



Brownfields

Technical Report # 7

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A Project of the
Adirondack Gateway Council



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Gateway Action Plan – Task #7

**Adirondack Gateway Council
Saratoga, Warren and Washington County,
New York**

Brownfields

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TASK 7 – BROWNFIELDS

Infrastructure within the AGC context represents, in addition to Broadband /Cell and Transportation, waste water treatment facilities, sanitary and storm collection and conveyance systems (Task 4), and brownfield opportunities (Task 7).

I Waste Water

The Adirondack Gateway Council (AGC) determined that an analysis of current and future sanitary sewer needs in the southern portion of the 3 County Region was warranted due to lack of future capacity in Town of Queensbury, Warren County, as well as a lack of current capacity in the Town of Moreau, Saratoga County, and Town of Kingsbury, Washington County. There are also current and future operational and capacity issues at the Washington County Sewer District #2 wastewater treatment plant and City of Glens Falls waste water treatment plant. The consultant team of Barton & Loguidice, D.P.C. (B&L) was engaged to develop a comprehensive and strategic report that includes recommendations to address long-term collection, conveyance, and treatment options for wastewater and to address sanitary sewer needs and issues for a 20 year horizon.

The team met with leaders of each community to review the unique needs of each and gather pertinent reports and studies including sanitary sewer studies, comprehensive plans, zoning maps and related documents. Working with a technical subcommittee, the engineers developed projections for the 20-year horizon to determine long-term sewer needs.

The analysis included a review of Smart Growth principles each community could incorporate to maximize efficiencies, minimize costs and otherwise conserve resources. Smart Growth principles were applied so the sewer systems would comply with the NYS Smart Growth Public Infrastructure Policy Act and to:

- Promote development projects in developed areas or in areas identified for development in a comprehensive plan, local waterfront revitalization plan or brownfield redevelopment plan.

- Promote community based planning and collaboration
- Use, maintain or improve existing water and sewer services
- Locate public infrastructure within municipal centers

Based upon these projections and analysis, this AGC report recommended phased improvements were developed. These improvements will cost an estimated \$102 million. They include:

- 36 miles of collection and conveyance piping (replacement of existing and construction of new piping)
- 14 pump stations (new stations and existing stations to be rehabilitated)
- More than \$20M of process improvements at the Glens Falls and Washington County Sewer District No. 2 Wastewater Treatment Plants

A grant application on behalf of the Adirondack Gateway Council was submitted in order to further study and complete some preliminary engineering with regard to this regional sanitary sewer system within the southern area. An \$800,000 NYS Department of State Local Government Efficiency grant was awarded to the City of Glens Falls on behalf of several of the communities. This next step planning and engineering effort is currently on-going thru the end of 2016 and includes:

- Preliminary Engineering of select areas of the collection and conveyance sewer systems including updating of the two sewer models.
- Preliminary Engineering of select improvements at the two wastewater treatment plants
- Rate analysis of a regional system for each community
- Review of available governance structures for a regional sewer system
- Study of a regional bio solids facility

Action Plan

Examine funding opportunities at the State and Federal level and preparation of applications during the course of 3rd and 4th quarters of 2015. In particular, the Upstate Revitalization Initiative Program.

II Brownfields

The Adirondack Gateway Council region is the recipient of federal and state funding for certain Brownfield Plans and studies. Specifically, the Town of Fort Edward successfully utilized a \$200,000 EPA Brownfields Cleanup Grant as one source of funding to remediate PCB contamination at the site of a former Grand Union store located at 354 Broadway. The Golub Corporation of Schenectady recently notified the Town that they intend to construct a new 40,000 square foot Market 32 Grocery store at this strategic location.

The Town of Queensbury made use of Brownfield Opportunity Area (BOA) grant funding to formulate the Queensbury South Vision Plan which calls for the development of the former Ceiba-Geigy industrial site located on lower Warren Street just east of the Glens Falls city line. The former Ciba-Geigy pigment plant was the subject of an \$8 million dollar cleanup that was completed in 2001. The Queensbury South Vision Plan envisions the development of four building structures on the 45-acre site, including a 140,000 square foot warehouse, and three smaller buildings on the order of 40,000 square foot each that will be suitable for research and development, technology oriented businesses, and/or commercial office use. A solar array, visitor's center, and cultural park are also being proposed for the property.

Seven communities within the AGC region formed a working coalition (referred to as the Hudson River-Adirondack Redevelopment Coalition) and applied to the U.S. Environmental Protection Agency (EPA) for a \$600,000 EPA Brownfields Coalition Assessment Grant. The seven communities consisted of the Town of Corinth, the Town of Hadley, and the Village of South Glens Falls in Saratoga County; the City of Glens Falls and the Town of Chester in Warren County; and the Village of Hudson Falls and the Village of Whitehall in Washington County. EPA awarded the \$600,000 EPA Brownfields Assessment Grant to the Coalition for the purpose of conducting environmental assessments and reuse evaluations of abandoned properties to attract clean industry, high-technology supplier and service businesses, and entrepreneurs seeking to invest and create high-wage jobs within the Region. Specifically, the goals of the Hudson River – Adirondack Redevelopment Brownfields Program are to:

- Conduct Phase I Environmental Site Assessments (ESAs) on approximately 50 properties located along a 60-mile stretch of the upper Hudson River, which has been detrimentally

impacted by the presence of more than 500 identified brownfields sites

- Perform anticipated follow-up Phase II ESAs on eight of these targeted sites.

Specifically, two Brownfield sites located in the City of Glens Falls, the former Mullen Iron Works site located at 47-50 Cooper Street, and the former Aroxy Dry Cleaners site located at 251 Warren Street, will have Phase 2 Site Investigations conducted during the summer and fall of 2015.

- Perform 25 asbestos and lead-based paint surveys
- Prepare remedial cost estimates and reuse planning documents for 12 of the targeted brownfields properties

NYS Brownfield Opportunities Area Studies for the City Glens Falls and region (totaling \$198,000)

The City of Glens Falls has received a total of \$198,000 in state funds from the NYS Department of State (DOS) under the Brownfield Opportunity Area (BOA) program to initiate land use and property redevelopment planning associated with vacant and underutilized properties.

Specifically, the City has received BOA grants for the South Street, Broad Street, and Warren Street corridors with opportunities to undertake feasibility, marketing studies within these corridors (Represents a portion of funding match)

EPA Workforce Investment Job Training Grant (\$200,000) completing its third and final job training class

(Intent to apply for another round of funding)

In furtherance of job training; the City of Glens Falls was awarded a \$200,000 Environmental Workforce Development Grant from the EPA. With the award of this grant, the City established the Hudson River Regional Job Training Initiative with the objective of filling a significant void in regional worker training programs. Specifically, the goal of the Initiative is to assist at least 100 unemployed and under-employed individuals obtain good-paying jobs in the environmental field, with a particular emphasis on the assessment and cleanup of Brownfield sites and hazardous waste sites. The first EPA Job Training Class was completed in mid-December 2014, with 23 unemployed individuals participating in the five-week program. This first class

represents a major milestone for this Region by coordinating various disparate job training programs and partner agencies, including the NYS Department of Labor, to focus on a comprehensive and unique environmental-based curriculum sought after by specific companies and regional employers. Class participants received training in Hazardous Waste Operations & Emergency Response (HAZWOPER), Asbestos (Handler and Operation & Maintenance), OSHA Confined Space, OSHA Construction Safety, Mold Remediation, First Aid/CPR, and Emergency Spill Response.

To date, a total of 15 of the 23 graduates from the first EPA Job Training class have obtained employment as a result of participating in the Job Training program. The second EPA Job Training class was completed in April with a total of 20 graduates, and a third and final EPA Job Training class is scheduled to begin in September with an anticipated enrollment of 20 students. Due to the success of this program, the City of Glens Falls intends to apply to the EPA in February 2016 for a second EPA Job Training grant.

Action Plan

It is anticipated that the Adirondack Gateway Council will apply for one or more EPA Brownfields Grants in November of 2015. The EPA's Brownfield Program has a rich history rooted in environmental justice, and is committed to helping communities revitalize brownfield properties, mitigate potential health risks, and restore economic vitality. A critical part of EPA's assessment and cleanup efforts is to ensure that residents living in communities historically affected by economic disinvestment, health disparities, and environmental contamination have an opportunity to reap the benefits from brownfields redevelopment. The types of Grants offered through the EPA Brownfields Program are as follows:

1. Brownfields Assessment Grants – provides funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites.
2. Brownfields Cleanup Grants – provides funds to carry out cleanup activities at a specific brownfield site owned by the applicant.

3. Brownfields Revolving Loan Fund (RLF) Grants – provides funds for a grant recipient to capitalize a revolving fund and to make loans and provide sub grants to carry out cleanup activities at brownfield sites.
4. Environmental Work Force and Job Training Grants – provides funds to deliver environmental workforce development and job training programs that recruit, train, and place local, unemployed and under-employed residents with the skills needed to secure full-time employment in the environmental field, with a focus on solid and hazardous waste remediation, environmental health and safety, and wastewater-related training.
5. Brownfields Area-Wide Planning Grants – provides funds for a grant recipient to conduct research, technical assistance, and/or training activities that will enable the grant recipient to develop an area-wide plan for brownfields assessment, cleanup, and subsequent reuse. Brownfields area-wide planning (AWP) grant-funded activities must be directed to one or more Brownfield sites located in a specific area, such as a neighborhood, a district (e.g. downtown, arts, or shopping area), a local commercial corridor, a community waterfront, or a city block.

In addition to the EPA Brownfields Grant program, the Adirondack Gateway Council will investigate potential funding for the assessment and cleanup of Brownfield sites from the New York State Department of Environmental Conservation (NYSDEC). Specifically, the NYSDEC administers the Brownfield Cleanup Program (BCP) and the Environmental Restoration Program (ERP). The BCP provides tax incentives to private developers for the cleanup and redevelopment of Brownfield sites, while the ERP provides 90% funding to municipalities for the assessment and cleanup of municipally-owned Brownfield sites. However, the ERP program is currently not accepting applications for new Brownfield sites due to a lack of State funding.