigation law or under applicable principles of statutory or common law liability; and
- The individual whose signature appears hereon is authorized to sign this application for the Community Based Organization.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

N/A — Signature of Individual Authorized to Sign for the Community Based Organization

Date

SUBMITTAL INFORMATION:

Four (4) complete copies, one with original signatures, are required.

- **Three (3)** of the copies, one with original signatures, must be sent to:

  Chief, Site Control Section
  New York State Department of Environmental Conservation
  Division of Environmental Remediation
  625 Broadway
  Albany, NY 12233-7020

- **One (1)** copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: http://www.dec.state.ny.us/website/der/index.html

FOR DEPARTMENT USE ONLY:

ERP SITE NO:_____ **ERP SITE T&A CODE:**_____ **PROJECT MANAGER:**_____

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM APPLICATION
(ECL Article 56)

Municipal Resolution

At a regular Common Council meeting held at 7:30 PM on Thursday, September 4, 2003 in the Common Council Chambers in City Hall, 42 Ridge Street, Glens Falls, New York 12801, the following resolution was passed.

RESOLUTION NO. 344

On the motion of Councilman Taylor, seconded by Councilman McDevitt,

WHEREAS, the City of Glens Falls, New York, herein called the "Municipality", after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work**, with regards to the property commonly known as 36 Elm Street, Glens Falls, New York,** and as described in its application and attachments, herein called the "Project", is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, Article 56 of the Environmental Conservation Law authorizes State assistance to municipalities for environmental restoration projects by means of a contract and the Municipality deems it to be in the public interest and benefit under this law to enter into a contract therewith:

NOW, THEREFORE, BE IT RESOLVED BY the Common Council of the City of Glens Falls,

1. **Robert A. Regan, the Mayor of the City of Glens Falls** is the representative authorized to act in behalf of the Municipality in all matters related to State assistance under ECL Article 56, Title 5. The representative is also authorized to make application, execute the State Assistance Contract, submit Project documentation and otherwise act for the Municipality's governing body in all matters related to the Project and to State assistance;

2. That the Municipality agrees that it wil fund its portion of the cost of the Project and that funds will be available to initiate the Project's field work within twelve (12) months of written approval of its application by the Department of Environmental Conservation;

3. That one (1) certified copy of this Authorization be prepared and sent to the Albany office of the New York State Department of Environmental Conservation together with the Application for State Assistance;

4. That this Authorization take effect immediately.

Roll call vote taken on the foregoing resolution resulted as follows:
AYES: Councilwoman-at-Large Saunders, Councilmen Diamond, McDevitt and Taylor and Councilwoman Weber.
NAYS: None.
Said resolution declared Adopted.

♦♦♦

CERTIFICATE OF RECORDING OFFICER

That the attached RESOLUTION is a true and correct copy of the RESOLUTION, as regularly adopted at a legally convened meeting of the Common Council of the City of Glens Falls, duly held on the 4th day of September, 2003; and further that such RESOLUTION has been fully recorded in the Common Council Minutes in my office.

In witness thereof, I have hereunto set my hand this 2nd day of October, 2003.

Noreen M. Love
Signature of Recording Officer

(Impress Seal)

Deputy City Clerk
Title of Recording Officer

City of Glens Falls

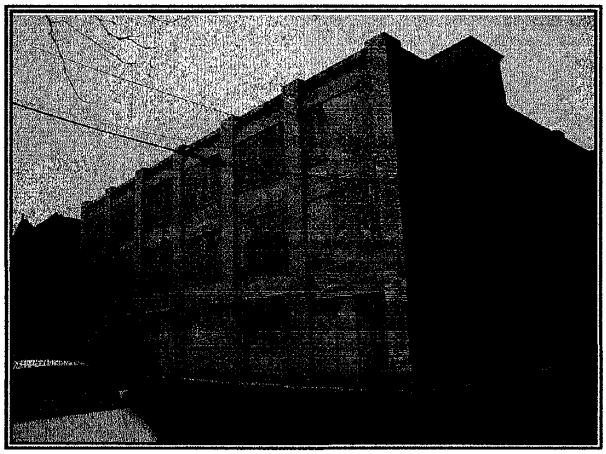
TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

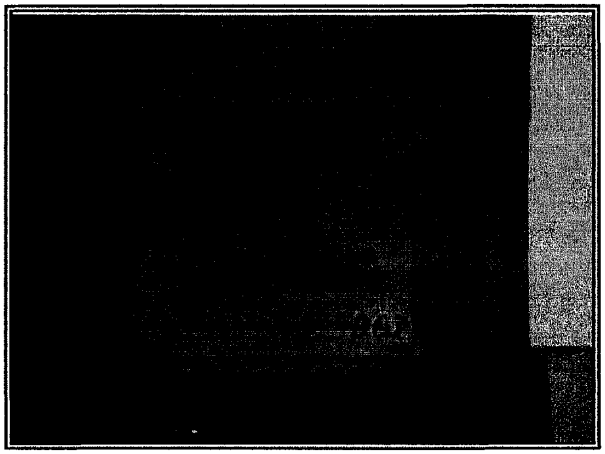
1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM APPLICATION
(ECL Article 56)

Site Background

Property Address:	**36 Elm Street**
Land Area:	**± 0.13 Acres**
Tax Parcel No.:	**309.28-1-13**
Latitude:	**N 43° 18' 57"**
Longitude:	**W 73° 38' 86"**
Site History:	**• Residential**
	• Shirt Factory
	• Auto Repair and Sales
	• Lingerie Factory
	• Restaurant Equipment Storage (current)

36 Elm Street
City of Glens Falls





City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

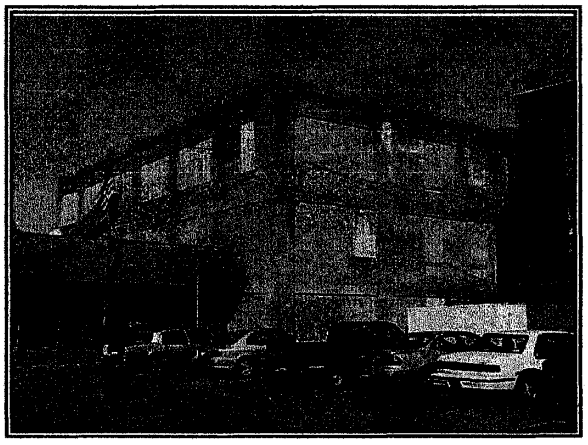
1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM APPLICATION
(ECL Article 56)

Project Description

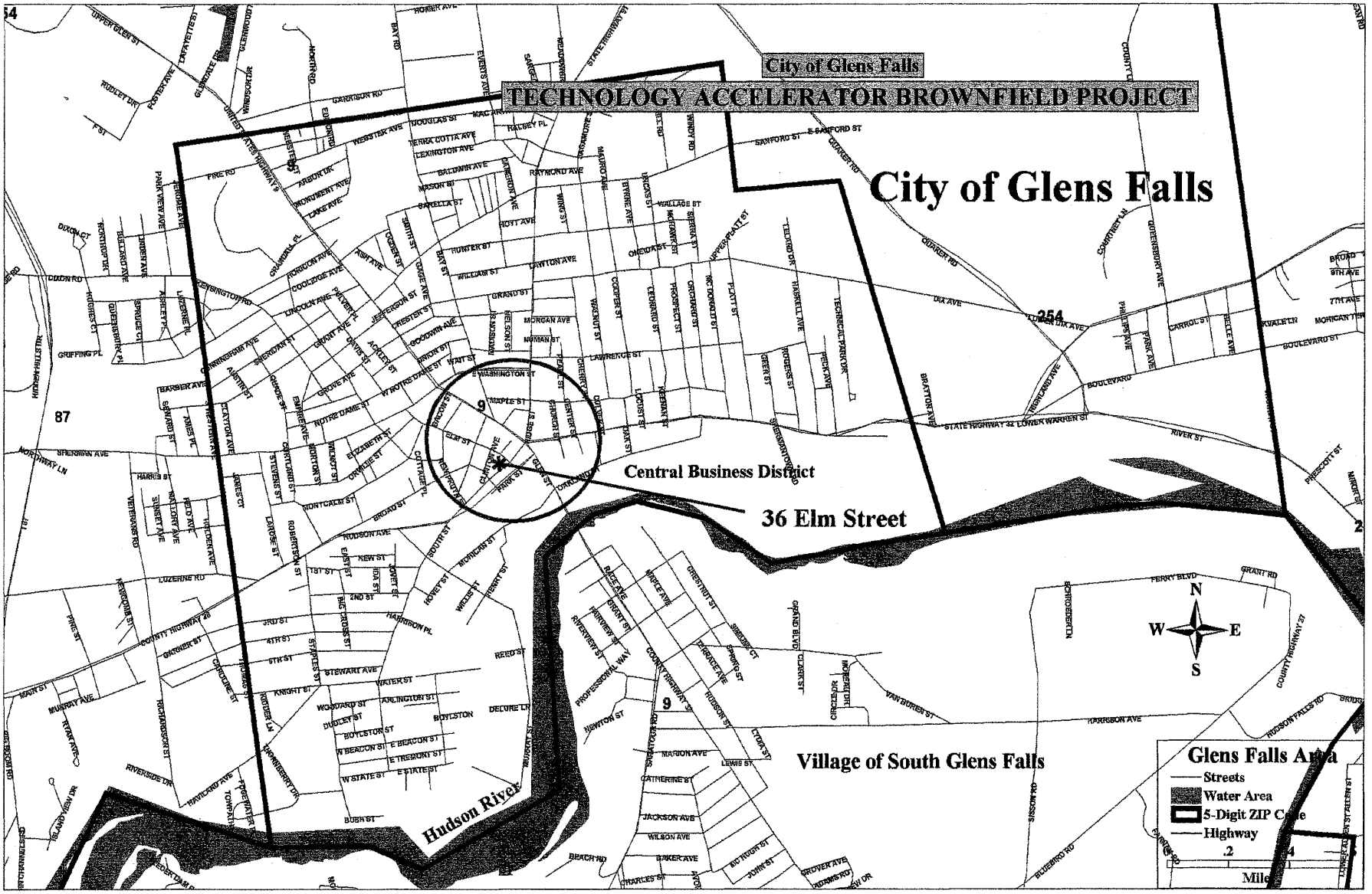
1. Purpose

The purpose of the Technology Accelerator Brownfield Project is to investigate the presence of hazardous substances and determine their potential adverse impact on the soil and groundwater for the property located at 36 Elm Street in the City of Glens Falls (see the map on the following page). This project will enable the City to plan for the cleanup of the site and redevelopment of the existing building as an incubator for small start-up technology businesses. The project therefore will turn a currently underutilized former factory and brownfield into a productive economic use that will create jobs and increase business activity and economic investment in downtown Glens Falls.

The 36 Elm Street property is located within the heart of the central business district of the City, adjacent to the intersection of Elm Street and South Street and approximately one block west of Glen Street (U.S. Route 9). The property consists of a three-story brick and masonry building with a basement in close proximity to other commercial buildings of similar structure and size along South Street and across from a City-owned parking lot on Elm Street.



The property at 36 Elm Street is located just west of the intersection of Elm Street and South Street in downtown Glens Falls (left). The building is generally surrounded by one-to-three story commercial structures and asphalt surface parking lots. From South Street, the property has a dominant presence in the downtown business district (right).

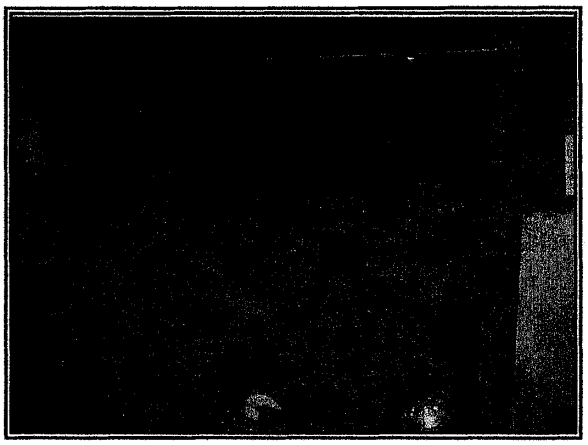

City of Glens Falls
TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT
City of Glens Falls
Central Business District
36 Elm Street
Village of South Glens Falls
Hudson River
Glens Falls Area
Streets
Water Area
5-Digit ZIP Code
Highway
N
W
E
S

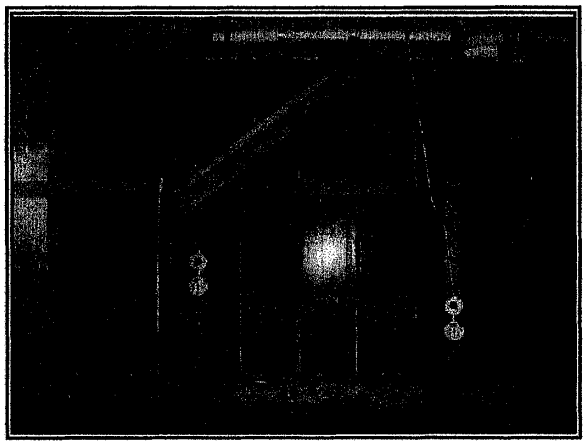
City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

For nearly 50 years (1920s - 1970s) the existing building at 36 Elm Street was used for shirt-making and the production of lingerie. There is also evidence of a auto repair facility that shared the property in the 1930s. Prior to the building's construction in the early 1920s, the site was used as residential housing. The existing building was last used for manufacturing in the early 1970's when it was purchased by the present owner and converted into a storage facility for restaurant equipment and supplies (dishes, furniture, appliances).

There is no evidence of City ownership of the building or the property, and there is no record of any environmental site work or remediation done on the property when it was turned into a warehouse 30 years ago. The period of use as a shirt and lingerie factory, along with the potential auto repair use during the 1930s, justifies the suspicion of on-site hazardous substances and possible soil and groundwater contamination. A former gasoline station in the 1950s and 1960s at 37 Elm Street and an auto repair garage adjacent to the southern side of the property from the 1920s to the 1960s also raise concerns regarding the migration and impact of off-site contaminants.





The interior of the building has been used as a warehouse since the 1970s, with minimal upkeep. The basement consists of a block enclosure containing four (4) fuel-oil tanks (approximately 500 gallons each) that have not been used in nearly 30 years as well as related boiler piping and equipment. The enclosure (left) appears to have been constructed more recently than the age of the furnace would suggest, and the enclosure is filled with sand, virtually covering all four tanks. The windows are boarded up, and the inside consists of severely deteriorated walls, ceilings, light fixtures, and flooring.

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

In early 2003, the City completed a Phase I Environmental Site Assessment on the Elm Street property (with permission from the site's private owner). That assessment revealed evidence of potential contamination from the use of four fuel-oil storage tanks that served the heating system until the site was converted to a warehouse. Since then, the heating system has been shut off, although the tanks remain in the building. Other site impacts include potential PCB light ballasts and building materials containing asbestos and lead-based paint. Possible off-site hazards include impacts from a neighboring gasoline station and auto repair facility, both which no longer exist.

The objective of this project is to determine the condition of the four (4) existing above ground fuel tanks and the presence of any other underground tanks on the site, and to evaluate their impact on the soil and groundwater under the building and in relation to neighboring properties. The tanks (and any contents) may also be removed as part of this work so that the area underneath and surrounding the tanks (including the sand-filled enclosure) can be further investigated.

The project will also evaluate the presence and impact of other potential sources of contamination that are related to the building's use as a shirt and lingerie factory, including the presence of PCBs in the flourescent light fixtures and asbestos and lead-based paint associated with various materials (floors, partitions, ceilings, pipes) throughout the structure. Preparation of all necessary work plans, site investigation and remedial reports, and other required documentation in accordance with the Environmental Restoration Program will be included in this project.

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

2. Project Scope

The following activities are planned to complete the site investigation of the property located at 36 Elm Street in the City of Glens Falls.

- **Site Investigation / Remedial Alternatives Report Work Plan** will be submitted to the DEC for review prior to the commencement of any on-site work. The Work Plan will include, at a minimum, the following components:

  - Field Sampling and Quality Assurance / Quality Control Plan
  - Health and Safety Plan
  - Citizen Participation Plan

- **Subsurface investigation** will determine the presence and extent of any on-site or off-site sources of contamination. This investigation will include the following activities:

  - Ground penetrating radar survey (GPR)
  - Soil gas survey
  - Soil borings
  - Soil sampling and testing
  - Groundwater monitoring wells
  - Groundwater sampling and testing

- **Above ground tank removal and sampling** to include analysis of any contents of the above-ground fuel tanks (in the basement) and inspection, testing, removal, and disposal of those tanks, associated piping, and any contaminated tank enclosure material in accordance with applicable DEC protocols.

- **Underground tank removal and sampling** if the GPR survey determines that an underground tank is located to the east of the building (as suggested by the 1935 Sanborn map). If confirmed, the tank and associated piping will be removed according to DEC protocols, and any residual product within the tank as well as the tank grave material will be tested and removed for disposal.

- **Soil gas survey** will be conducted to evaluate the potential impact of any underground storage tanks (see above) with respect to the site's history (1930s) as an automobile service and repair facility and similar facilities that once were adjacent and across from the property. Approximately 10-15 soil gas sampling points will be advanced beneath the building's basement floor and in the soil surrounding the building, and the samples will be analyzed in the field for the presence of volatile organic materials. The soil gas survey will also be used to help determine the placement of soil borings and groundwater wells.

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

- **Asbestos survey** of the existing building to determine the presence and type of regulated asbestos containing materials (RACM) in such areas as pipe and roofing insulation, roof coatings, and boiler and heat duct insulation. The quantity and condition of such materials will be evaluated, and samples will be collected for laboratory analysis.

- **Removal of RACM**, if determined by the DEC to be necessary and integral to this project, will be completed using licensed asbestos contractors specializing in commercial building installations in accordance with DEC protocols and NYS Department of Labor standards.

- **Assessment and sampling of other hazardous building materials**, including PCBs in overhead light fixtures and lead-based paint used for wall and ceiling coverings will be completed in accordance with applicable protocols.

  - **Lead-based paint survey** will be conducted using a portable X-ray fluorescence (XRF) analyzer and laboratory testing of paint samples if necessary to identify painted surfaces with lead-based paint above regulatory standards.

  - **PCB analysis** will be completed to determine the presence and extent of any PCBs within on-site transformers and lighting fixtures. All on-site electrical equipment and components will be cataloged and reviewed for the potential presence of PCBs.

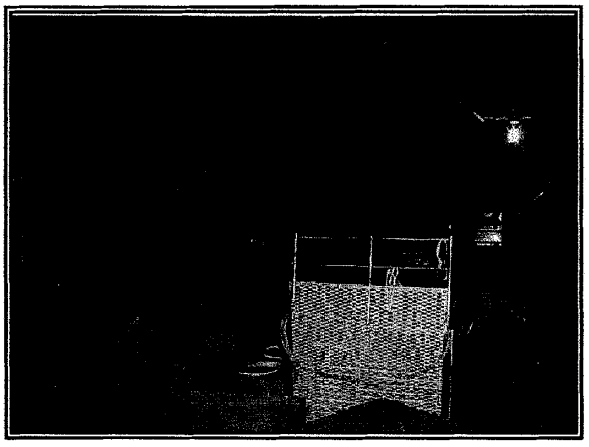
- **Preparation of applicable investigation work plans and reports** in accordance with the procedures for the Environmental Restoration Program and in conjunction with DEC. This work will specifically include the appropriate draft and final Site Investigation / Remedial Alternatives Report (SI / RAR) and assistance with the preparation of the Responsiveness Summary (RS) and Record of Decision (ROD), if applicable.

  If contaminants are found on the site that are above DEC guidance values, a Proposed Remedial Action Plan will be prepared that identifies specific cleanup actions and alternatives and evaluates those actions in terms of their effectiveness, reliability, ability to be implemented, and cost.

- **Programmatic activities** to ensure the project remains in compliance with all DEC requirements and applicable local, state, and federal regulations including implementation of the Citizen Participation Plan throughout the project, maintenance of specific records and reports required by DEC, monitoring of project schedules and budgets, and other activities directly related to the implementation of the project.

3. Current Site Use

The 36 Elm Street property is estimated to be ± 0.13 acres, with frontage along Elm Street in the central business district of the City of Glens Falls. The site consists of a three-story 17,550 square foot masonry building with a basement that is believed to have been constructed in the early 1920s, with no later additions or significant modifications. In the 1970s, the building was sold to its present owner and converted to a warehouse for restaurant supplies and equipment (dishes, glassware, tables, appliances). Each of the three floors and the basement are filled with pallets of boxes containing dishware, glassware, and other restaurant equipment, in varying condition.



The load-bearing structure of the original factory is still intact and structurally sound. The building has been used as a warehouse for nearly 30 years, with no heat and minimal interior or exterior upkeep. All three floors of the building and the basement currently contain restaurant and food service supplies. A delivery truck is also parked inside the first floor of the building when it is not in use.

In the early 1970s, when the building was converted to a warehouse, its windows were filled in with cinder blocks and plywood, the exterior was coated in a concrete type stucco material, and modern garage doors were added to the Elm Street exterior. Little was done to the interior. The building has not been renovated since the warehouse conversion, and a portion of the roof structure is currently in danger of collapse. Otherwise, the building structure is solid and will be capable of handling new commercial or light industrial uses once it has been redeveloped. The building is served by public water and sewer, natural gas (not currently connected), and electricity.

4. Future Site Redevelopment and Building Use

The City of Glens Falls and other local municipalities and industry representatives are examining the feasibility of turning the 36 Elm Street building into an incubator facility for start-up technology businesses from the Northern Saratoga and Warren and Washington County region. This project, known as the *Adirondack Technology Accelerator Center*, would consist of Class A office space, a "clean" room for laboratory space to support biomedical or superconductor research, high-speed internet access and telecommunications, and various public and nonprofit educational services and technical assistance to help individuals launch new start-up ventures.

The purpose of the regional incubator project is to attract new companies that will take advantage of the region's excellent market location for northern New York, the existing solid infrastructure in Glens Falls, and the high quality of life found in this area. A survey of new business filings for 2001 and 2002 in Warren County alone demonstrated that there were more than 200 businesses that could be assisted by such an incubator facility. The Accelerator Center would also tap into the momentum and investment generated by Sematech and other spin-off technology projects now underway in the Capital Region and moving north into Saratoga and Warren Counties.

Rehabilitation and redevelopment of the property would benefit the Glens Falls community and southern Adirondack region by adding job opportunities within the City's central business district and providing financial and technical incentives to help start-up technology businesses grow and expand. The project would also enable the City to facilitate the cleanup and improvement of a deteriorating industrial eyesore in the heart of the downtown area, and it would encourage other building owners along Elm and South Streets to invest in and upgrade their properties.

For all of this to happen, however, the City must first move forward on a detailed investigation of the property to determine the extent of any suspected and known contamination, and the types of cleanup methods and alternatives that will be required to rehabilitate the building and return the site to productive use. While the proposed investigation project is underway (if this application is funded), the City will complete its feasibility analysis and seek other local, state, and federal funding sources for the cleanup and redevelopment of the property. This will enable the City to move quickly with the implementation of the accelerator project once the investigation and any related cleanup measures have been completed.

Making the technology incubator project a reality and achieving other local economic revitalization initiatives will only stagnate, however, until vacant and potentially contaminated properties in Glens Falls can be properly investigated and prepared for reuse.

5. Estimated Project Cost

The estimated cost of the site investigation work for the 36 Elm Street property proposed in this application is **$148,000**. These costs are based on consultation with two separate engineering consultants who have been asked to provide preliminary information for this application. Those consultants considered the size of the property, the known environmental history of the site, and their experience with similar brownfield properties across New York State. These costs are subject to change upon approval of this application and the development of a formal State Assistance Contract and Site Investigation Work Plan in accordance with DEC program regulations. The specific work items and estimated costs for the Technology Accelerator Brownfield Project are provided below.

- **Site Investigation / Remedial Alternatives Report (SI/RAR) Work Plan:** This document will be developed in consultation with DEC regarding the approach that will be used to guide the investigation work and complete the Final SI/RAR.

  Estimated Cost: $6,000

- **Ground Penetrating Radar Survey (GPR):** To evaluate the presence of any underground tanks and piping not found during the limited Phase I ESA.

  Estimated Cost: $3,500

- **Soil Gas Survey:** To determine the impact of any underground storage tanks and the above ground fuel tanks located in the basement and to help pin point the appropriate locations of the soil borings and groundwater monitoring wells (included below).

  Estimated Cost: $2,500

- **Soil Borings, Monitoring Wells, and Sampling:** Based on the Phase I ESA already conducted for the site, a minimum of eight (8) soil borings will be dug at depths of 10-15 feet to examine evidence of subsurface contamination. At least five (5) of these borings will be done outside of the building to determine the extent of off-site contamination. A minimum of four (4) monitoring wells will be installed on the property to assess current groundwater conditions. Soil and groundwater samples will be taken from the borings and wells and analyzed for contamination. The analysis will include both photoionization and laboratory analysis. All wells will be sealed from infiltration and properly developed before water samples are taken.

  Estimated Cost: $14,000

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TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

- **Above Ground Tank Evaluation and Removal:** The four (4) approximately 500-gallon fuel oil tanks located in the basement will be inspected and analyzed for their contents and any leaks or spills. The tanks are located within a block enclosure that is filled with sand. The tanks have not been used to supply oil to the heating system for at least 30 years. In order to fully assess the contents and condition of the tanks, the block enclosure will have to be breached, and soil and sand samples taken at appropriate depths around the tanks.

  If the four fuel oil tanks are required by the DEC to be removed during the investigation project, this work will be completed subject to DEC inspection and approval. All tanks, any contents, and associated piping will be removed, inspected, cleaned, and transported for disposal in accordance with DEC protocols.

  Tank Enclosure Analysis: After the tank removal, the block tank enclosure and any pipe run(s) will be reviewed for evidence of contamination. Soil and sand samples will be collected from these areas and subjected to both photoionization and laboratory analysis. The tank enclosure and its contents (sand fill, pipe runs, and associated soil material) will then be removed and disposed of in accordance with DEC protocols.

  Estimated Cost: $40,000

- **Underground Tank Removal and Analysis:** If the ground penetrating radar survey indicates the presence of one or more underground storage tanks on the site, the tank(s) will be inspected and analyzed for their contents and any leaks or spills. If any underground storage tanks are required by the DEC to be removed during the investigation project, this work will be completed subject to DEC inspection and approval. All tanks and associated piping will be removed, inspected, cleaned, and transported for disposal in accordance with DEC protocols, and an analysis of the tank grave area will be done to determine the presence of any related subsurface contamination. Removal of any soil from the tank grave will also be included if required by the DEC.

  Estimated Cost: $34,000

- **Asbestos Survey:** This will be done to determine the type and quantity of any regulated asbestos containing materials (RACM) within the existing building. Suspected RACM due to the building's age and construction include roofing material, pipe and boiler insulation, and a limited amount of tile flooring. The City's future plans for the site will require that the existing building be renovated to accommodate office space and commercial business tenants, and therefore the content and quantity of any asbestos in the building needs to be evaluated to determine the exposure risks to public health.

  Estimated Cost: $6,000

- **Removal of RACM:** If removal of regulated asbestos containing material (RACM) is warranted by the type and prevalence of such material and approved by the DEC during the project, the removal will be handled by licensed asbestos abatement contractors in accordance with all state and federal regulations.

Estimated Cost: $18,000

- **Other Hazardous Materials Assessment:** The building was constructed in the 1920s and has not been substantially modified since. It is suspected that many of the original flourescent light fixtures contain PCB material as part of their ballasts, and painted wall and ceiling surfaces consist of lead or lead-based paint. The presence of these materials will be examined with appropriate testing methods (XRF gun, laboratory analysis and research regarding the light fixtures) in order to determine appropriate cleanup methods and alternatives. If the DEC determines that any of these materials should be removed from the property, that work will also be included in this project.

Estimated Cost: $8,000

- **Final SI/RAR and Other Reports:** Preparation of all necessary documents required to complete the Final Site Investigation / Remedial Alternatives Report (SI/RAR) will be completed by the City in conjunction with consultants selected for this project. This work will also include the preparation of the Proposed Remedial Action Plan, Responsiveness Summary, and Record of Decision, if required by the DEC. Coordination of all project activities and programmatic actions directly related to implementation and completion of the investigation project will be included in this cost.

Estimated Cost: $16,000

- **Total Estimated Project Costs:** **$148,000**

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

The estimated project costs necessary to complete the investigation tasks as described on the previous pages are summarized in the following table:

Draft SI/RAR Work Plan:	$6,000
Ground Penetrating Radar Survey:	$3,500
Soil Gas Survey:	$2,500
Subsurface Investigation:	$14,000
Tank Removal and Enclosure Analysis (Above ground and underground tanks, if required):	$74,000
Asbestos Survey:	$6,000
Removal of RACM:	$18,000
Other Hazardous Materials Assessment:	$8,000
Final SI/RAR, Other Reports and Project Coordination:	$16,000
Total Estimated Project Costs:	**$148,000**

6. Other Funding Sources and Cost Recovery

There are no municipal funding sources available to the City that would cover the full expense of the proposed investigation project or the redevelopment of the property for use as a technology business incubator. If awarded funding as proposed in this application, the City will identify possible financing resources that can be used for the municipal portion of the investigation costs in accordance with DEC program regulations (also see this discussion under the "Legislative Criteria" section).

For the municipal share, the City expects to utilize one or more of the following sources: (1) the Clean Water State Revolving Fund (CWSRF); (2) federal Community Development Block Grant entitlement funds administered by the U.S. Department of Housing and Urban Development; (3) local funds provided by the Greater Glens Falls Development Corporation, a nonprofit economic development authority that is assisting with the planning of the Adirondack Technology Accelerator Center Project; (4) local funds contributed to the project by Warren and Washington Counties and the Town of Queensbury; and (5) private foundations and businesses that would benefit from helping promote the growth of start-up technology businesses within the region.

The City will also assist DEC and other agencies upon request with any actions that may be taken with respect to the enforcement of environmental laws or other measures used by the State to pursue responsible parties in order to recover costs of the proposed brownfield project, in accordance with DEC program regulations. Since the current owner is potentially not considered a responsible party based on the Phase I ESA, and that owner has controlled the property for nearly 30 years, the City does not expect to recover costs of the proposed accelerator project from any previous responsible parties at this time.

Once the site investigation project is completed, the City will have a better understanding of the extent of any contamination and the scope of work required to fully remediate the property in preparation for the building's rehabilitation and reuse. Without the state ERP funding, however, this project may never get out of the planning stages due to concerns about suspected environmental contamination within the currently deteriorating structure. Therefore, the investigation of the property is critical to starting the process necessary to fund the cleanup of the site and its redevelopment from a factory and derelict warehouse to productive commercial office space. The City expects to provide its share of the final project costs while using the state ERP funding to leverage an additional $1.5 million (estimated) in public, private, and nonprofit financing to complete the redevelopment of the proposed Adirondack Technology Accelerator Center and the continued revitalization of downtown Glens Falls.

7. Legislative Criteria

The following paragraphs describe how the proposed site investigation meets the criteria for state ERP funding as outlined in Section 56-0505 of the Environmental Conservation Law.

- **Environmental Benefit:** The proposed project will improve the soil and groundwater quality for the subject property and provide the City with information regarding possible contamination from off-site gasoline stations and auto repair facilities that were located in proximity to the site between the 1930s and 1960s. The remediation of the site, the removal of the above ground fuel oil tanks (and any underground tanks) and other hazardous materials, and the rehabilitation of the building as a technology business incubator will eliminate the "boarded up" characteristics of the building and replace a highly visible source of blight along a major downtown intersection with clean and functional office space generating new business activity for the City and the lower Adirondack region.

- **Economic Benefit:** The proposed project will facilitate the rehabilitation and reuse of a vacant and deteriorating warehouse within the downtown business district to a more productive economic use. The City is studying the feasibility of using the building, once investigated and remediated, for a technology business incubator. As an incubator, the property would provide office space and research facilities to new technology-oriented businesses trying to grow their ventures.

  By providing financial and technical assistance to such businesses, the City and its partners (Warren and Washington County economic development officials, City of Glens Falls and Town of Queensbury local development corporations) hope to encourage job-creation that will benefit the entire southern Adirondack region as new businesses grow out of the accelerator and expand on their own. The accelerator will also generate needed foot traffic and related economic benefits (increased worker spending on food, etc.) in an otherwise run-down and lower income part of the City's downtown, creating an incentive for other property owners to improve their storefronts and buildings.

- **Potential Recreational Use:** Although the primary use for the redeveloped building at 36 Elm Street will be for a business incubator (office and research space), the City will consider appropriate site improvements that improve pedestrian amenities in this part of the downtown, including new sidewalks, street lighting and street trees, and enhancing pedestrian access from the alley adjacent to the property connecting to other businesses along lower South Street within the central business district.

- **Other Funding:** The City will pursue other public, private, and nonprofit funding sources for the municipal portion of eligible investigation costs and any necessary remediation costs once the proposed site investigation is completed and the extent of contamination is known. The City has already used federal U.S. Environmental Protection Agency (EPA) funds from a previous Brownfield Assessment Demonstration Pilot grant to help conduct the Phase I ESA on the building earlier this year. City officials are currently considering several other funding sources that would help complete the rehabilitation and redevelopment of the property as a small business incubator once the investigation work is finished. Those potential sources include those listed below:

  - **DEC Environmental Restoration Program**
    (Additional site remediation funds, if needed);

  - **Clean Water State Revolving Fund**
    (Local share of investigation and/or remediation costs);

  - **U.S. Environmental Protection Agency (EPA)**
    Brownfield Cleanup Grants

  - **U.S. Department of Commerce**
    Economic Development Administration
    (Building renovation);

  - **U.S. Department of Housing and Urban Development**
    Community Development Block Grant Program
    (Building renovation and loans to start-up businesses);

  - **Warren and Washington Counties**
    (Site redevelopment and small business loan assistance);

  - **City of Glens Falls and Town of Queensbury**
    Local Development Corporations
    (Small business financing, technical assistance and support);

  - **Adirondack Community College**
    (Technical assistance and educational services for start-up companies);

  - **Local corporations and nonprofit support organizations**
    (Companies interested in promoting technology-based job development could provide technical assistance to start-up businesses, worker training, and help fund and conduct technology-oriented research).

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

8. Estimated Project Schedule

If awarded funding, the Technology Accelerator Brownfield Project will be implemented immediately upon the execution of the State Assistance Contract. Prior to this step, the City will take the necessary steps after the project award is announced to obtain the Contract. These steps include acquisition of the 36 Elm Street property and any applicable negotiation with DEC regarding the proposed scope of work and project budget.

The City will initiate the site investigation work in accordance with a DEC-approved work plan within 12 months of the application approval date, barring any unforseen circumstances that would prevent the City from meeting this requirement or force the City to withdraw the project from the program. No such circumstances or barriers to completing the project are foreseen at this time. The table below provides an estimated schedule for the project activities described previously.

Schedule of Tasks	Anticipated Time Frame
Implementation of the Community Involvement Plan:	Immediately following funding award and ongoing throughout the project
Acquisition of 36 Elm Street:	3-5 months after grant award
Execution of the State Assistance Contract:	6 months after grant award
Submission of the Site Work Plan:	6 weeks after Contract executed
Begin field investigation work:	2 weeks after DEC approves Work Plan
Completion of various surveys (GPR, asbestos, soil gas, other materials):	6 weeks after DEC approves Work Plan
Subsurface investigation (Borings, monitoring wells, and sampling):	Completed within 8 weeks after DEC approves Work Plan
Tank removal and grave analysis (Above ground and underground tanks, if applicable):	Completed within 8 weeks after DEC approves Work Plan
Submission of final investigation report(s):	Within 4-5 months of beginning the field investigation work
Begin site redevelopment activities (Separate from the scope of this investigation project):	Following successful completion of the Technology Accelerator Brownfield Project

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM APPLICATION
(ECL Article 56)

Environmental History

According to historical research conducted for the Phase I site assessment completed by the City in early 2003 (included in Attachment 3), the 36 Elm Street property has been used primarily for the manufacturing of textile garments, including shirts and lingerie. In the 1970s, the factory building was "redeveloped" by a new owner as a warehouse for restaurant equipment and supplies (dishes, tables, chairs, small appliances). Since its conversion to a warehouse, the site has been under the same ownership and still serves as a storage facility. The following list provides a snapshot of previous site occupants and approximate dates of use that have been determined through Sanborn maps and a search of several City business directories and other historical records.

Land use / building owner or primary tenant (based on available records)	**Approximate dates of ownership or operation**
Residential use	up to the 1920s
C.R. Thomson Shirt Company	1925-1930
Artistic Shirt Company	1930-1935
Sunshine Manufacturing Company and McNaughton & Hughes Auto Repair (records suggest dual site uses)	Late 1930s
Manhattan Shirt Company	1940-1949
Milbro Mills, Inc.	1950 - 1955
R&J Lingerie, Inc. / J&J Lingerie, Inc.	1955 - 1970
ABC Refrigeration and Restaurant Equipment (storage facility)	1971 to present

The specific environmental history of the site is minimal. The building had been used for shirt and lingerie manufacturing since its construction in the 1920s to approximately 1970. When the building was operating as a factory, the heating system was supplied by four 500 gallon (approximate) fuel oil tanks located in the basement. At some point in time, those tanks were enclosed within cinder block walls, and the entire enclosure was filled with sand (the present owner does not claim to have built the block enclosure). The heating system has been out of service for 30 years, and the present owner does not know what, if anything, still remains in the tanks or in the enclosure (the sand basically covers all four tanks). Accessibility of the tanks to evaluate their contents is limited without engaging in a more extensive investigation of the building to remove some of the sand and/or part of the enclosure wall.

A Sanborn map from 1935 suggests that an underground storage tank of unknown capacity or substance may exist along the eastern side of the building in the location of the current Elm Street sidewalk. The presence of this tank could confirm historical records indicating that the site was used jointly as a manufacturing facility and an auto service and repair station during this time period.

Research also indicates that neighboring properties consisted of a gasoline station across the street in what is now a municipal parking lot, and an auto repair facility was located adjacent to the southern side of the property (where there is now an alley and a one-story commercial building) from approximately the 1920s to the early 1960s. That facility, and the gasoline station across the street, no longer exist. The extent of any migrating contamination from those neighboring sites is unknown without further investigation.

The 36 Elm Street property is not listed on any federal or state regulatory databases for hazardous waste sites, hazardous waste generators, registered tanks, leaking tanks, spills, or solid waste landfills. According to available records, LUST trust funds have not been spent at this site, and the property is not subject to a response under the Oil Pollution Act. As a result of this site history and the environmental research conducted to date, the City is concerned about the following known or potential environmental conditions:

- The contents of the four (4) fuel oil tanks in the basement;
- The potential for subsurface contamination from those tanks or other sources related to the building's use as a textile factory and for auto service and repair; and
- The presence of PCBs, asbestos, and lead-based paint in roofing materials, light fixtures, painted surfaces, water pipes and pipe, boiler, and heat duct insulation.

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM APPLICATION
(ECL Article 56)

Attachment 1
Maps

- USGS 7.5 Minute Quadrangle - Glens Falls
  (36 Elm Street is highlighted)
- Property Tax Map and Aerial Photo
  (36 Elm Street is highlighted)
- Sanborn Fire Insurance Maps
  (1981, 1967, 1952, 1935, 1911, 1901)

SOURCE: NYSDOT 7.5' Topographic
QUADRANGLE: GLENS FALLS, NY

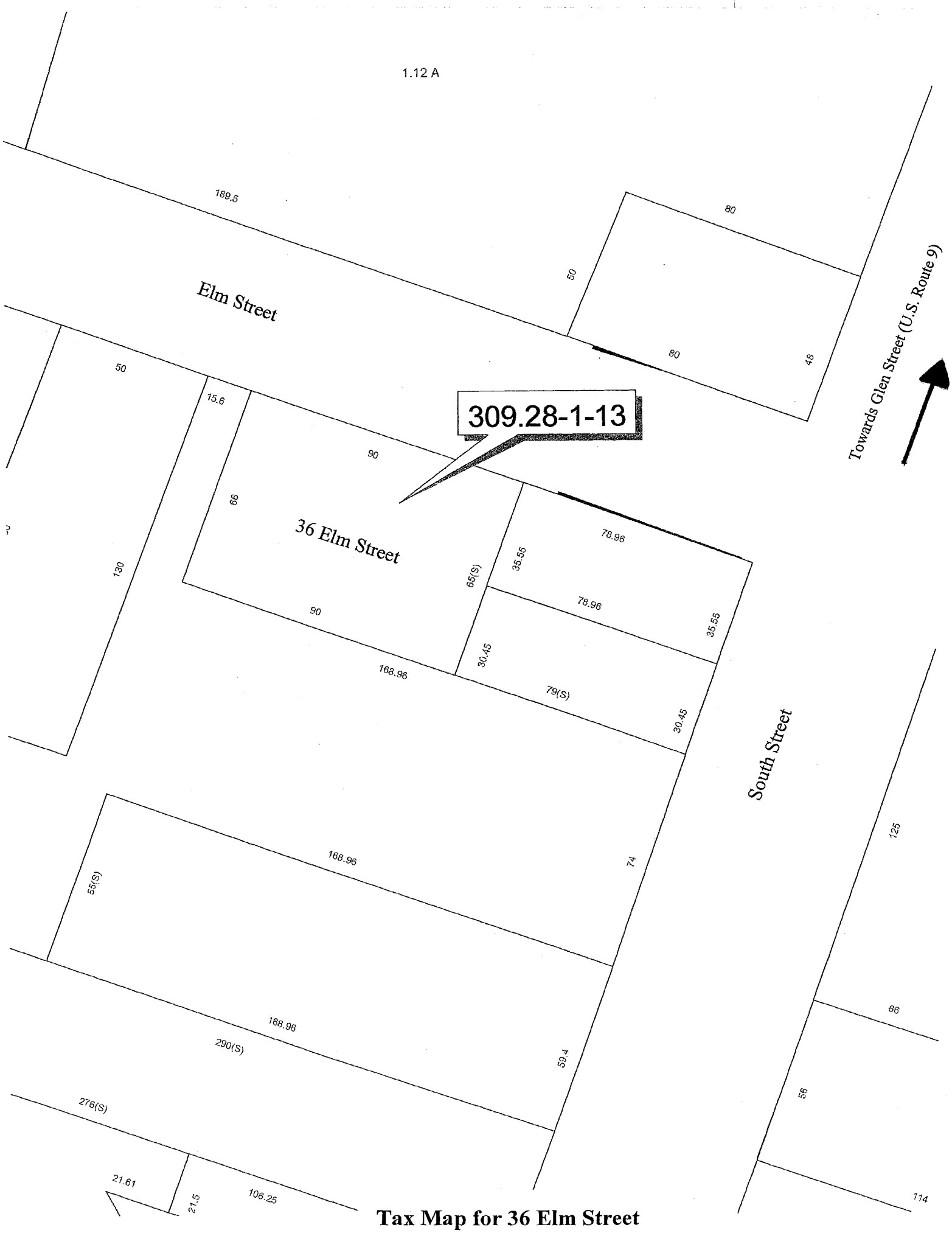
SCALE: 1:2000

CHA
CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
III WINNERS CIRCLE ALBANY, NEW YORK, 12205

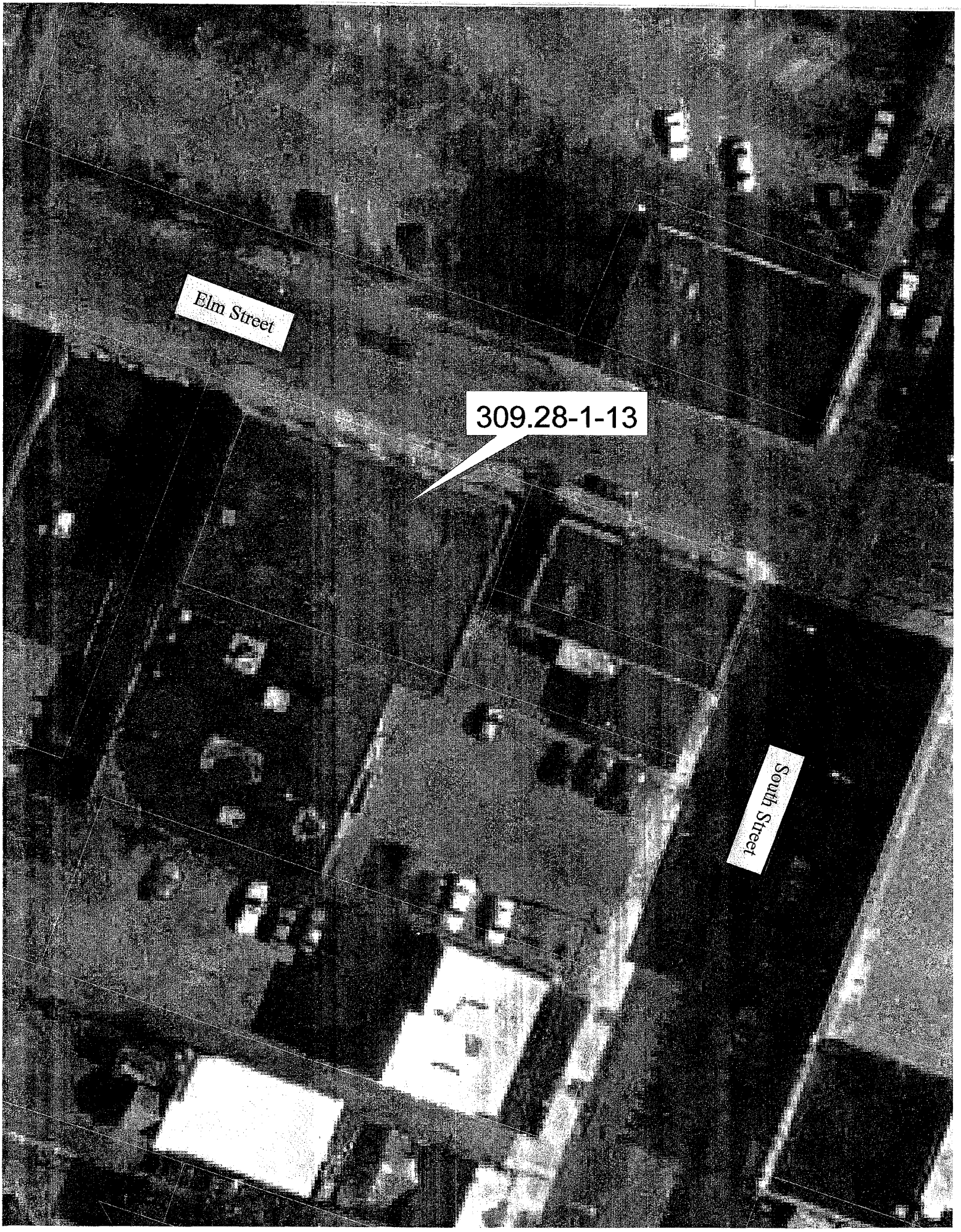
11028.1004.1102

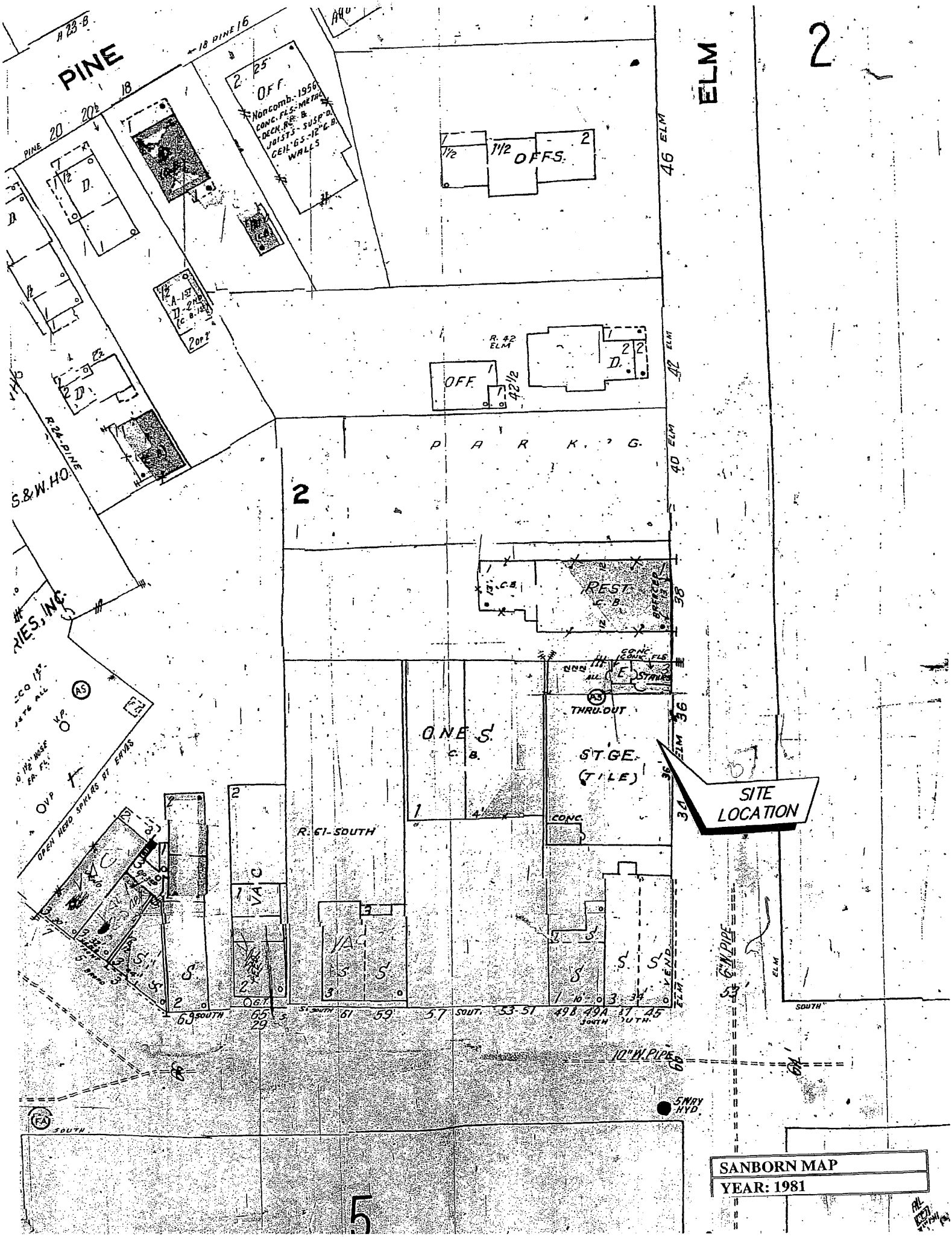
FIGURE 1
SITE LOCATION MAP

36 ELM STREET
GLENS FALLS, NEW YORK

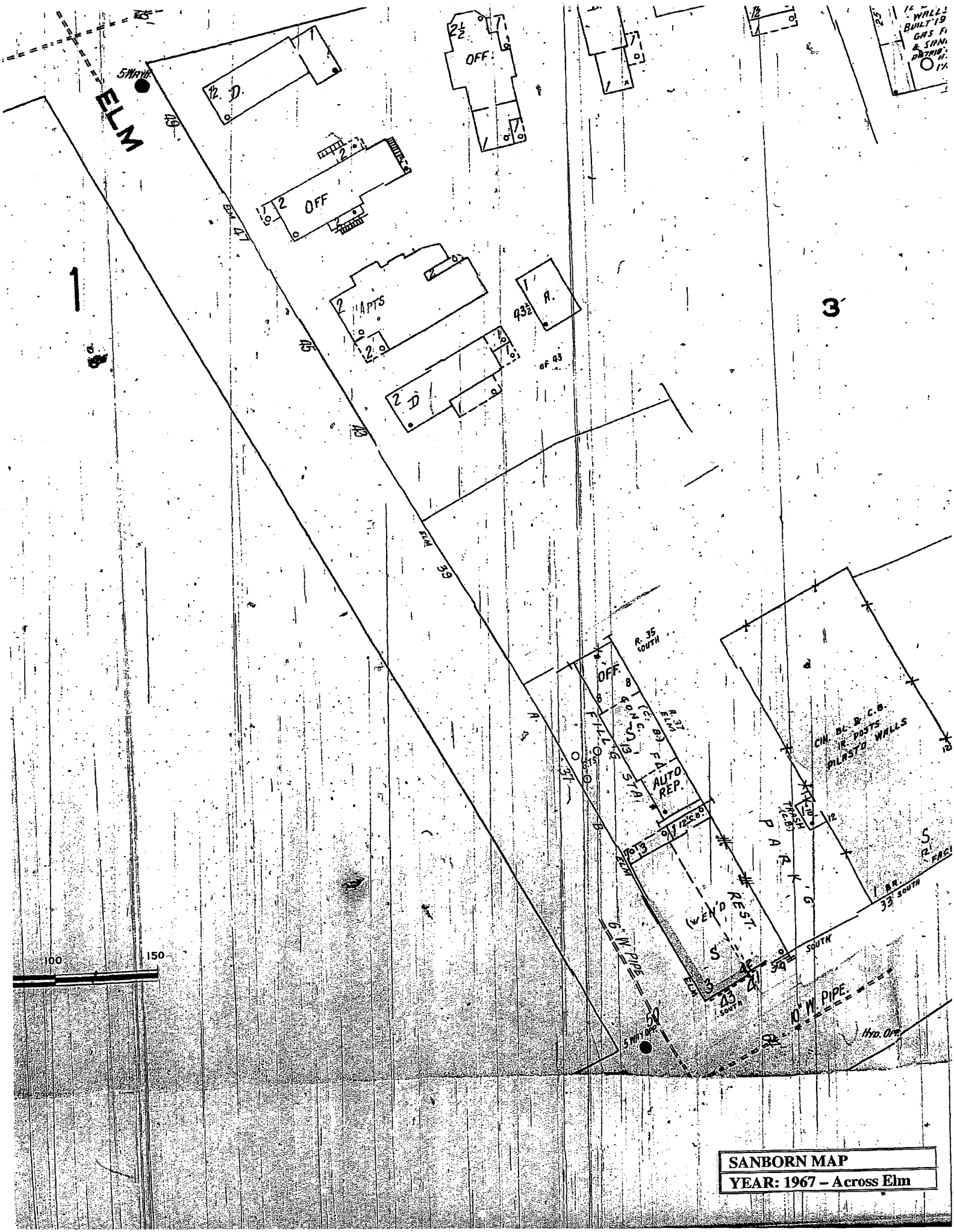


Tax Map for 36 Elm Street


Elm Street
309.28-1-13
South Street

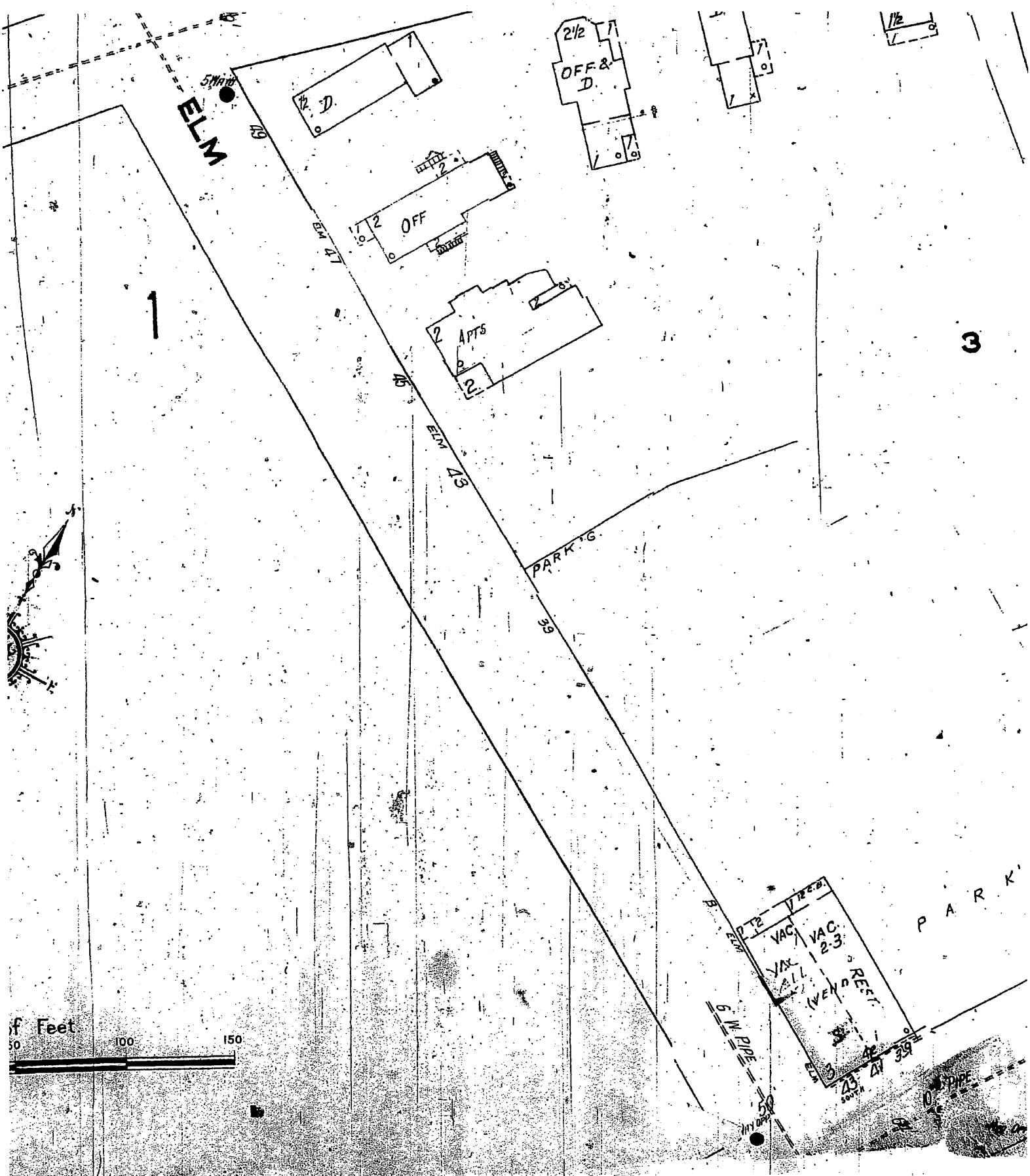


SANBORN MAP
YEAR: 1981

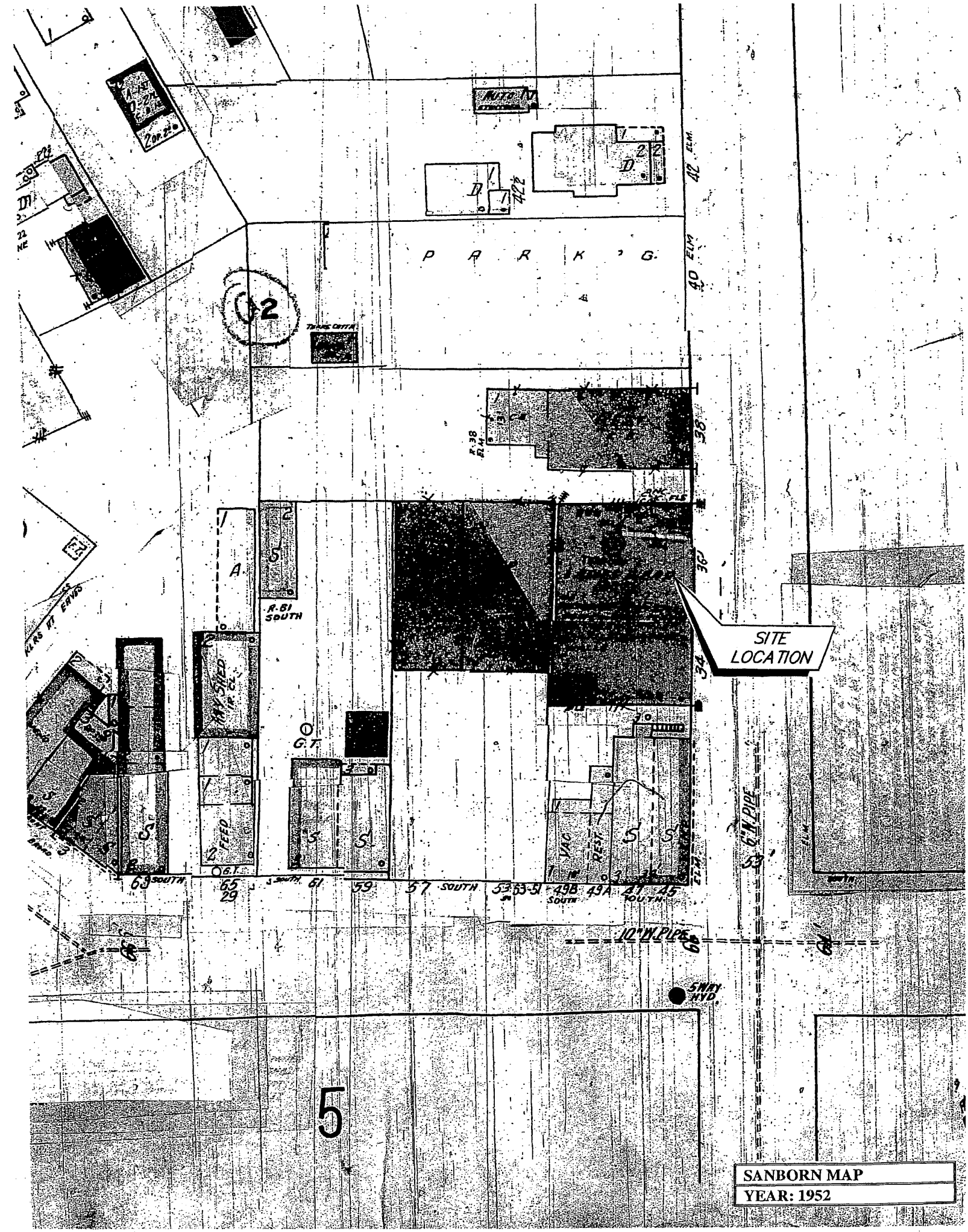


SANBORN MAP
YEAR: 1967 – Across Elm

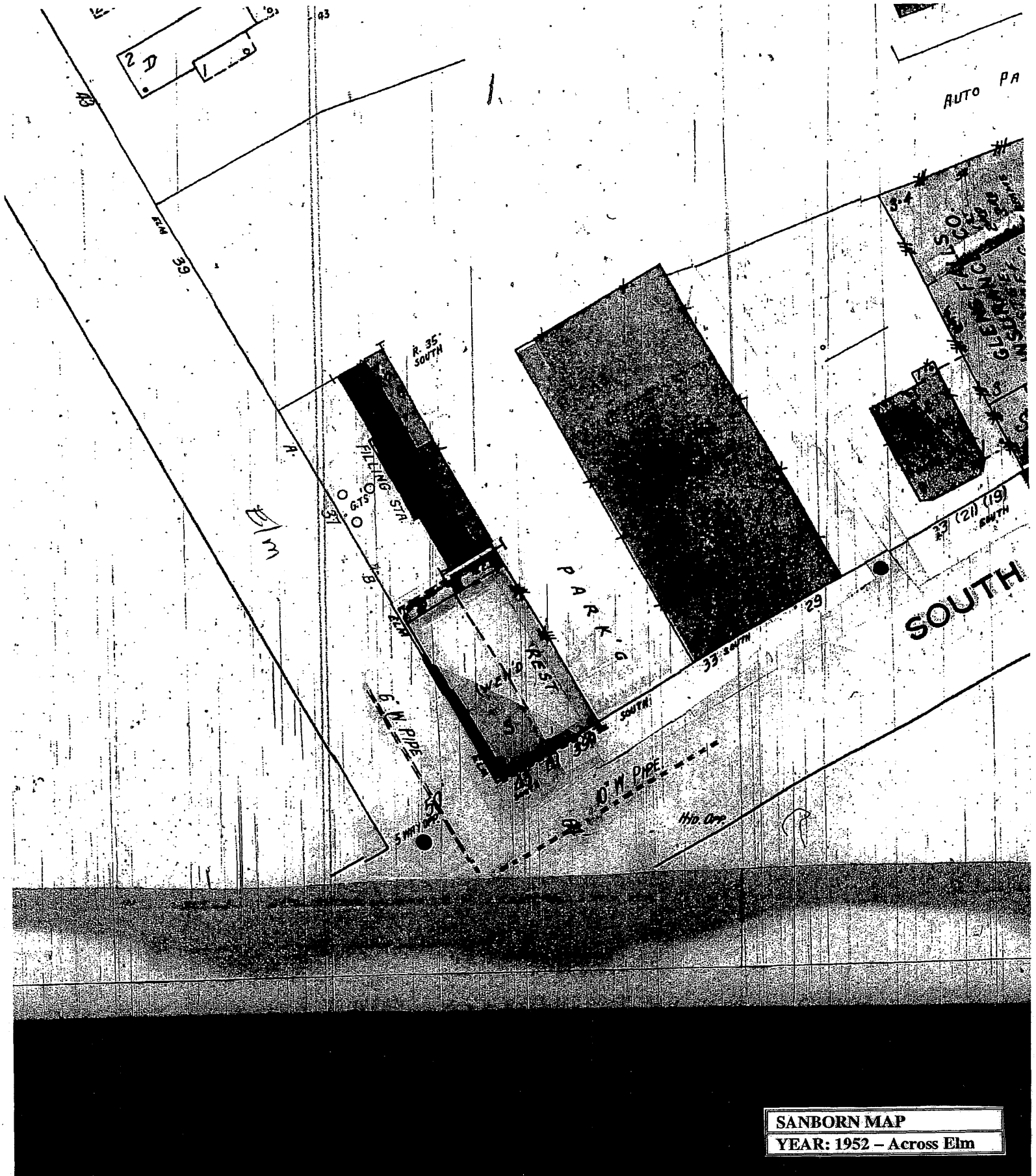

ELM
2
OFF.
Noncomb. 1956
CONC. FLS.-METAL DECK RF. & JOISTS-SUSP'D. CEIL'GS.-12" C.B. WALLS
AUTO
OFF
R. 42 ELM
P A R K 'G.
REST
C.B.
SITE LOCATION
AUTO REP.
CONC. FL.
C. B.
THRU-OUT
LADIES WEAR FACTY.
HAY SHED
FEED
G.T.
10" W. PIPE
6" W. PIPE
5 WAY HYD.
SANBORN MAP
YEAR: 1967



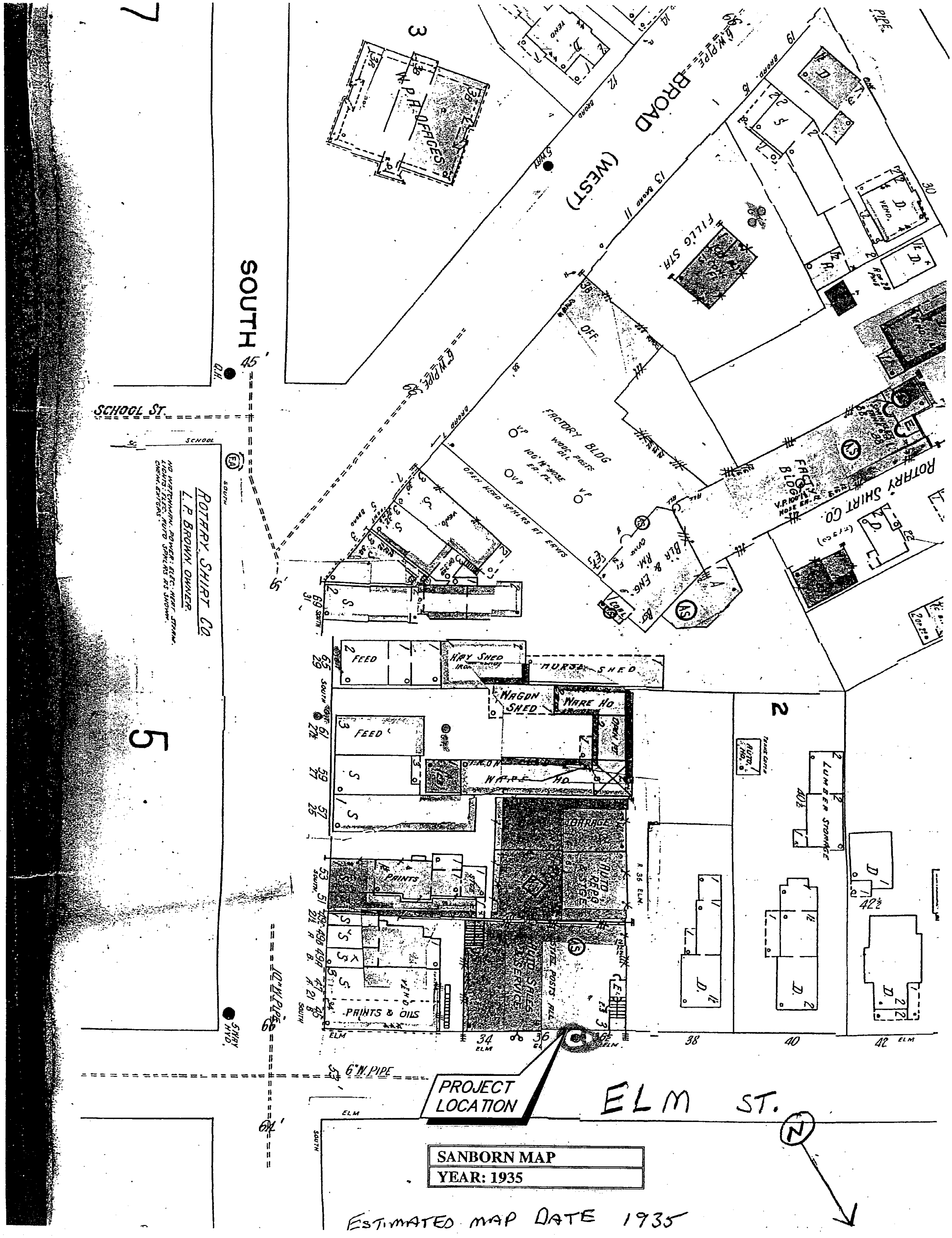
SANBORN MAP
YEAR: 1981-Across Elm

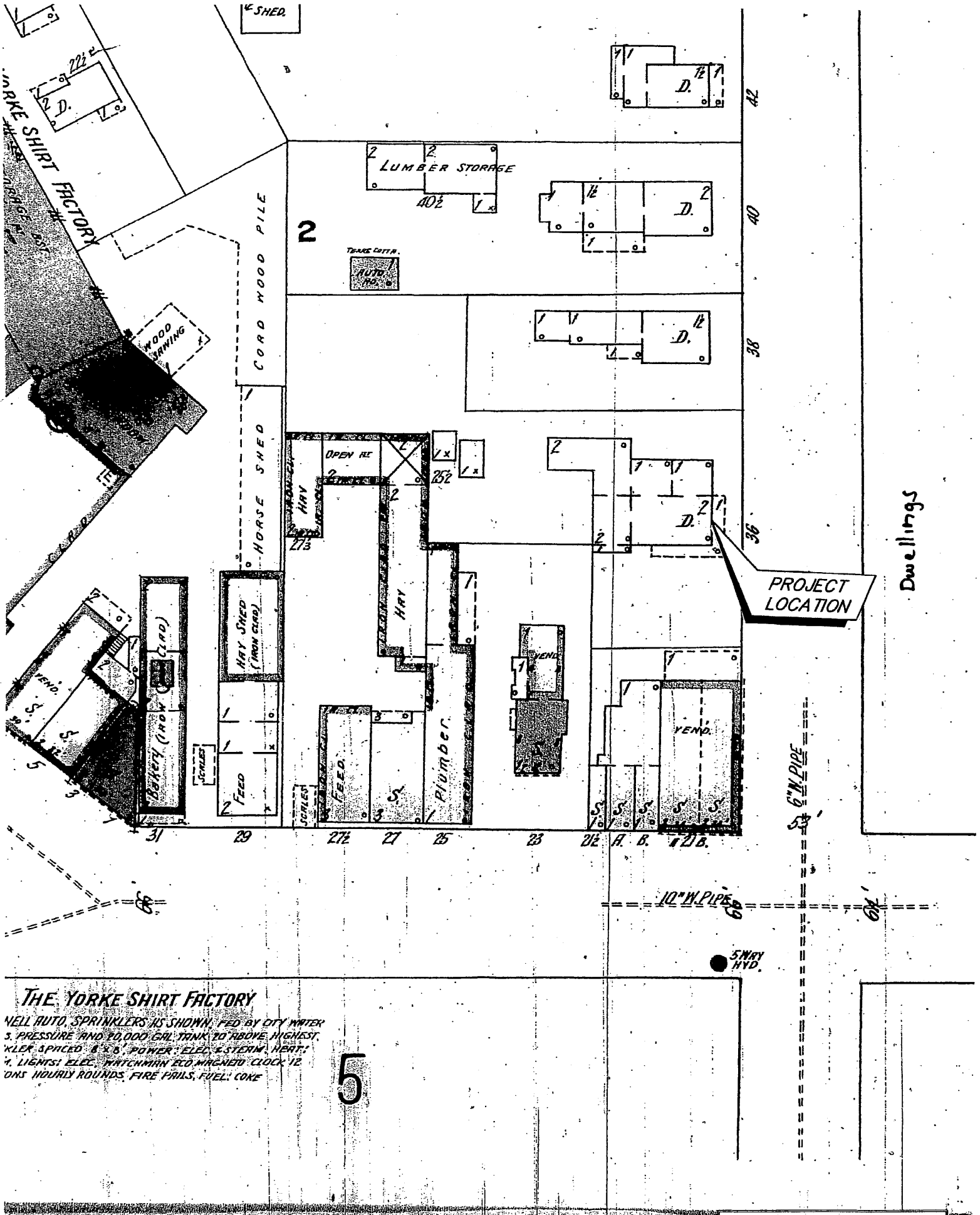


SANBORN MAP
YEAR: 1952



SANBORN MAP
YEAR: 1952 – Across Elm


SANBORN MAP
YEAR: 1935
ESTIMATED MAP DATE 1935
PROJECT LOCATION
ELM ST.
SOUTH
SCHOOL ST.
BROAD (WEST)
ROTARY SHIRT CO.
ROTARY SHIRT CO.
L. P. BROWN, OWNER.
FACTORY BLDG
FACT'Y BLDG
BLR & ENG. RM.
OFF.
FILL'G STA.
W.P.A. OFFICES
FEED
HAY SHED
HORSE SHED
WAGON SHED
WARE HO
PAINTS
PAINTS & OILS
AUTO SALES & SERVICE
AUTO REPG & STGE
GARAGE
LUMBER STORAGE
OPEN HEAD SPRKRS AT EAVES
6" W. PIPE
10" W. PIPE
5 WAY
2
3
5
7

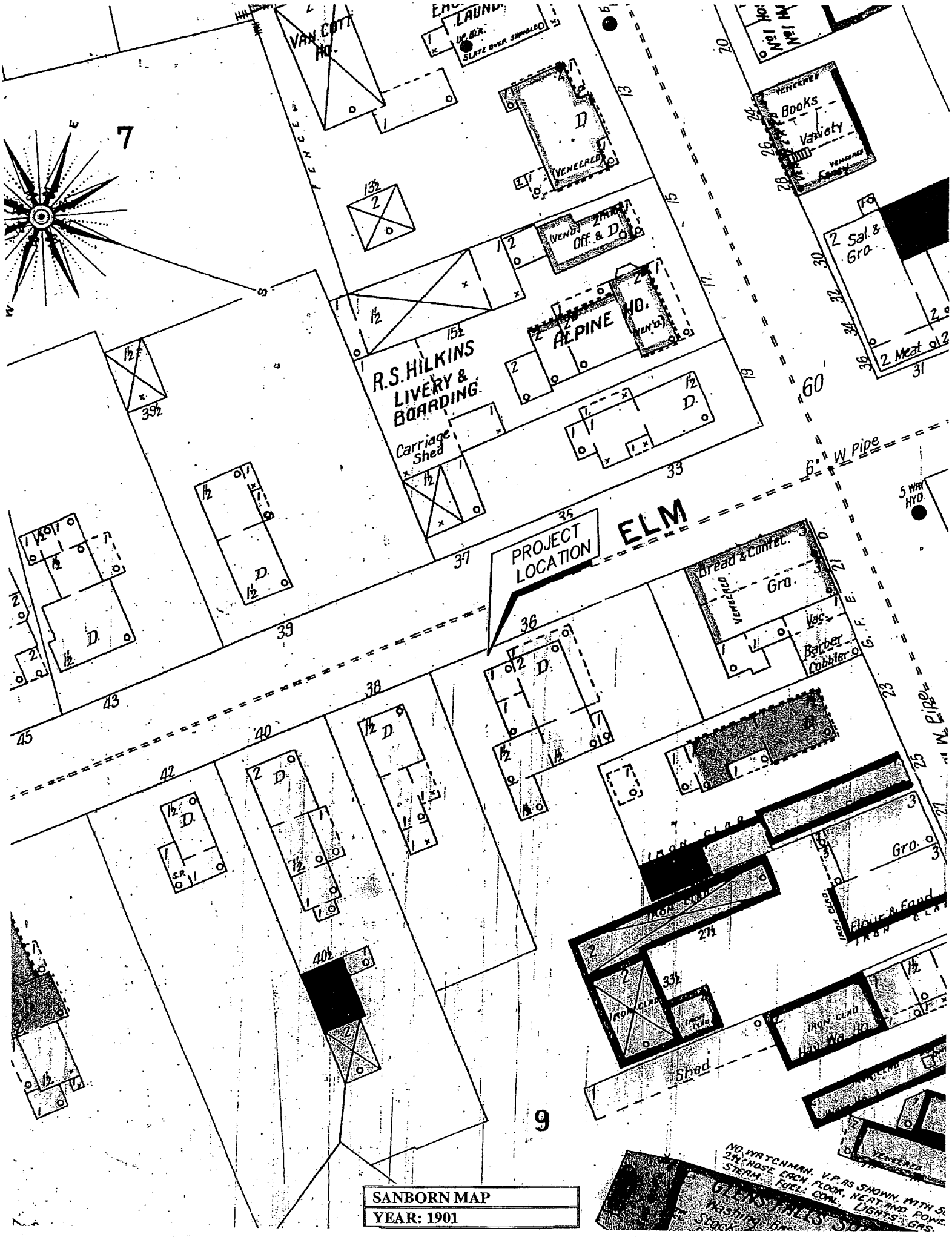


THE YORKE SHIRT FACTORY

WELL AUTO. SPRINKLERS AS SHOWN, FED BY CITY WATER
S. PRESSURE AND 20,000 GAL. TANK 20' ABOVE HIGHEST
KLER, SPACED 8' X 8', POWER: ELEC. & STEAM, HEAT:
R, LIGHTS: ELEC., WATCHMAN ECO MAGNETO CLOCK 12
ONS HOURLY ROUNDS, FIRE PAILS, FUEL: COKE

5

SANBORN MAP
YEAR: 1911


7
VAN COTT HO.
LAUND.
SLATE OVER SHINGLES
FENCE
D
VENEERED
Off. & D
ALPINE HO.
R.S. HILKINS LIVERY & BOARDING
Carriage Shed
D.
PROJECT LOCATION
ELM
6" W Pipe
5 WAY HYD.
Books
Variety
2 Sal. & Gro.
2 Meat
Bread & Confec.
Gro.
Barber Cobbler
G. F. E.
Iron Clad
Gro.
Flour & Feed
Shed
Hay Wa HO
9
SANBORN MAP
YEAR: 1901

City of Glens Falls

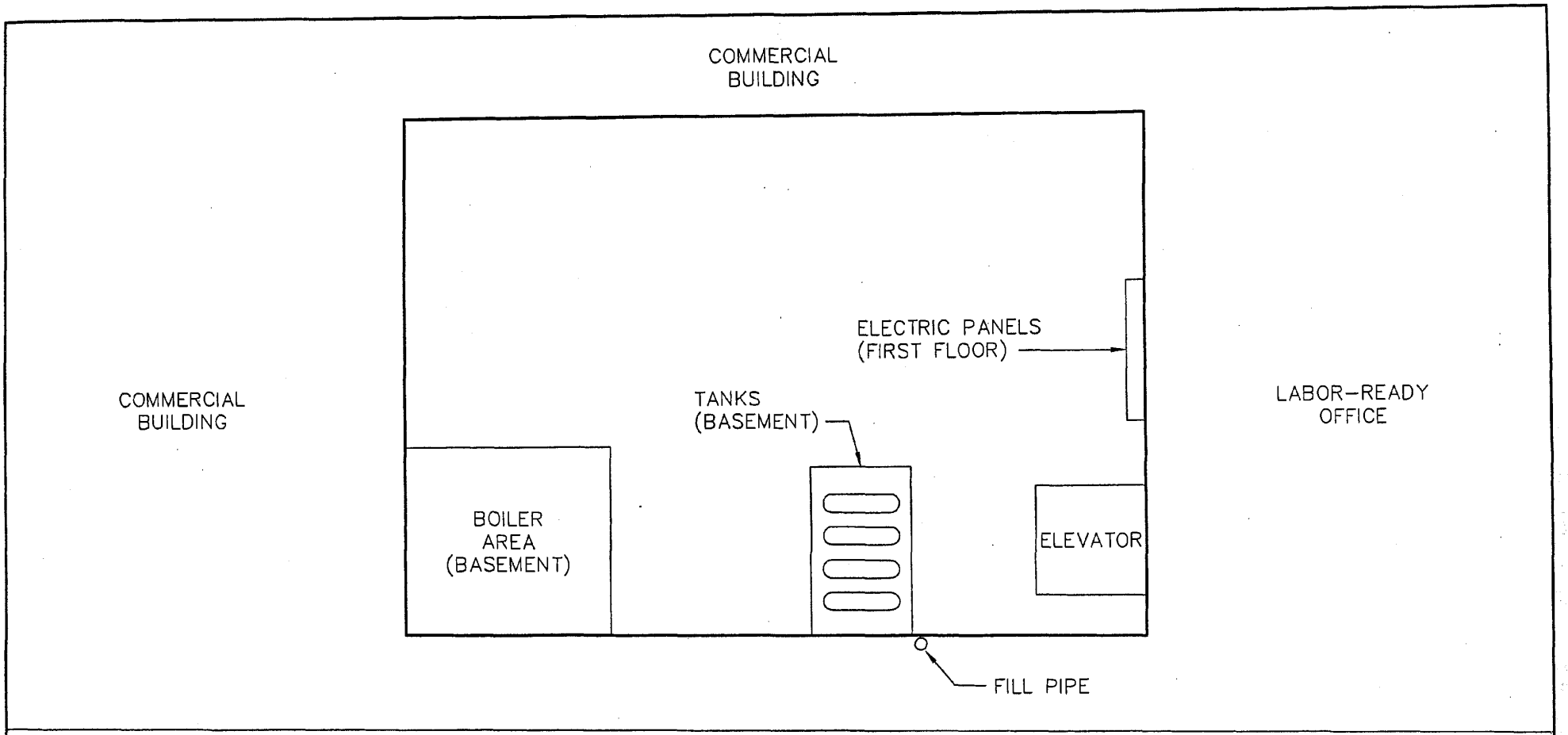
TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM APPLICATION
(ECL Article 56)

Attachment 2
Site Plan and Photographs

The following site plan for 36 Elm Street was prepared by Clough, Harbour & Associates (CHA) of Albany as part of the Phase I Environmental Site Assessment (ESA) completed for the property in late 2002 and early 2003. That site assessment was intended to identify initial areas of concern regarding the property's known manufacturing history and any potential environmental hazards observed on the site and along surrounding properties.

The following pages also include several photos to provide "snapshots" of the existing building conditions found at 36 Elm Street as described in this application. These photographs were taken in 2002 and included in the Phase I ESA completed by CHA.



NOT TO SCALE

CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
III WINNERS CIRCLE – ALBANY, NEW YORK – 12205
518-453-4500

11028.1004.1102

DATE: 12-20-2002

FIGURE 2

SITE PLAN

36 ELM STREET
GLENS FALLS
NEW YORK

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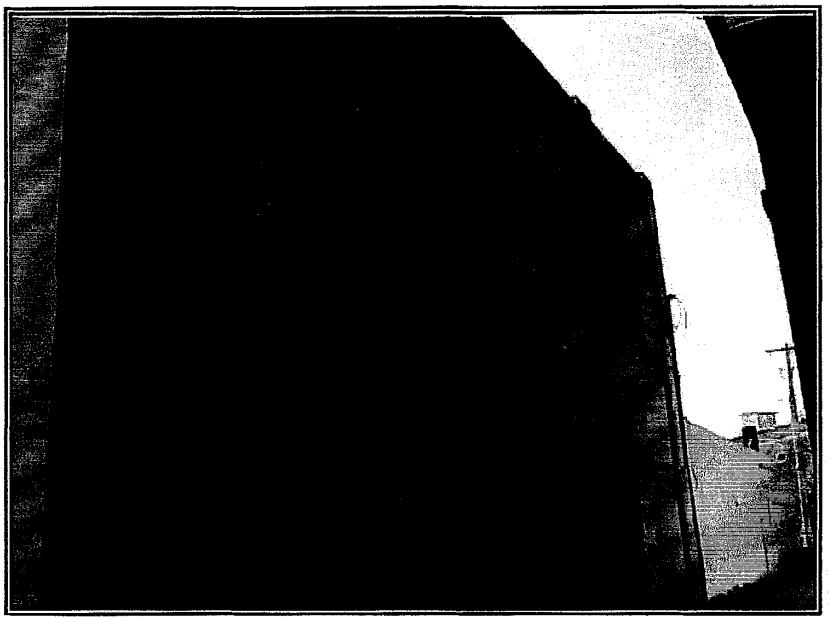
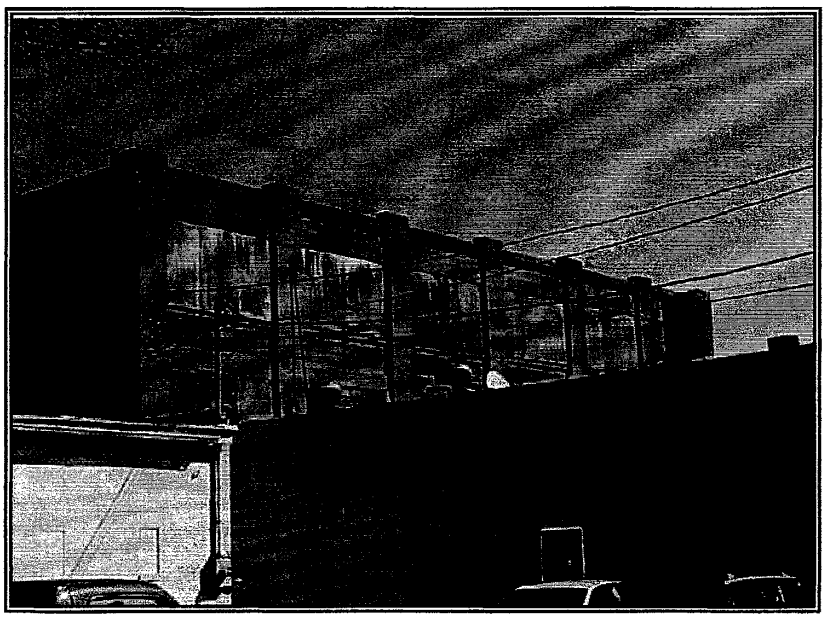
City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

Additional Photos



View of the exterior of 36 Elm Street from the alley along the northwestern side of Elm Street (top). Looking at the top two floors of the rear of the building from the southern side (below).



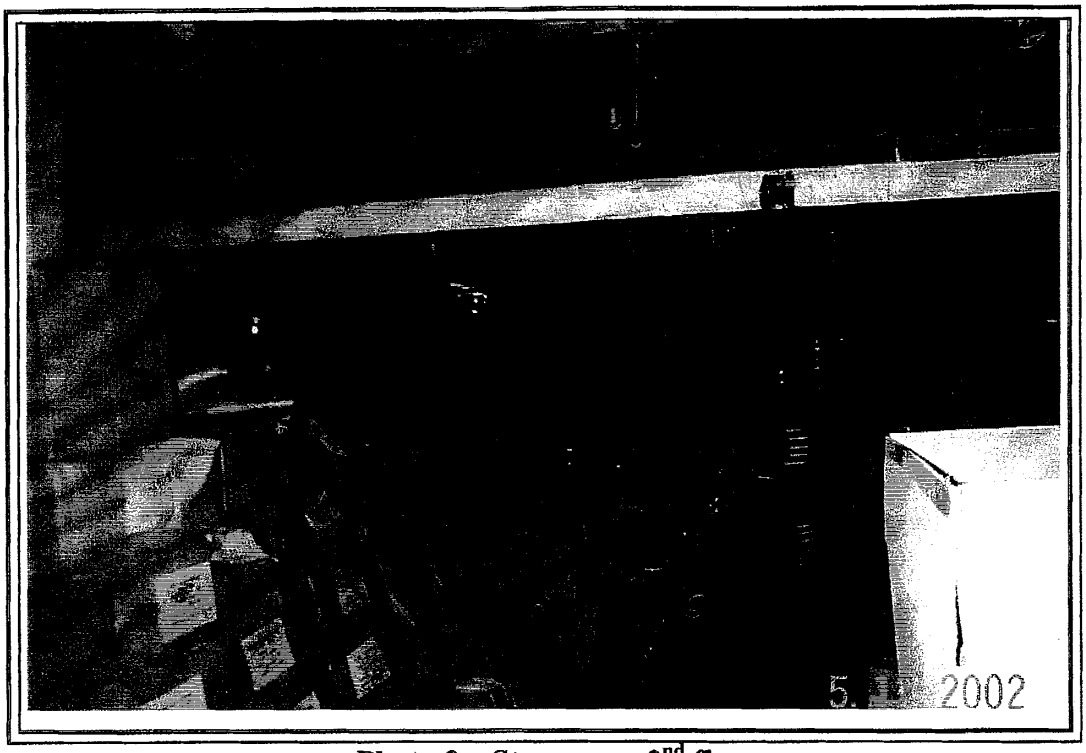


Photo 3 – Storage on 2nd floor

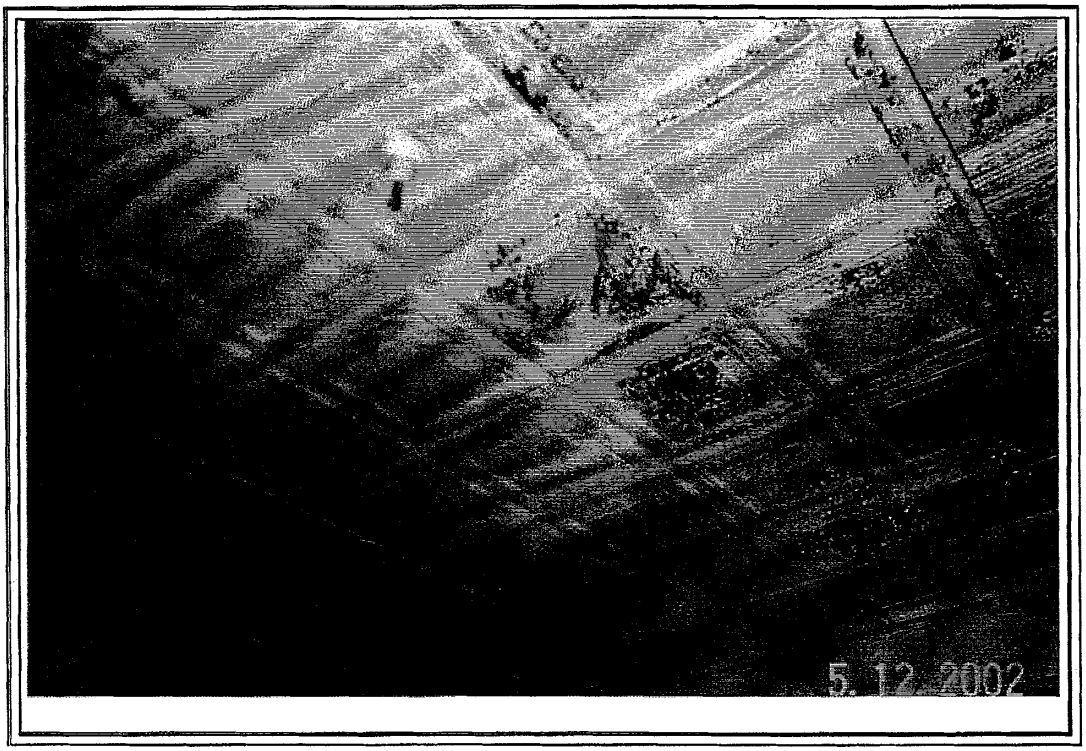


Photo 4 – Typical of ceiling throughout the building

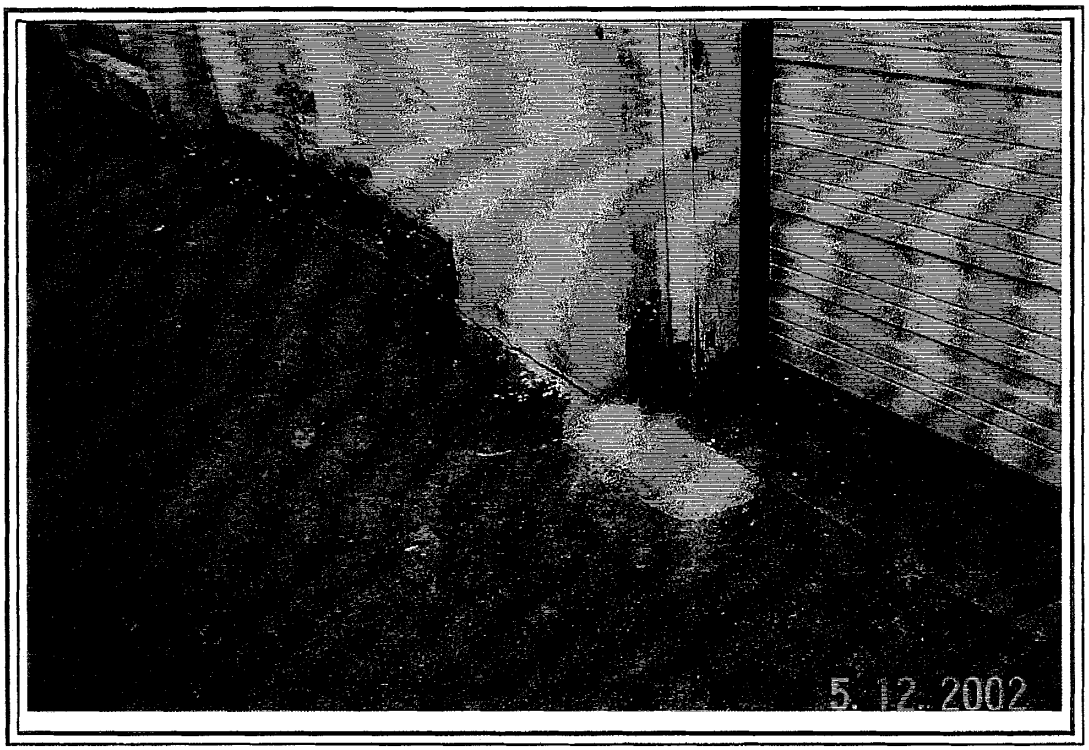


Photo 5 – Fill pipe at northwest door

Photo 6 – Fill pipe entrance into basement

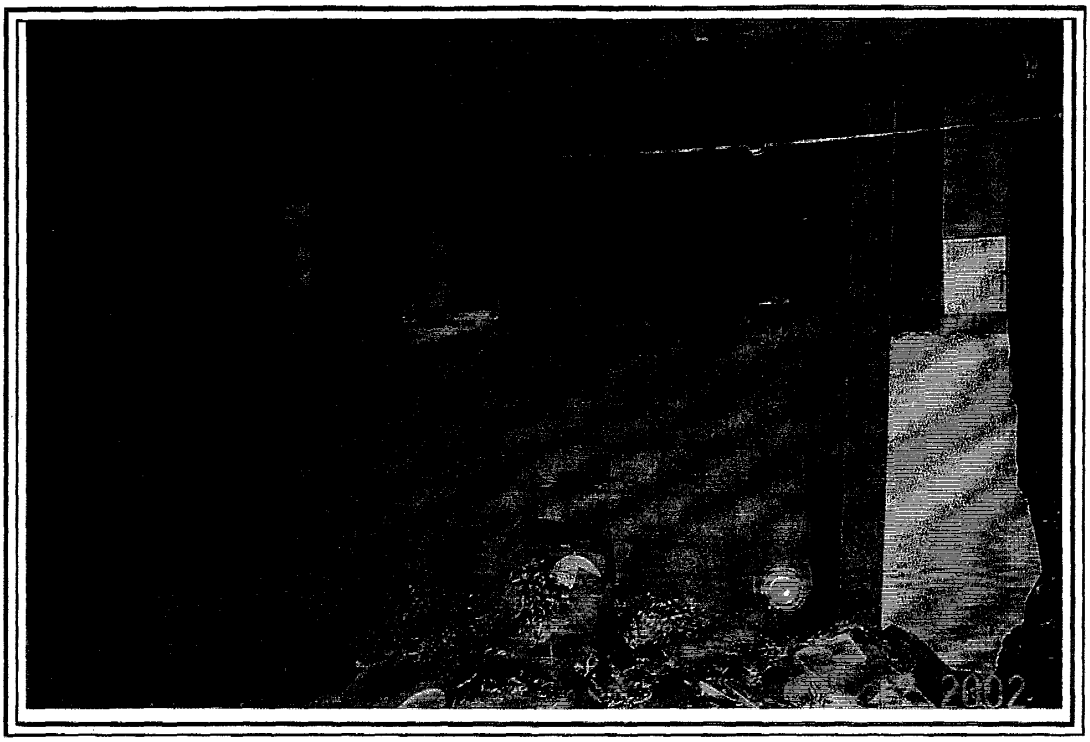


Photo 7 – Tank enclosure in basement

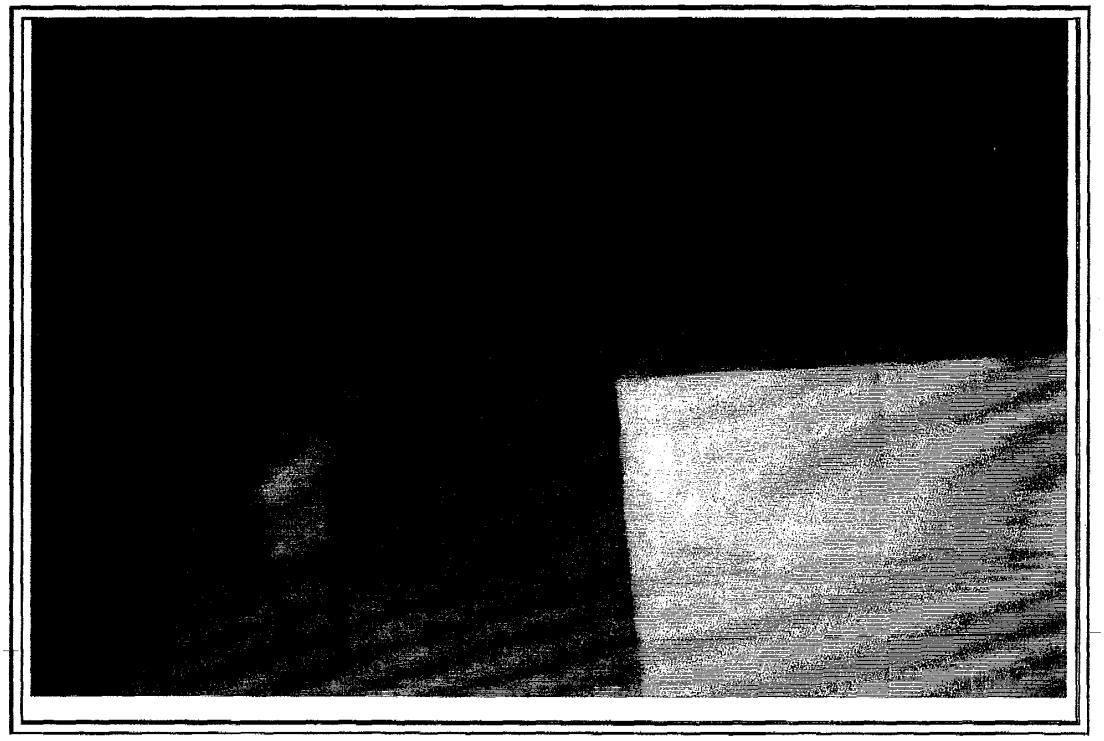


Photo 8 – Top of tanks

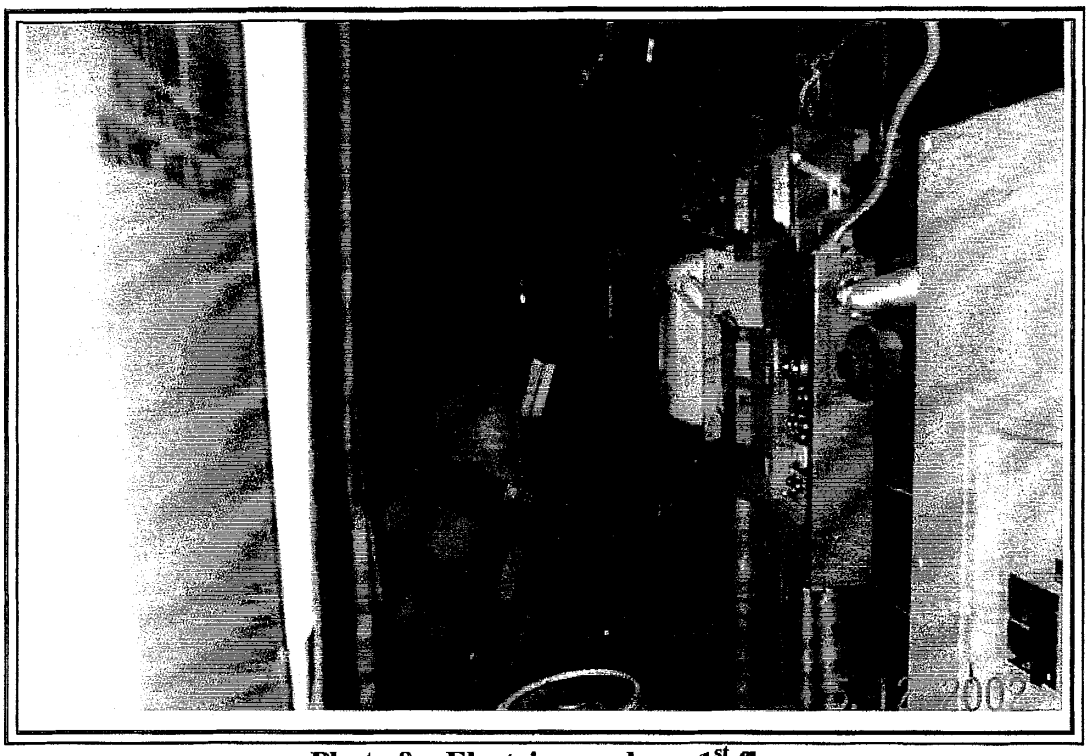


Photo 9 – Electric panels on 1st floor

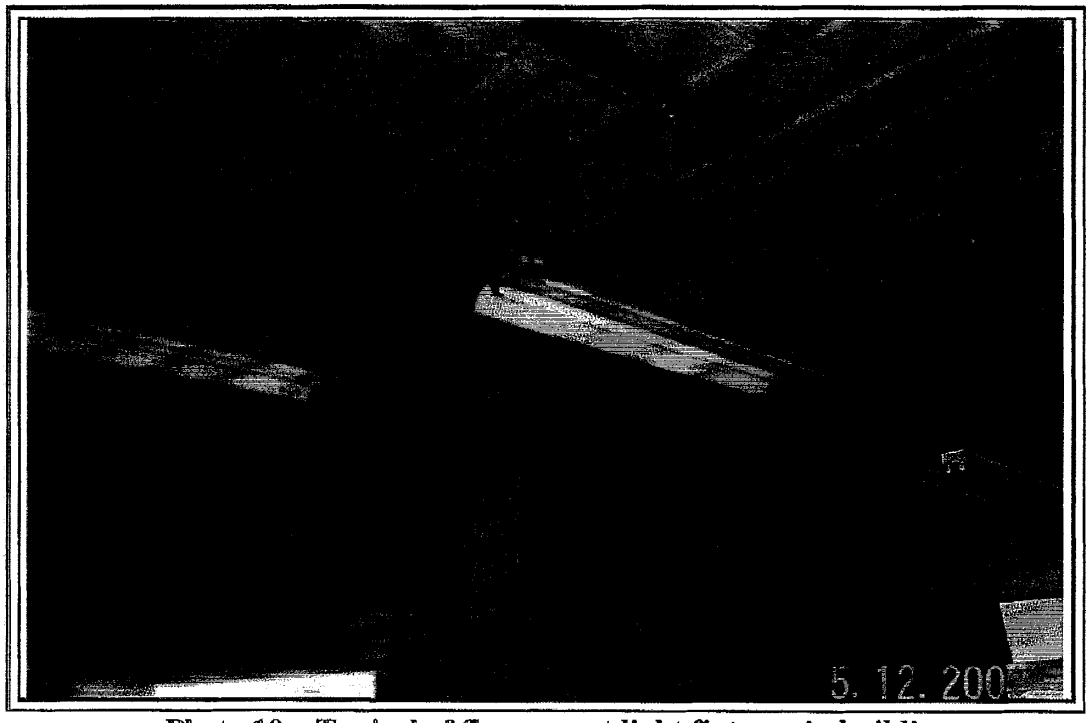


Photo 10 – Typical of fluorescent light fixtures in building

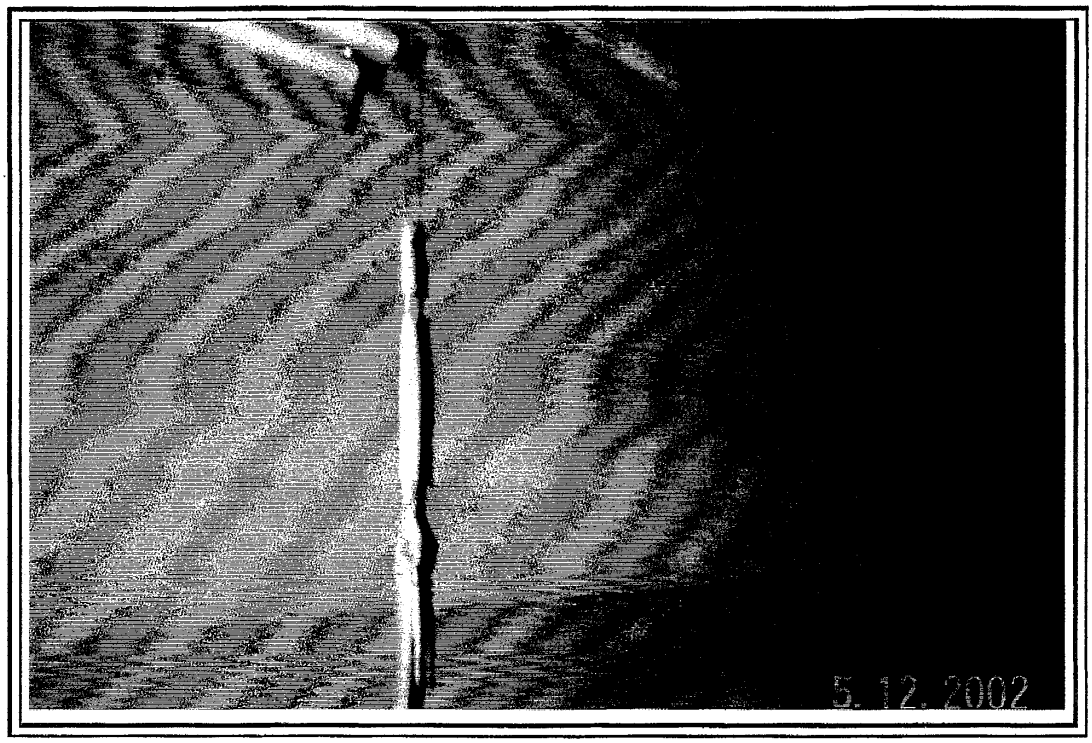


Photo 11 – Peeling paint on walls

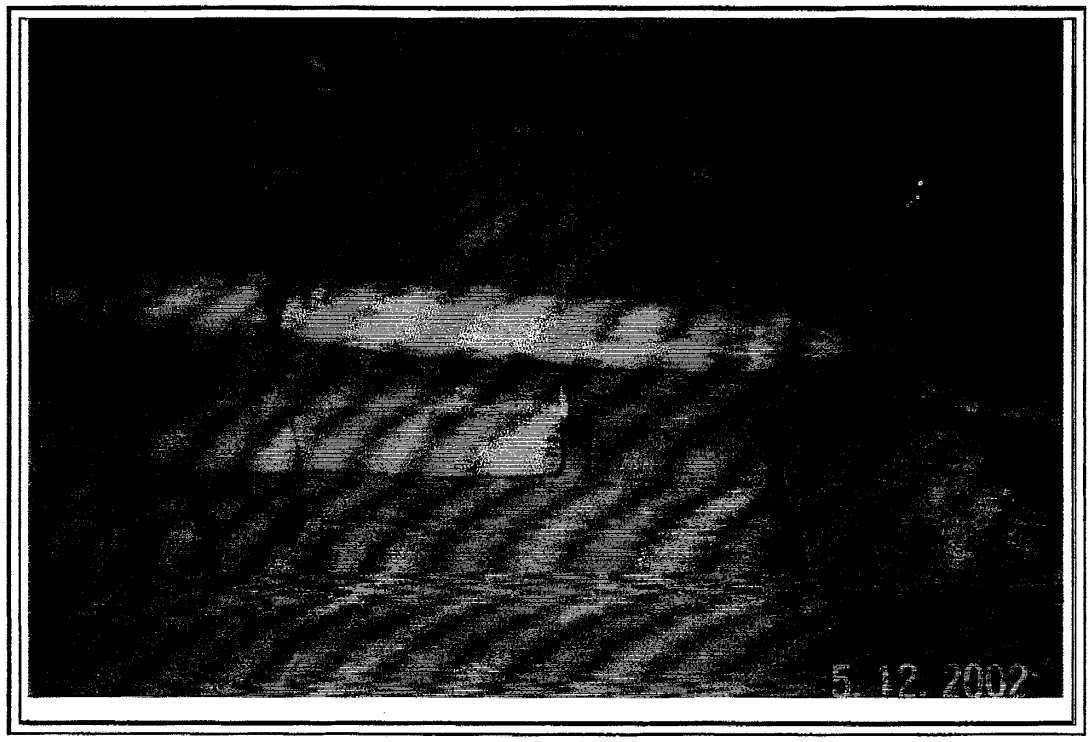


Photo 12 – Typical of suspect ACM pipe wrap throughout building

City of Glens Falls

TECHNOLOGY ACCELERATOR BROWNFIELD PROJECT

1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROGRAM APPLICATION
(ECL Article 56)

Attachment 3
Phase I Site Assessment

The Phase I Environmental Site Assessment for the property located at 36 Elm Street was completed in early 2003 by Clough, Harbour & Associates of Albany at the request of the City of Glens Falls. Although the property is currently privately owned, the owner gave its consent for the Phase I study. The City is considering the feasibility of converting the building on the property into a small business incubator facility, and it wanted to gain a better understanding of potential environmental issues related to the property as part of that feasibility analysis. Based on its findings, the Phase I investigation is being used to help justify this proposal for a more detailed investigation and any related cleanup activities under the state Environmental Restoration Program.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

OF

36 ELM STREET
GLENS FALLS, NEW YORK

Prepared For:

City of Glens Falls
42 Ridge Street
Glens Falls, New York 12801

January 2003

CHA Project No: 11028.1004.1102

Prepared By:

CLOUGH, HARBOUR & ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS
& LANDSCAPE ARCHITECTS
III Winners Circle
Albany, New York 12205
(518) 453-4500

File No: m:\11028\esas\36 elm\esa.report

QUALIFICATIONS AND CERTIFICATION STATEMENT

This Phase I Environmental Site Assessment was performed by a qualified environmental scientist employed by Clough, Harbour & Associates LLP (CHA). CHA, a full service engineering consulting firm with offices throughout the eastern United States, has the resources and the capabilities to perform Phase I Environmental Site Assessments. The individuals responsible for the preparation of this report meet the definition of an *Environmental Professional* as defined by Section 3.3.11 of the American Society for Testing and Materials (ASTM) Standard Practice 1527-00.

This report has been prepared expressly for the use of the City of Glens Falls. No other parties are entitled to rely upon this report unless our express written consent is first obtained. All conclusions drawn were based on CHA's review of available historical, regulatory, and site specific information pertaining to this project. Recommendations were submitted based on CHA's knowledge, experience, and professional judgement concerning Phase I Environmental Site Assessments.

ESA Performed By:

Rogina M. Camilli
Project Scientist

ESA Reviewed By:

Keith J. Ziobron, P.E.
Environmental Operations Manager
Associate

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FIGURES

APPENDICES

EXECUTIVE SUMMARY

The purpose of this assessment was to identify recognized environmental conditions, as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00, associated with the subject site. CHA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-00. The Phase I Environmental Site Assessment Report has been prepared by CHA to: provide a general description of the subject site, any structures occurring thereon, and the site vicinity; discuss the current and historical usage of the property; and identify the presence or absence of recognized environmental conditions in connection with the subject site, based upon the results of historical and regulatory records reviews, interviews, and a site inspection.

The subject site is identified as tax parcel 309.28-1-13 and consists of approximately 0.13 acres. The site is entirely occupied by a three story masonry building with a basement. The basement and all of the upper floors are used for storage of restaurant supplies and equipment (i.e., dishes, chairs, appliances). The site structure is currently unheated, however, was formerly heated by a fuel oil-fired boiler system. When the system was operational it was supplied with fuel via four fuel oil storage tanks that remain in the basement of the building. The heating system has been out of service for approximately 30 years. Site utilities consist of public water and sewer, natural gas (though not actively used), and electricity.

Historical research indicates that the subject site was used for residential purposes until the construction of the existing building in the early 1920s. The facility had been used for shirt making and later for the manufacturing of ladies undergarments through the early 1970s. Since the cessation of manufacturing in the early 1970s, the site has been used by ABC Equipment as a storage facility for restaurant supplies. Historical uses of concern of neighboring property consists of the location of a gasoline station across from the site at 37 Elm Street during the 1950s and 1960s, and automotive repair services conducted from the 1920s through the 1960s at the building directly abutting the southern side of the subject site

The subject site does not appear on any federal or state regulatory databases for hazardous waste sites, hazardous waste generators, registered tanks, spills, leaking tanks, or solid waste landfills. There are several such facilities within specified radii of the subject site.

CHA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-00. Any exceptions to, or deletions from, these practices are described in Section 2.0 of this report. This assessment pertaining to the property located at 36 Elm Street in the City of Glens Falls, New York, revealed evidence of recognized environmental conditions relative to the subject site pertaining to historic use of a fuel oil-fired heating system including the aboveground storage tanks remaining on the site, potential off-site impacts from historic neighboring automotive service and gasoline station facilities, potential PCB light ballasts, and potential asbestos-containing building materials and lead-based paints.

CHA recommends that the four fuel oil tanks be properly closed and/or removed according to applicable state and federal regulations. Subsurface soil and groundwater should be sampled to evaluate potential impacts from the on-site tanks and heating system, in addition to off-site sources of concern.

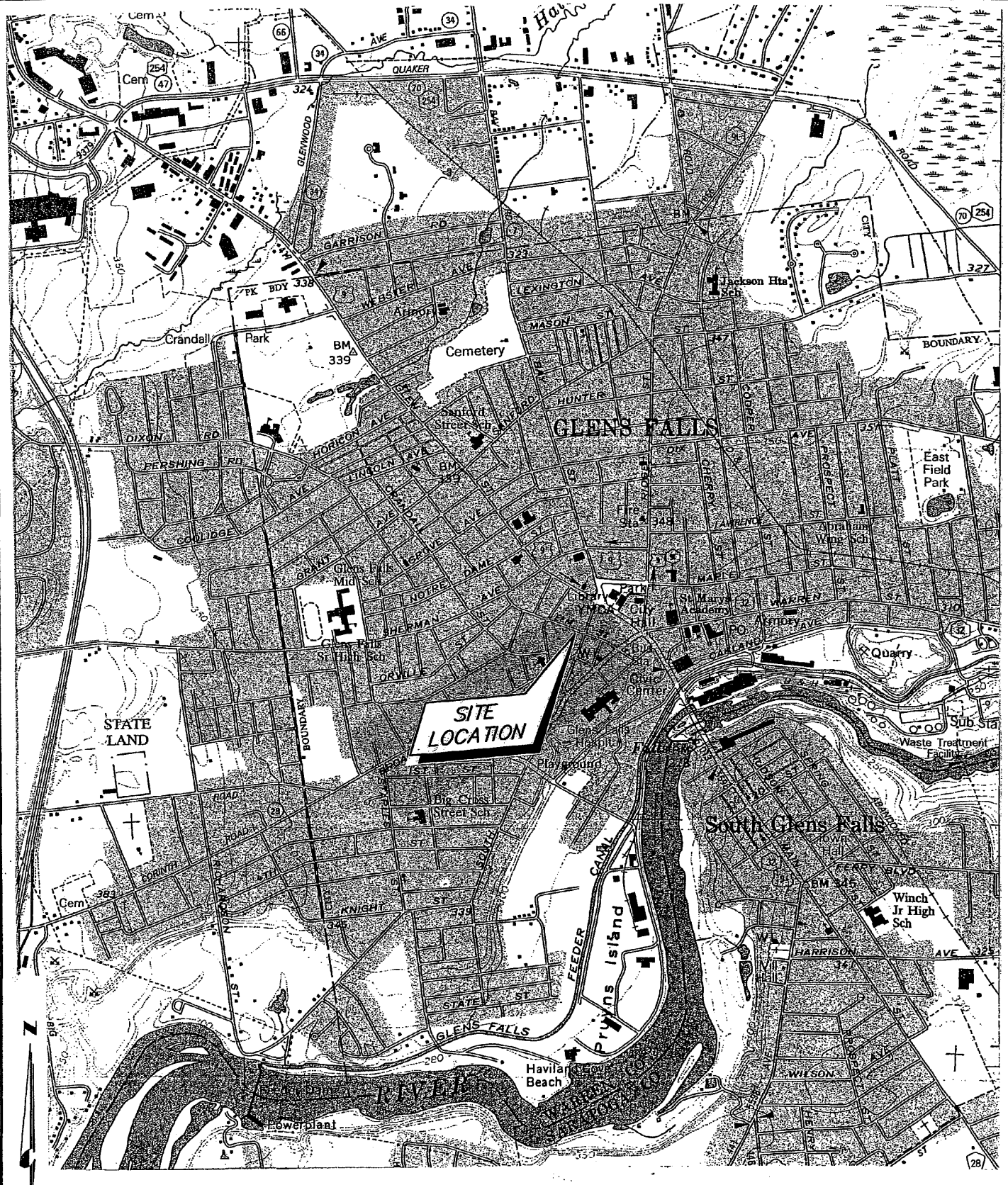
In anticipation of site activities (renovation and/or demolition) that would potentially disturb any suspect asbestos and lead building materials, CHA recommends that an Asbestos and Lead Paint Survey be performed. The survey should be performed by properly trained and certified personnel in accordance with applicable State and Federal regulations. The results of the survey will provide data necessary to develop abatement cost estimates. In addition, light fixture ballasts should be inventoried and properly characterized for disposal.

1.0 INTRODUCTION

At the request of the City of Glens Falls, Clough, Harbour & Associates LLP (CHA) performed a Phase I Environmental Site Assessment (ESA) of the building located at 36 Elm Street in the City of Glens Falls, Warren County, New York (see Figure 1), and is hereinafter referred to as the subject site. The subject site consists of approximately 0.13 acres of land entirely covered by a 17,550 square foot three-story former manufacturing building.

The purpose of this assessment was to identify recognized environmental conditions, as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00, associated with the subject site. The term *recognized environmental conditions* is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term *recognized environmental conditions* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment.

The Phase I ESA Report has been prepared by CHA to provide a general description of the site, any structures occurring thereon, and within the site vicinity; to discuss the current and historical usage of the site; and to identify the presence or absence of recognized environmental conditions in connection with the site, based upon the results of a historical and regulatory records review, interviews, and a site inspection.



SOURCE: NYSDOT 7.5' Topographic
QUADRANGLE: GLENS FALLS, NY

SCALE: 1:2000

CHA
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ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
III WINNERS CIRCLE ALBANY, NEW YORK, 12205

11028.1004.1102

FIGURE 1
SITE LOCATION MAP

36 ELM STREET
GLENS FALLS, NEW YORK

2.0 SCOPE OF WORK

The scope of work for this Phase I ESA consisted of a number of work elements including a review of the physical site setting, a historical review of the site, a site inspection, and a review of state and federal regulatory records. Each work element is described in greater detail below.

2.1 SITE SETTING

A description of the physical setting of the site, including geology, hydrogeology, topography, and surface water features was compiled by reviewing published information for the general vicinity of the site. Published sources reviewed included county soil surveys, geologic maps, topographic maps, and local groundwater well maps/records.

2.2 HISTORICAL LAND USE

CHA has documented the historical land use of the site and encompassing property through review of a number of records, such as:

- Land title records back at least 50 years
- Sanborn Fire Insurance maps
- Aerial photography
- City directories
- Site contact interviews
- Local government offices
- Historic maps and atlases
- Previous environmental investigations

2.3 SITE INSPECTION

An inspection of the site was performed to identify visible environmental concerns such as those listed below.

- Fuel oil and hazardous materials storage
- Aged electrical transformers and switch gear
- Stressed vegetation

- Stained soils/surfaces
- Chemical odors
- Neighboring land use
- Vicinity of wells to existing underground and/or aboveground tanks
- Visual evidence of improper disposal of waste
- Site topography/regional geology/hydrology
- Potable/wastewater distribution systems
- Lead paint potential (potential for, no sampling)
- Suspect asbestos-containing building materials (potential for, no sampling)

2.4 REGULATORY RECORD SEARCH

A review of local, state, and federal records was performed to identify the presence or occurrence of solid waste, hazardous waste, or petroleum products on the site and on properties within specified search radii of the site. The following records were reviewed:

- Federal NPL list (1.0 mile)
- Federal CERCLIS list (0.5 miles)
- Federal RCRA TSDF Corrective Actions list (1.0 mile)
- Federal RCRA TSDF Non-Corrective Action list (1.0 miles)
- Federal RCRA hazardous waste generator list (0.25 miles)
- State list of inactive hazardous waste sites (1.0 mile)
- State list of solid waste sites (1.0 miles)
- State registry of petroleum and chemical bulk storage facilities (0.25 miles)
- State leaking underground storage tank registry (0.5 miles)
- State spills inventory (0.5 miles)

2.5 ADDITIONAL WORK

Subsurface exploration activities, including installation of test pits, soil borings, and monitoring wells; building material sampling, surface water sampling, and wetland delineation were not included in the scope of this project. In addition, this scope of work does not address compliance with any federal, state, or local laws, regulations, ordinances, or codes.

3.0 SITE DESCRIPTION

3.1 GENERAL

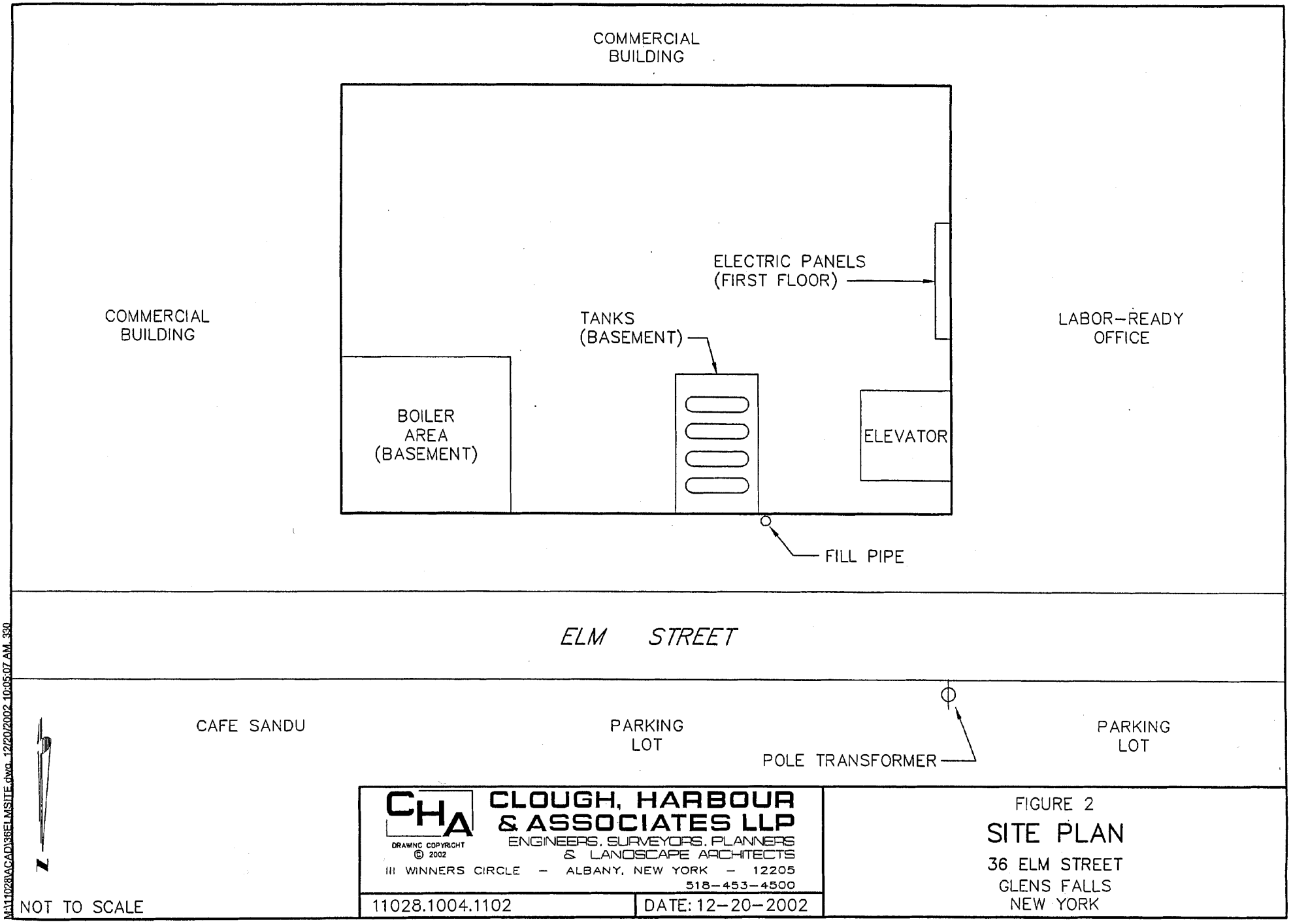
The subject site is identified as tax parcel 309.28-1-13 and consists of approximately 0.13 acres. The site is occupied by a three story masonry building which encompasses the entire site (Photo 1). The first, second, and third floors are used for the storage of restaurant supplies and equipment (Photos 2 & 3) such as dishes, tables, chairs, stainless steel sinks, and appliances. A basement underlies the entire building and is also used for storage purposes. Site utilities consist of public water and sewer, natural gas, and electricity. It should be noted that the only utility actively used is electricity. A Site Plan depicting site features has been included as Figure 2.

The site building was originally constructed in the 1920s as a shirt manufacturing facility. The basic structure today is the same as that originally constructed. The structure is an unheated masonry three-story building with a basement. The building is covered by a flat rubberized roof. All of the windows have been removed and boarded over. Interior surfaces consist of bare wooden floors, suspended tin ceiling (photo 4), and painted concrete walls. The basement consists of a concrete floor with concrete walls on the north, east, and south sides with the western wall made of stone. Portions of the former heating system (boiler tank and other piping) are located in the northeastern corner of the basement. A freight elevator is located in the northwestern corner of the structure with the associated mechanical equipment located on the roof.

3.2 NEIGHBORING PROPERTIES

The subject site is located in a mixed commercial/residential setting. Adjacent site uses are as follows:

- North – Elm Street with a mixed commercial/residential area located on the northern side of Elm Street. The properties immediately to the north consist of a parking lot and the Café Sandu. Commercial buildings are located further to the north.



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518-453-4500

11028.1004.1102 | DATE: 12-20-2002

FIGURE 2

SITE PLAN

36 ELM STREET
GLENS FALLS
NEW YORK

- South – A commercial building immediately abuts the southern wall of the site structure. Commercial and residential buildings are located further to the south of the subject site.
- East – A three-story commercial building with retail shops on street level and residential and offices on the upper levels. A commercial district and the Glens Falls Hospital are located further to the east of the subject site.
- West – An alley separates the site structure from a small commercial building, currently occupied by Labor-Ready offices, on the western side of the site. Residential and commercial buildings are located further to the west.

3.3 SITE GEOLOGY AND HYDROLOGY

According to the United States Department of Agriculture's (USDA) Soil Survey for Warren County, the soils of the subject site consist of Oakville loamy fine sand. This soil type consists of deep, well drained soils on outwash plains. According to the Surficial Geologic and Geologic Maps, Hudson Mohawk Sheets, the surficial sediments of the site consist of Lacustrine sands overlying bedrock of limestone.

The actual direction of groundwater flow beneath the subject site has not been physically verified; however, based on regional topography, groundwater is assumed to flow to the southeast toward the Hudson River. There were no surface water features present on the site at the time of the site inspection.

3.4 SITE TOPOGRAPHY

The New York State Department of Transportation (NYSDOT), 7.5 Minute Series Topographic Map, Glens Falls Quadrangle, indicates that the approximate elevation of the subject site is 345 feet above mean sea level (AMSL). The topographic profile of the site is flat. There were no apparent areas of fill material noted on the subject site at the time of the site inspection.

3.5 WETLANDS

The New York State Department of Environmental Conservation (NYSDEC) and the National Wetlands Inventory mapping indicated that there are no federally or state delineated wetland areas located on or adjacent to the subject site.

3.6 RADON GAS POTENTIAL

According to the New York State Department of Health (NYSDOH) Basement Radon Database, the subject site is located in an area in which the average indoor basement radon level is 1.5 picocuries per liter (pCi/l). The federal recommended allowable continuous exposure level for radon is 4.0 pCi/l.

4.0 SITE HISTORY

4.1 TITLE DEED SEARCH

A title deed search was conducted at the Warren County Clerk's Office. The purpose of the title deed search was to establish past property ownership and to attempt to identify past uses of the property which may have had a detrimental environmental impact on the site. An attempt was made to trace property ownership for a minimum of 50 years with an emphasis on the transfer or lease of lands to corporations or industrial/manufacturing facilities. Chronology of title ownership is summarized below.

Owner	Date of Ownership
U.J. Limited Partnership	July 1998
Jack Lebowitz	July 1998
Jack & Philip Lebowitz	October 1971
Iser Realty Corporation	February 1956
Simon Milberg	April 1955
Milstone Undergarment Corporation	August 1952
Milestone Foundation	June 1948

4.2 STANDARD HISTORICAL SOURCES

Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Map collection maintained by the New York State Library located in Albany, New York, was searched for coverage of the area of the subject site. The review of the Sanborn Maps is summarized below and a copy of the maps have been included in Appendix B.

Map Year	Site Description	Surrounding Area
1981	Building occupies the entire site. Site use is identified as storage.	N = Elm Street, parking lot, restaurant, store, apartments W = Restaurant, parking lot, dwelling, offices; E = Stores, South Street; S = Stores and associated parking lots.
1967	Building occupies the entire site. Site use is identified as ladies wear factory.	N = Elm Street, filling station with three gas tanks identified, restaurant, and dwellings; W = Restaurant, parking lot, and dwellings; E = Stores, South Street; S = Store, auto repair facility, additional stores, one referencing a gas tank.
1952	Same as 1967	Same as 1967.
1935	Steel post building encompasses entire site, Use identified as auto sales and service with a gas tank located on the north side of the site	N = unreported; W = Dwelling; E = Stores, paint and oil shop, South Street; S = Auto repair and storage, paint store, and a warehouse.
1911	Dwelling.	N = Elm Street and dwellings; W = Dwellings; E = Stores, South Street; S = Stores, hay barn.
1901	Dwelling.	N = Elm Street, dwellings, and R.S. Hilkins Livery and Boarding; W = Dwellings; E = Grocery, barber shop, cobbler shop; S = Dwelling, grocery warehouse.

City Directories

City directories for the City of Glens Falls, beginning with 1985 and regressing at roughly five-year increments until 1915, were reviewed at the Crandall Library located in Glens Falls. The city directory findings are summarized below.

Directory Year	Site Occupant
1985, 1980	No listing
1975	Vacant
1970, 1966	J&J Lingerie, Inc. – ladies undergarments
1961, 1955	R&J Lingerie, Inc. – ladies undergarments
1950	Milbro Mills, Inc. – ladies undergarments
1944, 1940	Manhattan Shirt Company
1935	Sunshine Manufacturing Company, McNaughton & Hughes Auto Repair
1930	Artistic Shirt Company
1925	C.R. Thomson Shirt Company
1920	Vacant
1915	Residential – S.R. Stoddard

Beer's Atlas

The Beer's Atlas for the City of Glens Falls, dated 1875, was reviewed at the Crandall Library. The subject site was identified as residential property under the name of S.R. Stoddard.

Aerial Photographs

Aerial photographs, dated 1990, 1982, 1973, 1968, and 1947 were reviewed at the New York State Office for Technology's Geographic Information Center located in Albany. The subject site was noted to be similar as at present in all of the photographs, with a single structure encompassing the entire site. The evolution of the surrounding area from residential to commercial use was observed over time.

4.3 LOCAL GOVERNMENT OFFICES

City of Glens Falls Assessor's Office

The subject site is identified as tax parcel 309.28-1-13. Information derived from the Assessor's property card is listed below:

- Owner: U.J. Limited Partnership
- Lot Size: 90' x 66'
- Building Size: 17.550 square feet, three stories

- Utilities: public water and sewer, electric and natural gas
- Property Class: warehouse

City of Glens Falls Building Department

The subject site is located in an area zoned as a Central Commercial District. Mr. John Ward, the City Building Inspector indicated that there were no active files for the subject site, however, information in archived files existed. These files have been unavailable for review as of the date of this report,

City of Glens Falls Fire Inspector

The City Fire Inspector, Mr. John Ellingsworth, was contacted relative to records of tank and/or chemical usage at the subject site, and spill or hazardous material responses made relative to the subject site. Mr. Ellingsworth furnished CHA with a copy of a 1935 Sanborn map for the site and indicated that they had no record of any specific environmental concerns pertaining to the subject site.

4.4 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

No reports of any previous environmental investigations of the subject site were made available to CHA during the course of this project.

4.5 SITE CONTACT INTERVIEW

Mr. John Pagano, property owner representative, met with the CHA inspector at the time of the site inspection. Mr. Pagano stated that the building has been unheated and used as a storage facility since ownership by the current owner (approximately 30 years). The fuel oil storage tanks and heating system were in the building at the time of purchase, though, have not been used by the current owner. There are no chemicals stored or used at the site. To his knowledge there are no underground storage tanks at the site and there have been no spills reported for the site.

5.0 SITE INSPECTION

On December 5, 2002, CHA conducted an inspection of the subject site. The site was examined, photographs were taken (Appendix A), and neighboring land uses were noted. The results of the inspection are detailed below.

5.1 FUEL OIL AND HAZARDOUS MATERIAL STORAGE FACILITIES AND CONTAINERS

5.1.1 Tanks

There was no evidence of underground storage tanks (USTs) observed on the subject site at the time of the site inspection.

Four approximately 500 gallon aboveground storage tanks (ASTs) were located within a concrete block enclosure in the basement of the building (Photos 7 & 8). The enclosure was filled with sand. The tanks are connected in series and filled from a fill pipe located on the exterior of the building adjacent to the northwestern overhead door (Photo 5). The fill pipe enters the basement through the northern wall (Photo 6) and connects to the northern most tank. As mentioned, the tanks were surrounded with sand, so the tanks and the interior of the enclosure were unable to be visually examined. It was unknown as to the actual size of the tanks or if any product remained in any of the tanks.

The boiler tank of the former heating system was located in the northeastern corner of the basement. The fuel burner unit of the system had previously been removed from the site. Piping and miscellaneous pieces of the system remain.

5.1.2 Chemical Storage Facilities and Containers

A small inventory of five-gallon plastic containers of soap were observed adjacent to the elevator entrance on the first floor. All of the containers appeared in good condition at the time of the site inspection with no evidence of release.

5.2 POLYCHLORINATED BIPHENYLS (PCBs)

There were no transformers located on the subject site at the time of the site inspection. Electrical panels were located along the western wall of the first floor (Photo 9). Fluorescent light fixtures were located throughout the building on each floor and in the basement (Photo 10). Based on the age of the building, it is possible that these fixtures may contain PCB ballasts.

5.3 STRESSED VEGETATION

There was no vegetation apparent on the subject site at the time of the site inspection.

5.4 STAINED SOIL AND SURFACES

There was no surface staining apparent on the subject site at the time of the site inspection.

5.5 CHEMICAL ODORS

No chemical odors were noted on the subject site at the time of the site inspection.

5.6 LOCATION OF WATER WELLS RELATIVE TO STORAGE TANKS

There were no USTs or water wells located on the subject site at the time of the site inspection.

5.7 VISUAL EVIDENCE OF IMPROPER WASTE DISPOSAL

There was no visual evidence of improper waste disposal observed on the subject site at the time of the site inspection.

5.8 WATER AND WASTE WATER DISTRIBUTION SYSTEMS

The subject site is serviced by the public drinking water and sanitary sewer systems administered by the City of Glens Falls, however, these services are not actively utilized at the site. The was no evidence of water supply wells or septic systems observed on the subject site at the time of the site inspection.

5.9 LEAD PAINT POTENTIAL

Based on the age of the site structure, the potential exists for the presence of lead-based paint to be associated with the structure. Several painted surfaces were noted to be peeling at the time of the site inspection (Photo 11).

5.10 SUSPECT ASBESTOS-CONTAINING BUILDING MATERIALS

Based on the age of the building, asbestos-containing materials may be associated with the building. At the time of the site inspection, suspect materials were noted in the form of, though not necessarily limited to, pipe wrap (Photo 12) noted throughout the building, heating equipment insulation associated with remaining equipment, and paint. Many of these materials were observed to be in a deteriorated condition at the time of the site inspection. According to Mr. Pagano, the roof is rubber and was installed approximately 15 years ago. However, he did not know if the old roof had first been removed or merely covered by the new roof. As a result, historic roofing materials are also considered to be suspect asbestos-containing materials.

6.0 ENVIRONMENTAL REGULATORY REVIEW

Environmental regulatory agency records were searched through the use of state and federal databases accessed and summarized through the use of DataMap Technology's FirstSearch technology. The information contained in the FirstSearch report is summarized below, and a copy of the regulatory database report is included in Appendix C. (Note that, due to the close proximity of the subject site to the property previously investigated at 20 Elm Street, the regulatory database radius report that was used for the assessment of 20 Elm Street was also used for the 36 Elm Street property.)

6.1 HAZARDOUS WASTE SITE LISTS

The subject site does not appear on the USEPA CERCLIS list of potential hazardous waste sites (September 2002), nor does it appear on the USEPA NPL list (September 2002) or New York Department of Environmental Conservation (NYSDEC) Inactive Hazardous Waste Sites List (April 2001). According to these lists, there are no NPL sites located within one mile of the subject site, however, there are two sites located within 0.5 miles of the subject site listed by the CERCLIS and state databases. These sites are listed below.

Facility	Location	Comments
Niagara Mohawk Operation HQ	Mohican Street (0.31 miles SE)	CERCLIS – No further remedial action planned 6/26/91. State – investigation resulted in no discovery of documented disposal of hazardous waste at this site, considered a Class D site.
Finch Pruyn	Off Route 149 (0.41 miles SE)	CERCLIS – preliminary assessment and site inspection resulted in status of "not proposed" for listing, 3/20/91. State – only non-hazardous paper sludge disposed of at this site, considered a Class D site.

It should be noted that both of these sites are located downgradient of the subject site and are considered to present no environmental threats relative to hazardous waste. As a result, it is not expected that either of these sites has impacted the subject site.

6.2 HAZARDOUS WASTE TREATMENT, STORAGE, DISPOSAL, AND GENERATOR FACILITIES

Review of the USEPA Resource Conservation and Recovery Information System (RCRIS) list of Treatment, Storage and Disposal Facilities (TSDF) and the USEPA RCRIS list of small (SQG) and large quantity (LQG) hazardous waste generators report (August 2002) indicated that the property investigated for this report is not a TSDF facility or a permitted generator of hazardous waste. The regulatory database report indicated that there are no TSDF or corrective action sites located within one mile of the subject site and three hazardous waste generators located within 0.25 miles of the subject. The generator sites are listed below.

Generator	Location	Status
Glens Falls Hospital	100 Park Street, 0.19 miles SE	SQG
Evergreen Bank NA	234 Glen Street, 0.05 miles NW	CSQG
Cortons Creative Instant Printing	100 Glen Street, 0.24 miles SE	CSQG

SQG = small quantity generator, generates 100 – 1000 kg of hazardous waste per month.
CSQG = conditionally exempt small quantity generator, generates less than 100 kg of hazardous waste per month.

Based on the fact that none of these generators abuts the subject site, the fact that there have been no violations filed against any of the generators, the relatively small volumes of waste generated at these sites, and the fact that most of them are located cross to downgradient of the subject site, it is not expected that these hazardous waste generators have impacted the subject site.

6.3 PETROLEUM AND CHEMICAL BULK STORAGE TANK REGISTRY

Review of the NYSDEC Registered Petroleum and Chemical Bulk Storage Facilities database (January 2002) indicated that there are no USTs or ASTs currently or formerly registered to the subject site.

The tank database referenced registered tank facilities which are located within 0.25 miles of the subject site. These facilities and respective tank inventories are listed below.

Facility	Location	Tanks & Status	Product
Glens Falls Hospital	100 Park Street (0.19 miles SE)	3 USTs CR 1 UST CIP 3 USTs in service 2 ASTs in service	Gasoline, fuel oil, diesel
Dom's Service Center	10 Broad Street (0.05 miles SW)	4 USTs CR	Gasoline, diesel
Moore's, A Division of Harcros Lumber & Building Supplies	679 Glen Street (0.05 miles NW)	1 UST CR 1 AST in service	Gasoline, diesel

CR = closed and removed
CIP = closed in place

Several of these tank facilities are located either cross or downgradient of the subject site, and as a result, are not expected to have impacted the subject site. Upgradient facilities have either not had any leaking tank reports filed against them, or such releases were confined to the lands of those facilities and have since been remediated and closed, and as such, are not expected to have impacted the subject site (see Section 6.4)

6.4 SPILLS AND LUST INVENTORY

Review of the NYSDEC Spills and Leaking Underground Storage Tank (LUST) database (January 2002) indicated that there have been no spill or LUST incidents reported for the subject site.

Several such incidents have been reported for properties within 0.5 miles of the subject site. Many of which were reported for the Finch Pruyn plant on Glen Street. The majority of the spill/LUST sites are located downgradient relative to the subject site, were restricted to lands of those sites, and/or have been closed by the NYSDEC, indicating that they require no further action at those sites.

Only one upgradient active spill was reported by the database search. Subsurface contamination was indicated during an in-place closure of a fuel oil UST at the Evergreen Bank located at 237 Glen

Street (0.05 miles northwest of the subject site). The contamination was reported on October 25, 2000. The spill report indicated that the contamination was confined to the Evergreen Bank property.

Based on the closed status or the restriction to lands of the spill site, it is not expected that the spill/LUST incidents occurring within 0.5 miles of the subject site have impacted the subject site. Details specific to each spill and LUST report are contained in the regulatory database report included in Appendix C.

6.5 SOLID WASTE FACILITIES

Review of the NYSDEC database of solid waste facilities and transfer stations (March 2002) indicated that the subject site is not a listed active or inactive solid waste facility or transfer station. Further review of the list indicated that there is one permitted solid waste facility located within 0.5 miles of the subject site. The listed landfill was identified as the Finch Pruyn paper sludge landfill located at 1 Glen Street, approximately 0.4 miles southeast (downgradient) from the subject site. The database report indicates an inactive status for this landfill. Based on its downgradient location relative to the subject site, the Finch Pruyn landfill is not expected to impact the subject site.

7.0 CONCLUSIONS & RECOMMENDATIONS

Based upon CHA's site observations and the review of available regulatory and historical information concerning the site and surrounding areas, CHA has established the following conclusions and recommendations.

7.1 CONCLUSIONS

CHA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-00. Any exceptions to, or deletions from, these practices are described in Section 2.0 of this report. This assessment pertaining to the property located at 36 Elm Street in the City of Glens Falls, New York, revealed evidence of recognized environmental conditions relative to the subject site pertaining to the historic use of a fuel oil-fired heating system including the aboveground storage tanks remaining on the site, potential off-site impacts from historic neighboring automotive service and gasoline station facilities, potential PCB light ballasts, and potential asbestos-containing building materials and lead-based paints.

7.2 RECOMMENDATIONS

CHA recommends that the four fuel oil tanks be properly closed and/or removed according to applicable state and federal regulations. Subsurface soil and groundwater should be sampled to evaluate potential impacts from the on-site tanks and heating system, in addition to off-site sources of concern.

In anticipation of site activities (renovation and/or demolition) that would potentially disturb any suspect asbestos and lead building materials, CHA recommends that an Asbestos and Lead Paint Survey be performed. The survey should be performed by properly trained and certified personnel in accordance with applicable State and Federal regulations. The results of the survey will provide data necessary to develop abatement cost estimates. In addition, light fixture ballasts should be inventoried and properly characterized for disposal.

8.0 RESOURCE SUMMARY

In compiling the report summarizing this investigation, the following persons/agencies were interviewed and/or contacted and resources checked.

Warren County Soil Survey: published by the USDA, 1983.

Topographical Map of New York: Glens Falls Quadrangle, NYSDOT, 1993.

Surficial Geologic Map of New York: Hudson Mohawk Sheet, 1989.

Geologic Map of New York: Hudson Mohawk Sheet, 1970.

NYS Wetlands Inventory Map: Glens Falls Quadrangle, NYSDEC, 1987.

DataMap Technology: regulatory database report dated 11/19/02.

City of Glens Falls Municipal Offices: Assessor: contacted in person 12/5/02; Building Inspector, John Ward, contacted in person 12/5/02; City of Glens Falls Fire Inspector, John Ellingsworth, contacted via telephone 12/5/02, written response received 12/17/02.

Warren County Clerk: Record room, title deed records, researched 12/5/02.

New York State Department of Health Basement Radon Database: March 2000.

New York State Library: Sanborn Fire Insurance Maps, reviewed 12/4/02.

City Directories for the City of Glens Falls: reviewed at the Crandall Library on 12/5/02, directories dated 1985, 1980, 1975, 1970, 1964, 1959, 1955, 1950, 1945, 1940, 1935, 1930, 1925, 1920, 1915.

Beers Atlas: Dated 1875, reviewed at the Crandall Library, 12/5/02.

*New York State Office of Technology, Geographic Information Sec*tion: Aerial photographs dated 1990, 1982, 1973, 1968, and 1947, reviewed 12/4/02.

Mr. John Pagano: property owner representative, interviewed in person 12/5/02.

9.0 LIMITATIONS

The conclusions presented in this report are based on information gathered in accordance with the Scope of Services defined in Section 2.0 of the report. This report is not intended to assess the condition of the subsurface environment at the site. All conclusions reflect observable conditions existing at the time of the site inspection (December 5, 2002). Information provided by the resources referenced in Section 8.0 was utilized in assessing the site. The accuracy of the conclusions drawn from this investigation is, therefore, dependent upon the accuracy of information provided.