



Department of  
Environmental  
Conservation

## 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  
[beci@health.ny.gov](mailto:beci@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)

# FACT SHEET

## Brownfield Cleanup Program

Victory Mills  
42 Gates Ave  
Victory, NY 12884

**SITE No. C546047**

**NYSDEC REGION 5**

**October 2020**

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Victory Mills site ("site") located at 42 Gates Ave in the Village of Victory, Saratoga County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **October 28 through December 5, 2020.**

- Access the RAWP and other project documents online through DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C546047/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed at left under Project-Related Questions in the "Who to Contact" area.

**Draft Remedial Work Plan:** The proposed Restricted Residential Use remedy consists of:

- Soil contaminated at levels above restricted residential use soil cleanup objectives (RRSCOs) will be excavated and consolidated below a cover system. Grossly contaminated soil (e.g., stained) will be excavated and properly disposed of off-site;
- Placement of a two-foot cover system, including a demarcation layer, over areas with soil contamination above RRSCOs. In other areas, hardscape (i.e., buildings, asphalt or concrete) will serve as site cover;
- Additional soil samples will be collected as part of the remedial action process to confirm the extent of excavation required for the remedy;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material for use as additional backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper future use of the site.

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Victory Mills LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report,” which describes the results of the site investigation, was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document with NYSDOH concurrence. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

**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 on the first floor and apartments on the remaining floors above.

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/cfmx/extapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** Semi-volatile organic compounds (SVOCs) and metals were found in surface and subsurface soil at concentrations above use-specific 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.

**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 may 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](https://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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

