



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *Email*. See “For More Information” to Learn How.

Site Name: Former Globe Woolen Mills
DEC Site #: C633084
Address: 811-827 Court Street, Utica, NY 13502

Have questions?
See
“Who to Contact”
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former Globe Woolen Mills site (“Site”) located at 811-827 Court Street, Utica, Oneida County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under “Where to Find Information.”

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C633084>

Draft Investigation Work Plan

The draft investigation work plan, called a Remedial Investigation Work Plan (RIWP), was submitted to NYSDEC under New York’s Brownfield Cleanup Program. The investigation will be performed by Lofts at Globe Mill, L.P. (“applicant(s)”) with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **January 3, 2018** through **February 2, 2018**. The proposed plan is available for review at the location(s) identified below under “Where to Find Information.” Please submit comments to the NYSDEC project manager listed under Project Related Questions in the “Who to Contact” area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, groundwater, and any other parts of the environment that may be affected. Key components of the investigation work include surface and subsurface soil sampling, groundwater sampling, and indoor air and sub-slab soil gas sampling of the onsite buildings. The investigation will cover the entire site, but will focus on an area of known petroleum contamination resulting from an underground fuel storage tank and an area

under the parking area that was believed to be a settling pond for waste waters from the wool dying operation.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. The investigation is scheduled to begin March 2018 and is expected to be completed in May 2018.

When the investigation is completed by Lofts at Globe Mill, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions, and if appropriate, approve the report.

After the investigation, a Remedial Work Plan will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of a cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Site Location: The Former Globe Woolen Mills is located in downtown Utica’s “Brewery District,” a mixed-use neighborhood with restaurants, various retail and commercial uses, and single-family houses. The site is approximately 4.9 acres in size and is located at the southeast corner of the intersection of Stark and Court Streets. West and south of the site, along Stark Street and Warren Street is primarily occupied by single-family residences. To the east of the site, along Sunset Avenue, are various businesses, single-family homes, and the Edward J. Hirt Playground. Commercial businesses and a brewery are located north of the site, on Court Street.

Site Features: Currently, the site includes six one-, two-, three-, and four-story buildings with full and partial basements that remain from the site’s historic operation as a wool mill complex. The six buildings, totaling just under 160,000 square feet, are combined into two separate structures. The buildings are comprised of primarily brick sub- and superstructures with wood timber structural framing. The development plan is to historically restore the onsite buildings for reuse. The eastern portion of the site is a paved parking area.

Current Zoning and Land Use: The site is currently zoned as Planned Development-Extraordinary District. This District permits a variety of uses provided that they are complimentary to the uses of the site and surrounding context, as this project is.

Past Use of the Site: The site was owned by the Globe Woolen Company and occupied as a wool mill complex from 1847 until its final closure and shut down in 1953. Afterwards, the site was used for offices, college classrooms, and storage areas. In 1968, the State University of New York (SUNY) occupied the buildings for Upper Division College Education activities and classrooms, which were conducted until 1988 when the Upper Division College moved into the SUNY Polytechnic Campus in Marcy, New York. Since 1988, the buildings have been utilized principally as office space, a training center, and warehouse storage.

Site Geology and Hydrogeology: The site is situated within Oneida County, which is situated within the Black River-Mohawk River Lowland physiographic province of the State of New York. Based on soil survey maps published by the United States Department of Agriculture (USDA) Soil Conservation Service Web Soil Survey, the site is mapped as Alton-Urban land complex.

Shallow groundwater flow generally follows the local topography, but may be affected by localized conditions. Based on the local topography of the area, shallow groundwater in the vicinity of the site is expected to flow to the north towards the Mohawk River. Groundwater was encountered at the site at approximately 7 feet below grade level.

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 the DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

Utica Public Library
303 Genesee Street
Utica, New York 13501
Phone: 315-735-2279

Who to Contact

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

Project Related Questions

Rachel Gardner
Department of Environmental Conservation
Division of Environmental Remediation
317 Washington Street
Watertown, NY 13601-3787
315-785-2522
rachel.gardner@dec.ny.gov

Site-Related Health Questions

Gregory Rys
New York State Department of Health
5665 NYS Route 5
Herkimer, NY 13350
315-619-3194
BEEI@health.ny.gov

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

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



Site Location Map
Lofts at Globe Mill
Utica, New York

Scale: 1" = 165'

Created By: C. Dare

Revision: 1.0.0

Date: 11/08/2017

Source: Google Earth



Figure 1