

BROWNFIELDS SITE SPECIFIC FACT SHEET OCTOBER 2020

Site Location

FORMER THOMPSON MILL SITE

273 Poplar Street , Valley Falls, New York

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County: Rensselaer

Parcel ID: 22.-9-2.13, 22.16-3-1.1,
22.16-3-1.2, 22.16-3-2.1

Size: 12.84, 9.11, 0.73, 0.75;
total of 23.43 acres

Introduction

The Village of Valley Falls was awarded a \$200,000 Brownfields Assessment Grant by the United States Environmental Protection Agency (EPA) to support the assessment and future redevelopment of the Old Thompson Mill Site into a municipal, passive waterfront park and recreational greenspace that will provide river access, and be a beacon of both environmental sustainability and historical significance to the community.



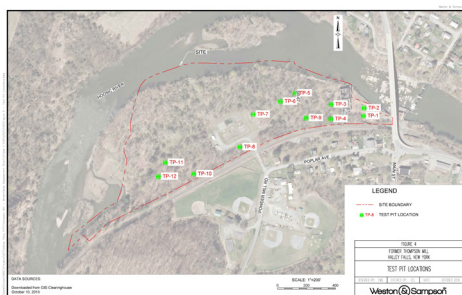
Site Characteristics

The 23.43-acre site is developed with one approximately 13,000 square feet (sq. ft.), three-story brick former mill building. The site was utilized as a textile mill and manufacturing location since its construction in the early 1800's. Currently, the site building is derelict and abandoned. The former mill building is significantly damaged and structurally unsafe due to a fire in 2009.

Completed Site Investigations

A Phase I Environmental Site Assessment (ESA) was completed by Weston & Sampson on behalf of the Village of Valley Falls in January 2019. The Phase I ESA, which consisted of a site visit and records review, identified Recognized Environmental Conditions (RECs) across the site. The Phase I ESA concluded that an additional investigation (Phase II ESA) was warranted.

A Phase II ESA was completed in October 2019. The Phase II included an archeological assessment, a Hazardous Building Material (HBM)



WHAT ARE BROWNFIELDS?

Brownfields are land and/ or buildings that have, or may have, hazardous substances, pollutants, or contaminants. Expansion, re-development, and reuse of these properties can help spur revitalization in a community.

BENEFITS OF A BROWNFIELDS DEVELOPMENT PROGRAM

- increases property values and marketability
- boosts community pride
- enhances quality of life
- promote economic development, creates jobs or open space, and positively impact local community
- creates safer, healthier place for us to live, work, and play

assessment to identify the presence of Asbestos Containing Material (ACMs), Polychlorinated Biphenyls (PCB) containing material and lead based paint in building materials, as well as a limited subsurface investigation and analysis of soil from areas where RECs were identified.

PHASE II FINDINGS:

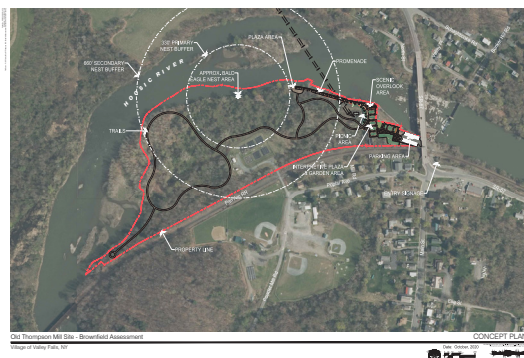
- ACMs, lead-based paint, and PCB-containing caulk were identified in the Site building material and building rubble.
- Shallow soil (0-2 ft) within three limited areas are impacted with contaminants of concern above applicable NYSDEC standards and likely related to illegal dumping, historic operations and/or the building fire.
- Two previously undocumented archaeological areas have been identified at the Site, and the potential exists for archaeologically significant artifacts to be uncovered in at least three (3) other areas onsite.

PHASE II RECOMMENDATIONS:

- Site access be restricted and post warning signs about structural integrity of the building and the presence of asbestos and PCB material.
- Demolish the remainder of the building and properly dispose debris to eliminate safety hazards.
- Handle all HBM in compliance with all applicable laws and regulations.
- Complete a Contamination Assessment (CA) of the HBM and develop a site-specific variance for ACMs.
- Complete additional subsurface investigations within the footprint of the building to further characterize soils and groundwater.
- Shallow soils with contaminants in excess of NYSDEC standards should be excavated and properly disposed as part of redevelopment activities.
- Complete additional archeological monitoring during any future subsurface investigations or redevelopment and submit findings to SHPO to determine eligibility to list as Registered Historical Place.

Conceptual Reuse Plan

The Conceptual Reuse Plan has been updated based on previous public input, comments of stakeholders and investigation results.



The Next Steps

- **Informational Public Meeting** - scheduled for **6:00 pm on October 15, 2020 at Village Hall** to:
 - Present findings and recommendation of Phase II ESA
 - Review and discuss Conceptual Reuse Plan
- Complete HBM Contamination Assessment and Variance work to make more accurate remedial cost estimates
- Continue to pursue grants/funding to cover cost of building demolition and disposal and future site assessment, cleanup and/or redevelopment needs



Though this program has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.



Copies of reports are available for the public to review at the Village Library and Village Hall.

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