



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Victory Mills  
42 Gates Ave  
Victory, NY 12884

### Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C546047/> and at these location(s):

**Schuylerville Public Library\***  
52 Ferry Street  
Schuylerville, NY 12871  
(518) 695-6641

(\*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online DECinfo Locator, please contact the NYSDEC project manager listed below for assistance.)

### Who to Contact

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

#### Project-Related Questions

Jared Donaldson, Project Manager  
NYSDEC  
625 Broadway, Albany, NY 12233  
(518) 402-9176  
[jared.donaldson@dec.ny.gov](mailto:jared.donaldson@dec.ny.gov)

#### Project-Related Health Questions

Sara Bogardus  
NYSDOH  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 473-9800  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

March 2021

**SITE No. C546047**  
**NYSDEC REGION 5**

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Victory Mills site ("site") located at 42 Gates Ave, Victory, Saratoga County. Please see the attached map for the site location. The cleanup activities will be performed by Victory Mills LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C546047/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in Spring 2021 and last approximately three months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation of grossly contaminated soil for proper off-site disposal. Other soil contaminated at levels above restricted residential use soil cleanup objectives (RRSCOs) will be consolidated below a site cover system to meet final site grades;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill; and
- Installation of a site cover system consisting of the placement of a two-foot cover of clean soil, above a demarcation layer, in areas of open green space. In developed areas, hardscape (*i.e.*, buildings, asphalt or concrete) will serve as the cover system.

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A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (*e.g.*, an environmental easement) or engineering controls (*e.g.*, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

**Site Description:** The 6.6-acre site is located at 42 Gates Avenue, in the Village of Victory, Saratoga County. The site is bordered to the east by Fish Creek, to the north and northwest by residential properties, and to the south and southwest by commercial and industrial properties. A vacant 230,000 square foot five-story industrial structure with a basement is located on the property. The structure was originally constructed and operated as a textile manufacturing facility, later a cotton mill and most recently a packaging manufacturer. The proposed site redevelopment project includes the rehabilitation and reuse of the on-site building for commercial use on the first floor and apartments on the remaining floors above.

**Nature and Extent of Contamination:** Semi-volatile organic compounds (SVOCs) and metals were found in surface and subsurface soil at concentrations above restricted residential soil cleanup objectives. SVOCs and metals are present at depths up to 12 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C546047) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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*We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:  
<https://www.dec.ny.gov/pubs/109457.html>

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## Site Location

