

Site #	Parcel ID	Address	Property Owner
1	22.16-2-2	122 Bunker Hill Road	Edward W. Holmes
2	22.20-4-1	50 State Street	Johnathan M. Boulette
3	22.20-4-9	16 Charles Street	Richard Andrew and Johnathan M. Boulette
4	22.20-3-11	9 Charles Street	Valley Falls Fire House
5	22.20-4-25	South of Edward Street	Richard J. and Marie H. Andrew
6	22.20-3-8	9 Edward Street	Theresa Mysliwiec
7	22.20-3-10.1	10 Charles Street	Stephen Bader Co. Inc.
8	22.20-4-11	12 Charles Street	John Schmidt
9	22.20-4-12	11 Lyon Street	Erika A. Dobriko and Melissa M. Meddis
10	22.16-3-17.12	Powder Mill/229 Poplar Ave	Hoosic Valley Athletic
11	22.16-3-4	267 Poplar Ave	Lawrence J. Barton
12	22.16-3-24	271 Poplar Ave	HMG Enterprises LLC
13	22.16-3-25	275 Poplar Ave	Jo Ann Malm
14	22.16-3-26	279 Poplar Ave	H&M Online LLC
15	22.16-1-1	44 North Street	Jacqueline and George Hoffman
16	22.16-3-3	NY-67	Pan Am Southern, LLC
17	22.16-3-1.1	243 Poplar Ave	Village of Valley Falls
18	22.16-3-1.2	1835 NY-67	Village of Valley Falls
19	22.16-3-2.1	1839 NY-67	Village of Valley Falls
20	22.16-3-2.2	NY-67	Valley Falls Associates LP
21	22.-9-2.13	West of Powder Mill	Village of Valley Falls
22	22.16-4-7	1858 NY-67	Lorraine Linzner Family Trust
23	22.20-3-16	40 State Street	State Street and Valley Falls LLC
24	22.16-4-2	1842 NY-67	Valley Falls Associates Inc.
25	22.16-4-1	NY-67	Valley Falls Associates Inc.
26	22.16-4-27	2 State Street	Gregg Properties LLC
27	22.16-3-5	1 State Street	Frank Crandall and Pette Bonnier, Jr
28	22.20-2-3	Edwards Street	Village of Valley Falls
29	22.20-1-14	51 State Street	Coleman, Tyler J
30	22.20-4-3	46 State Street	Clum, Eleanor Clara
31	22.20-4-4	44 State Street	Glickman, Joel H
32	22.20-4-5	42 State Street	Valley Falls Public Library
33	22.20-3-17	38 State Street	Valley Falls Parsonage,
34	22.20-3-18	36 State Street	Wright, Charles E
35	22.20-1-6	35 State Street	Crowther, Ronald J
36	22.20-3-1	30 State Street	Rafferty, Dana P
37	22.16-3-16.1	23 State Street	Glickman, Joel H
38	22.16-3-16.2	21 State Street	Real Equity 225 LLC
39	22.16-3-15	19 State Street	Newman, Dale
40	22.16-3-14	17 State Street	Defruscio, Lynn D
41	22.16-3-13	15 State Street	Coreno, Matthew P
42	22.16-3-12	13 State Street	Chevalier, Christopher
43	22.16-4-26	4 State Street	Ellsworth, Scott M

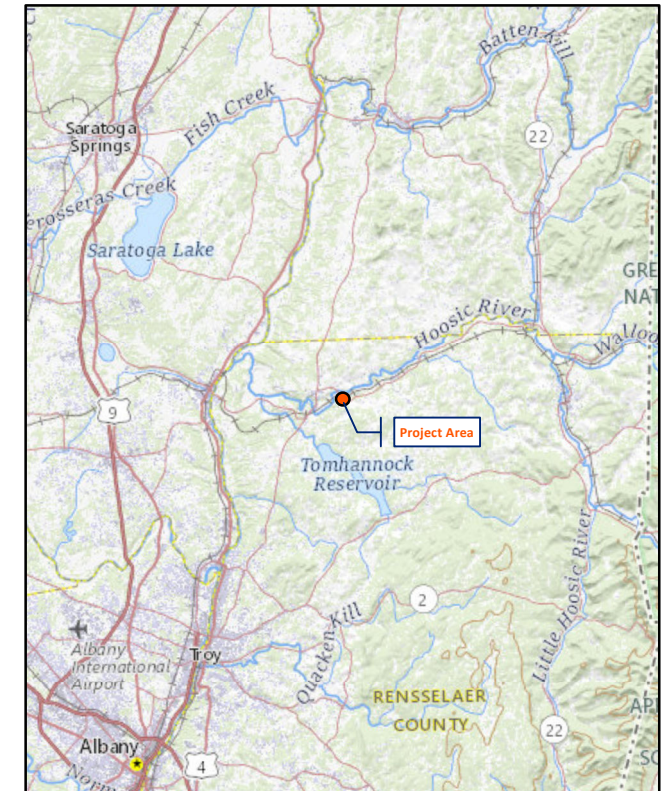


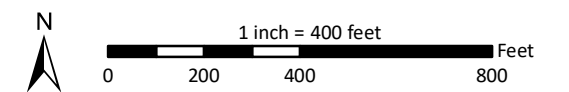
Figure 1:
 Identified Potential Brownfield Sites

Project:
 Historic Valley Falls BOA Nomination

Location:
 Village of Valley Falls
 Rensselaer County, NY



- Legend**
- BOA Pre-Nomination Study Area
 - Parcels within BOA Pre-Nomination Study Area
 - Identified Potential Brownfield Sites



Drawn/Checked By: KM/GLA
Lu Project Number: 50525-01
Date: September 2023
Notes: 1. Coordinate System: NAD 1983 State Plane NY East FIPS 3101 Feet 2. Data Sourced From NYSDEC Spills Database and 'DECinfo Locator' 3. Scale: 1:4,800 (original document size 11"x17")

Residential Property Strategic Site #1

Site Description/Current Use: The property is located on the west side of Bunker Hill Road and utilized as a residential property.

Address: 122 Bunker Hill Road

Parcel ID: 22.16-2-2

Size: 0.65-acres

Owner: Edward W. and Dina B. Holmes

Zoning: Residential

Access: Bunker Hill Road

Site History: Review of Sanborn maps indicate that 122 Bunker Hill Road was developed with two (2) residential buildings since 1830. In 1830-1840 a stable was constructed on the property and remodeled in 1850-1860. The property was utilized as Valley Falls Paper MFG, storage buildings. The property on the southeast corner of Bunker Hill Road and North Street was utilized as the Valley Falls Paper Manufacturing Company on the 1884-1897 Sanborn Map, then utilized as lumber storage for Jas. Thompson and Co. on the 1902-1933 Sanborn Maps.



Environmental Background: There are no NYSDEC records listed associated with this property. Building debris may be present in the area of the former Valley Falls Paper Manufacturing Co. and subsequent lumber storage facility.

Potential Recognized Environmental Condition: Yes

Recommendations: Subsurface investigation should be conducted in the area of the former paper manufacturing facility, southeast of Bunker Hill Road and North Street.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 210 feet north of Hoosic River.

Groundwater Conditions: Not assessed.



Residential Property Strategic Site #2

Site Description/Current Use: The properties are located on the east side of Charles Street and utilized as residential properties.

Address: 16 Charles Street and 50 State Street

Parcel ID: 22.20-4-9 and 22.20-4-1

Size: 1.41-acres and 1.00-acres

Owner: Richard Andrew and Johnathan M. Boulette

Zoning: Residential

Access: Charles Street and State Street

Site History: Review of Sanborn maps indicate that 16 Charles Street was developed with a two (2)-story building identified as G.W. Luhne's Lumber and Coal Yard in 1884, along with southern portion of 50 State Street. The 1891 Sanborn Map indicates that 16 Charles Street was identified as Herington & Co., and by 1897 an open shed-roof porch facing the railroad had been added. 50 State Street was developed with a three (3)-family residential building, constructed in 1920 with a garage. The 1933 Sanborn Map depicts a filling station near the intersection of State Street and Myron Street (i.e., 50 State Street), as well as an auto body shop on the southeast corner. A State highway Garage was also located on this property that included asphalt trucks and oil trucks. 16 Charles Street was owned by Wiley Brothers and utilized as a hardware store until 1964. The property was converted into a residence and has been utilized as such since 1964, owned by Richard Andrew.



Environmental Background: The property is not listed with the NYSDEC. Three (3) gasoline above ground storage tanks (ASTs) and one (1) kerosene AST were depicted in 1933 Sanborn Map. No tank removal reports or NYSDEC spill reports are on file associated with the tank removals. Former building remnants are visible on the aerial photographs. The northern portion of 16 Charles Street has also been impacted by the former dry cleaning facility located adjacent to the east (Strategic Site #5).

Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered during redevelopment and/or rehabilitation. Railroad related impacts may also be present in the surface and subsoil at the property in the vicinity of the railroad alignment. Soil vapor intrusion should also be investigated based on the adjacent property to the east.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 2,100 feet south of Hoosic River, adjacent to the north of the Boston & Main Railroad right-of-way.

Groundwater Conditions: A chlorinated solvent plume has migrated east, northeast and north from the 11 Lyon Street to the northern portion of 16 Charles Street. The groundwater will be monitored to assess natural attenuation.



Valley Falls Fire House

Strategic Site #3

Site Description/Current Use: The property is located on the west side of Charles Street and utilized as a fire department.

Address: 9 Charles Street

Parcel ID: 22.20-3-11

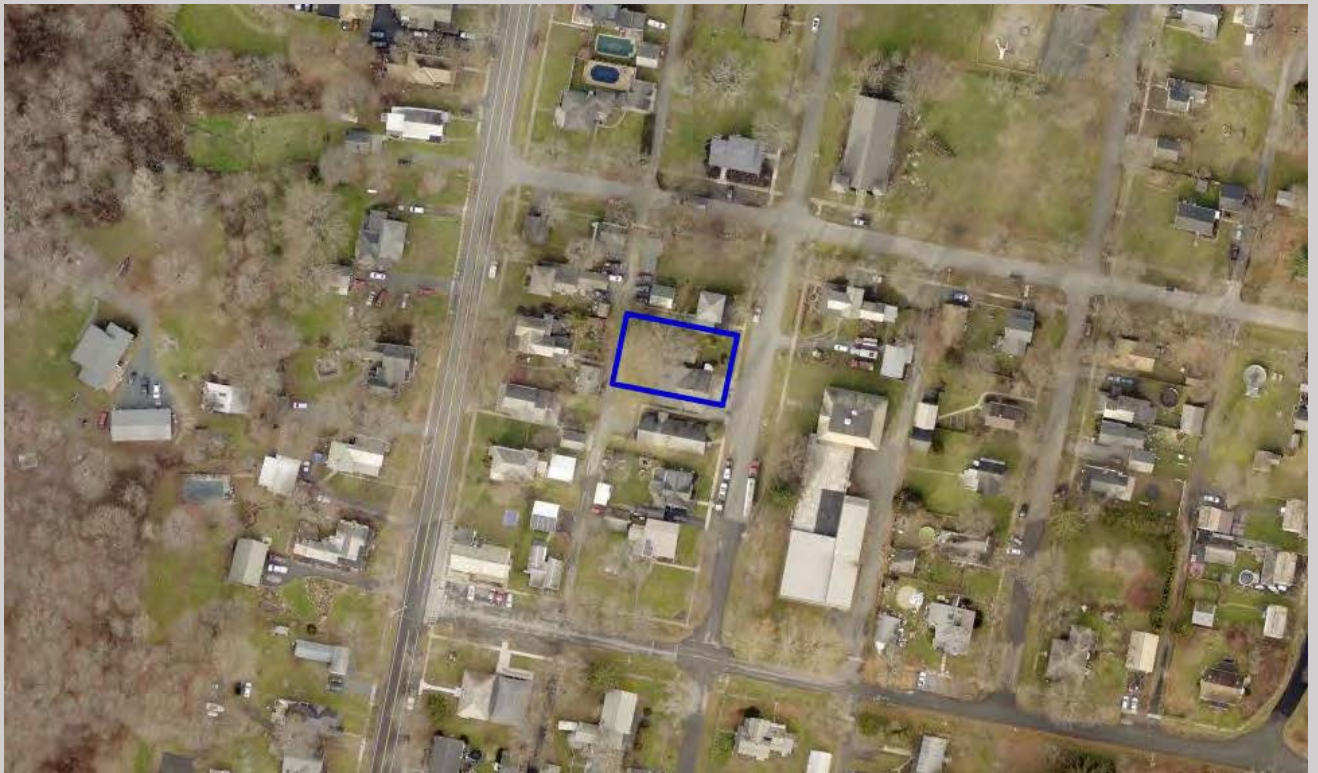
Size: 0.21-acres

Owner: Valley Falls Fire House

Zoning: Commercial

Access: Charles Street

Site History: Review of Sanborn maps indicated that the property was developed with a police/fire department since 1938. A garage was constructed in 1970s.



Environmental Background: Fire suppressants may have contained Perfluorooctane Sulfonate (PFOS). There are no records of spills on file with the NYSDEC.

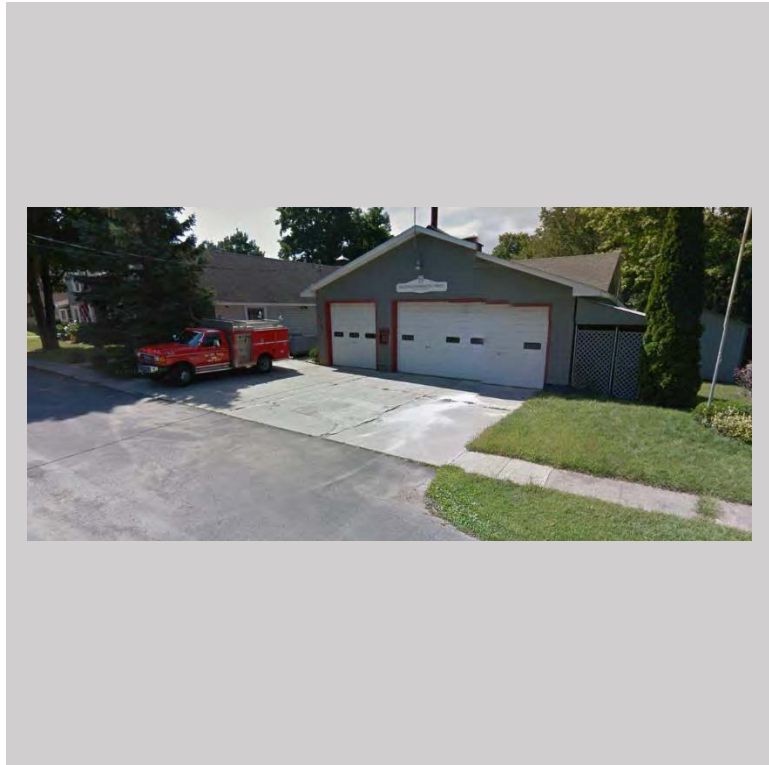
Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered during redevelopment and/or street and sidewalk rehabilitation.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 1,500 feet south of Hoosic River.

Groundwater Conditions: Not assessed.



Vacant Property Strategic Site #4

Site Description/Current Use: The property is located on the south side of Edward Street and is vacant .

Address: South of Edward Street

Parcel ID: 22.20-4-25

Size: 0.11-acres

Owner: Richard J. and Marie H. Andrew

Zoning: Residential

Access: Edward Street

Site History: Review of Sanborn maps indicate that the property south of Edward Street was developed with Railroad Freight House alongside berm in late 1800s and early 1900s Sanborn Maps. The property is currently vacant.



Environmental Background: There are no NYSDEC records listed associated with this property. The property is also located adjacent to the south of 11 Lyon Street (Strategic Site #5) and 16 Charles Street and 50 State Street (Strategic Site #2).

Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered. Railroad related impacts may also be present in the surface and subsoil at the property in the vicinity of the railroad alignment.

Infrastructure/Utilities: None.

Natural/Cultural Features: 2,000 feet south of Hoosic River and adjacent to the north of the former Boston & Main Railroad right-of-way.

Groundwater Conditions: A chlorinated solvent plume has migrated east, northeast and north from 11 Lyon Street, located adjacent to the north of the Site.



Multiple Properties

Strategic Site #5

Site Description/Current Use: 11 Lyons Street is located on the south side of Lyon Street and is utilized as residential property. 12 Charles Street is located adjacent to the west and utilized as a residential property, 10 Charles Street is located adjacent to the northwest and utilized as a manufacturing facility and 9 Edward Street is located to the north and utilized as a residential property.

Site History: Review of Sanborn maps indicate that the property was developed with a two (2)-story residential building in 1865. Winchell Dry Cleaners, was established in the 1940s by Mr. Winchell and operated continuously through the early 1970s. The property was reportedly sold to Mr. Johnson in the early 1970s who continued dry-cleaning operations. The property was resold and subsequently abandoned in the mid-1970s. The current owners purchased the property in 1978 and have utilized the property as a private residence. The dry-cleaning facility was demolished in 1993. Portions of the slab foundation remain on the property as well as a small section of the building that has been incorporated into a garage.

Address: 11 Lyon Street, 12 Charles Street, southern portion of 10 Charles Street and 9 Edward Street

Parcel ID: 22.20-4-12, 22.20-4-11, 22.20-3-10.1, and 22.20-3-8

Size: 1.2-acres, 0.37-acres, 0.28-acres and 0.26-acres

Owner: Erika A. Dobriko and Melissa M. Meddis, John Schmitt, Stephen Bader Co. Inc., and Theresa Mysliwicz

Zoning: Residential

Access: Lyon Street, Charles Street and Edward Street



Environmental Background: 11 Lyon Street is identified as NYSDEC Petroleum Bulk Storage (PBS) facilities #4-600697 and as NYS Superfund Site #442028. A total of three (3) underground storage tanks (USTs) (2,000-gal, 1,000-gal, and 500-gal) were recovered, cleaned, and disposed of off-site in 2012. Two (2) of the USTs, used to store petroleum products, were corroded and leaked product to the soil. Approximately 270-tons of chlorinated solvent impacted soil was removed from the Site. Additionally, an abandoned septic tank, dry well, and associated piping were excavated and disposed of off-site. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, groundwater, and sediment is being managed under a Site Management Plan (SMP). NYSDEC Spill #9912300 is also listed for this property associated with #2 fuel oil that was spilled to the soil and was closed in 2005.

Potential Recognized Environmental Condition: Yes

Recommendations: The potential for soil vapor intrusion into nearby structures should be investigated. Railroad related impacts may also be present in the surface and subsoil at the property. NYSDEC Soil and Groundwater Management Plan and other requirements requirements should be followed for any subsurface disturbance or within the chlorinated solvent groundwater plume.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 1,800 feet south of Hoosic River and adjacent to the northwest of the Boston & Main Railroad right-of-way.



Groundwater Conditions: Residual contamination in the soil, groundwater, and sediment is being managed under an SMP from June 2012. A chlorinated solvent contamination plume has migrated east, northeast and north from the Site. Results from the 1998 investigation indicated that the groundwater plume extended to 12 Charles Street, 10 Charles Street and 9 Edward Street. The SMP indicates groundwater at six (6) properties contain chlorinated concentrations between 8-190 parts per billion. These properties include 16 Charles Street, 12 Charles Street, 10 Charles Street, 36 State Street, 31 State Street, 9 Edward Street and 11 Lyon Street. The groundwater will be monitored to assess natural attenuation.

The New York State Department of Health (NYSDOH) has sampled over 110 private wells to evaluate possible drinking water contamination. The drinking water at four (4) homes (11 Lyon Street, 12 Charles Street, 9 Edward Street and 31 State Street) are currently treated by carbon filters installed, monitored and maintained by the NYSDEC. Semi-annual sampling continues to demonstrate that the treatment systems are satisfactorily removing contaminants from the drinking water.

Hoosic Valley Athletic Association Inc. Strategic Site #6

Site Description/Current Use: The property is located on the west of Poplar Ave. and is utilized as a park and baseball field.

Address: 229 Poplar Ave.

Parcel ID: 22.16-3-17.22

Size: 5.74-acres

Owner: Hoosic Valley Athletic Association Inc.

Zoning: Commercial

Access: Poplar Ave.

Site History: Review of Sanborn maps indicated that the property has been used as a park throughout the 1900s and 2000s.



Environmental Background: The northwestern portion of the property borders and active railroad line.

Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property in the vicinity of the railroad alignment to address potential impacted soil and/or groundwater related to railroad usage if redevelopment is to be considered.

Infrastructure/Utilities: Public utilities.



Natural/Cultural Features: 370 feet east and 600 feet south of Hoosic River.

Groundwater Conditions: Not assessed.

Use Potential: Maintain use as a park.

Multiple Residential Properties

Strategic Site #7

Site Description/Current Use: The properties are located on the north side of Poplar Ave. and are utilized residential properties.

Address: 267, 271, 275 and 279 Poplar Ave.

Parcel ID: 22.16-3-4, 22.16-3-24, 22.16-3-25 and 22.16-3-26

Size: 0.22-acres, 0.14-acres, 0.30-acres and 0.20-acres

Owner: Lawrence J. Barton, HMG Enterprises LLC, Jo Ann Malm, and H&M Online LLC

Zoning: Residential

Access: Poplar Ave.

Site History: Review of Sanborn maps indicate that the properties at 267, 271, 275 and 279 Poplar Ave. have been utilized as residential properties since 1930, 1900, 1900 and 1870, respectively. 279 Popular Avenue, located on the northwest corner of Popular Avenue and Main Street was utilized as a candy shop and bakery in 1902; a post office, store, shoe maker, cigar store, fruit store in 1910; and a hardware store in 1933.



Environmental Background: The properties are located south adjacent to the Old Thompson Mill (Strategic Site #10). 273 Poplar Ave. is listed as EPA ID: NYR000165456, Registry ID: 110070507900, Property ID: 236929 Railroad related impacts may also be present in the surface and subsoil at the property.

Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered during redevelopment and/or rehabilitation. Railroad related impacts may also be present in the surface and subsoil at the property in the vicinity of the railroad alignment.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 150 feet south of Hoosic River.

Groundwater Conditions: Not assessed.

Use Potential: Public open space opportunities.



Residential Property Strategic Site #8

Site Description/Current Use: The property is located on the north side of North Street and is utilized as residential property.

Address: 44 North Street

Parcel ID: 22.16-1-1

Size: 0.13-acres

Owner: Jacqueline and George Hoffman

Zoning: Residential

Access: North Street

Site History: The property has been developed with a residential dwelling since 1830s. The current residential building was constructed in 1920.



Environmental Background: NYSDEC Spill #0800573 is listed for this property associated with #2 fuel oil spilled in the basement and pumped out onto lawn by the owner. Possible impacted soil may be present on the property.

Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered during redevelopment and/or street and sidewalk rehabilitation.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 200 feet north of Hoosic River.

Groundwater Conditions: Not assessed.



Railroad Line Strategic Site #9

Site Description/Current Use: The parcel located on the north side of NY 67 and Poplar Ave. is utilized as railroad line.

Address: NY 67

Parcel ID: 22.16-3-3

Size: 6.36-acres

Owner: Pan Am Southern, LLC

Zoning: Commercial

Access: NY 67 and Poplar Ave.

Site History: Review of Sanborn maps indicated that the property has been used as railroad line since at least 1884 Sanborn Map.



Environmental Background: Polychlorinated Biphenyls (PCBs) and pesticides are known to be associated with rail road equipment, activities and track maintenance. Volatile and semi-volatile organic contaminants may also be present due to long term use.

Potential Recognized Environmental Condition: Yes

Recommendations: The subsurface immediately adjacent to the railroad should be investigated for potential environmental impacts if that property is considered for redevelopment and/or rehabilitation.

Infrastructure/Utilities: N/A

Natural/Cultural Features: Adjacent south of Hoosic River.

Groundwater Conditions: Not assessed.



Old Thompson Mill Strategic Site #10

Site Description/Current Use: The properties are located on the north side of NY 67 and Poplar Ave. and are vacant except for the west part of the properties used by Wastewater Treatment Plant (WWTP).

Site History: The 23.43-acre Site is developed with one (1) approximately 13,000 square feet, three (3)-story brick building with a partially submerged and partially slab-on-grade foundation. The Site was utilized as a textile mill and manufacturing facility since its construction in the early 1800s. Currently, the Site buildings are dilapidated and abandoned. The Site's former mill building is significantly damaged due to a fire in 2009. The Site was originally serviced with private sewer and water and is currently connected to public water and sewer. It is not known when the current public systems were connected. The mill utilized coal in the past, but most recently was reportedly heated with fuel oil. It is unknown when the mill switched fuel sources. The central portion of the Site is developed with the Valley Falls wastewater treatment facility (WWTF). Various WWTF structures are within a fenced area. An outfall structure is located north of the WWTF discharging to the Hoosic River. The remaining portions of the Site are either wooded upland areas or wet areas with a less dense canopy.

Address: 243 Poplar Ave., 1835 NY 67, 1839 NY 67, NY-67 and W. of Powder Mill

Parcel ID: 22.16-3-1.1, 22.16-3-1.2, 22.16-3-2.1, 22.16-3-2.2 and 22-9-2.13

Size: 9.11-acres, 0.73-acres, 0.75-acres, 0.81-acres and 12.84-acres

Owner: Village of Valley Falls, Valley Falls Associates LP

Zoning: Commercial

Access: NY 67 and Poplar Ave.



Environmental Background: The property is identified as NYSDEC Petroleum Bulk Storage (PBS) facilities #4-021598 and as State Pollutant Discharge Elimination System (SPDES) number 0261360. A Phase I Environmental Assessment was conducted in 2019 and identified several areas of concern including: closed NYSDEC Spill (#8906784) associated with #2 fuel oil released and the cleanup was completed on December 31, 1997, likely releases related to past use of the Site, solid waste disposal, the proximity of the railroad line (Strategic Site #9), former Jim's Auto facility (Strategic Site #14), and regulated building materials (including asbestos and lead-based paint). A Phase II Investigation identified low levels of metal impacted shallow soils across the Site and semi-volatile organic impacted soil on the eastern portion of the Site. A complete investigation of all the areas of concern was not possible due to the dilapidated nature of the Site building.

Potential Recognized Environmental Condition: Yes

Recommendations: The recommendations of the Phase II Investigation completed in 2019, including an Environmental Management Plan, should be followed for future development.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: Adjacent south of Hoosic River.

Groundwater Conditions: Groundwater impacts were not addressed and flow reportedly west and north.



Residential Property

Strategic Site #11

Site Description/Current Use: The property is located on the south side of NY 67 and is utilized as residential property.

Address: 1858 NY 67

Parcel ID: 22.16-4-7

Size: 0.15-acres

Owner: Lorraine Linzner Family Trust

Zoning: Residential

Access: NY 67

Site History: Review of Sanborn maps indicated that this property was developed with a residential building in 1870-1880. A garage was added in the 1960s.



Environmental Background: NYSDEC Spill #0613519 is listed for this property associated with #2 fuel oil mixed with water was present in basement along with submerged 275-gallon tank, closed on April 24, 2007. Possible impacted soil and/or groundwater may be present.

Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered if the property is to be redeveloped or rehabilitated.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 150 feet south of Hoosic River.

Groundwater Conditions: Not assessed.



Residential Property Strategic Site #12

Site Description/Current Use: The property is located on the east side of State Street and is utilized residential and commercial property.

Address: 40 State Street

Parcel ID: 22.20-3-16

Size: 0.22-acres

Owner: State Street and Valley Falls LLC

Zoning: Residential

Access: State Street

Site History: Review of Sanborn maps indicated that the properties have been developed with a multi-use building constructed in 1885, formerly utilized as a grocery store. Currently, the first floor is occupied by US Post Office and the second floor is utilized as a residence.



Environmental Background: Two (2) closed NYSDEC spills are listed for this property. NYSDEC Spill #9006937 is associated with #2 fuel oil that was spilled to the soil and closed in 1990. NYSDEC Spill #9010154 is associated with 50-gallon #2 fuel oil that was spilled to the soil and was closed in 1991.

Potential Recognized Environmental Condition: Yes.

Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered during redevelopment and/or street and sidewalk rehabilitation.

Infrastructure/Utilities: Public utilities.



Natural/Cultural Features: 1,700 feet south of Hoosic River.

Groundwater Conditions: This property is located with the chlorinated groundwater plume extending from 11 Lyon Street (Strategic Site #5).

Valley Falls Auto Repair

Strategic Site #13

Site Description/Current Use: The property is located on the south side of NY 67 and is utilized as auto body shop.

Address: 1842 NY 67

Parcel ID: 22.16-4-2

Size: 0.67-acres

Owner: Valley Falls Associates Inc.

Zoning: Commercial

Access: NY 67

Site History: Review of Sanborn maps indicate that this property was undeveloped until the early 1900s. The property was first developed with two (2) dwellings on the 1902 Sanborn Map. The 1910 Sanborn Map depicts four (4) dwellings, a shed and a barn. Since the 1930s, the property has been used commercially by Valley Falls Auto Repair.



Environmental Background: NYSDEC Spill #0913564 is listed for this property associated with the release of 200-gallons of gasoline due to a truck rollover. The spill was closed in 2010. This property has been utilized as an auto repair facility since the 1930s and a 30-car garage and two (2) gasoline underground storage tanks (USTs) were depicted on the 1933 Sanborn Map. Further information has been requested from the NYSDEC regarding tank removal.

Potential Recognized Environmental Condition: Yes

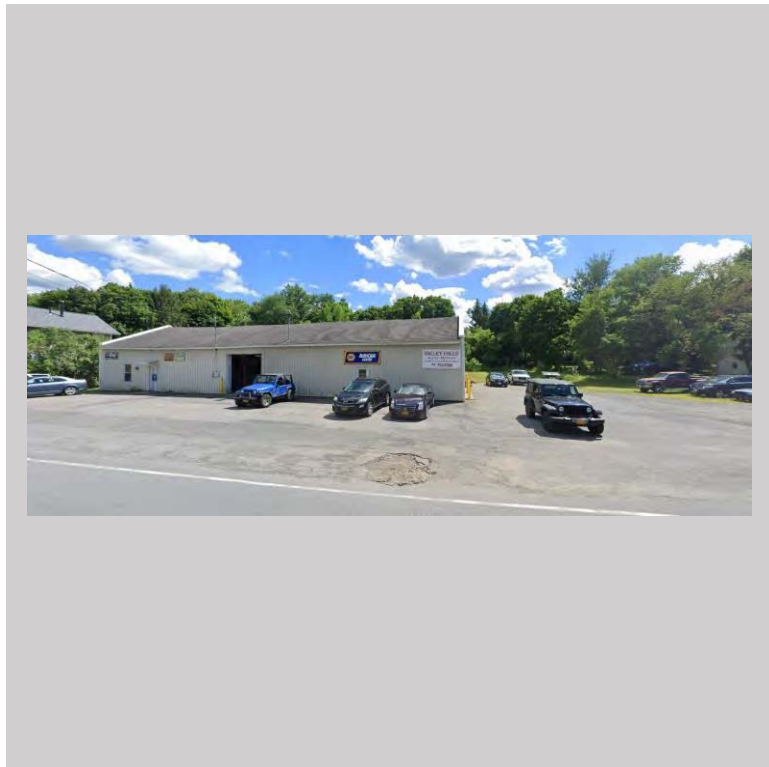
Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered during redevelopment and/or rehabilitation.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 150 feet south of Hoosic River.

Groundwater Conditions: Not assessed.

Use Potential: Maintain use as an automobile repair facility.



Former Valley Falls Hotel Strategic Site #14

Site Description/Current Use: The properties are located on the east side of State Street and south side of NY 67 and are currently developed with residential apartment (2 State Street) and undeveloped land (NY-67).

Address: 2 State Street and NY 67

Parcel ID: 22.16-4-27 and 22.16-4-1

Size: 0.20-acres and 0.78-acres

Owner: Valley Falls Associates Inc. and Gregg Properties LLC

Zoning: Commercial and residential

Access: State Street and NY 67

Site History: Review of Sanborn maps from the 1800s-1933 indicate that the properties were developed with Valley Falls Hotel, constructed in 1870 and depicted in the 1884 Sanborn Map. 2 State Street has been developed with a residential apartment since 1940. NY-67 property was later developed as Jim's Auto, auto care facility and this property has been undeveloped since the mid-1980s.



Environmental Background: The property is listed as NYSDEC Petroleum Bulk Storage (PBS) facilities #4-043664. Three (3) 4,000-gallon underground storage tanks (USTs) were used to store gasoline reportedly installed in 1986. There are no records regarding the tank removal or spill records associated with these former tanks. Potential impacts from the former tanks may be present on the property. The eastern portion of the former Thompson Mill is located adjacent to the north (Strategic Site #10). Strategic Site # 15 is located adjacent to the east and Strategic Site #7 is located adjacent to the northwest.

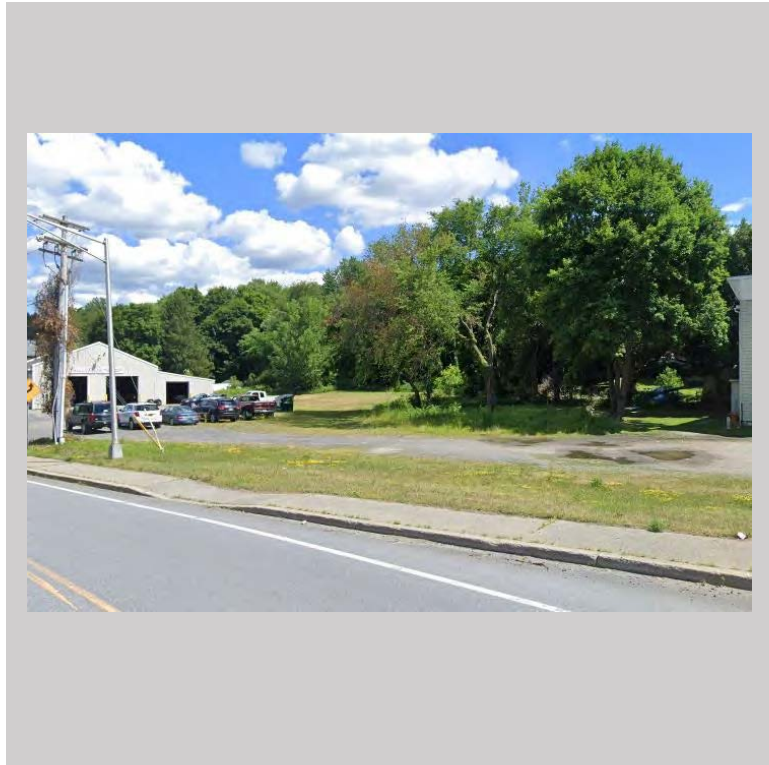
Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property to address potential impacted soil and/or groundwater that may be encountered during redevelopment and/or rehabilitation.

Infrastructure/Utilities: N/A

Natural/Cultural Features: 150 feet south of Hoosic River.

Groundwater Conditions: Not assessed.



Residential Property

Strategic Site #15

Site Description/Current Use: The property is located on the west side of State Street and is utilized as residential property.

Address: 1 State Street

Parcel ID: 22.16-3-5

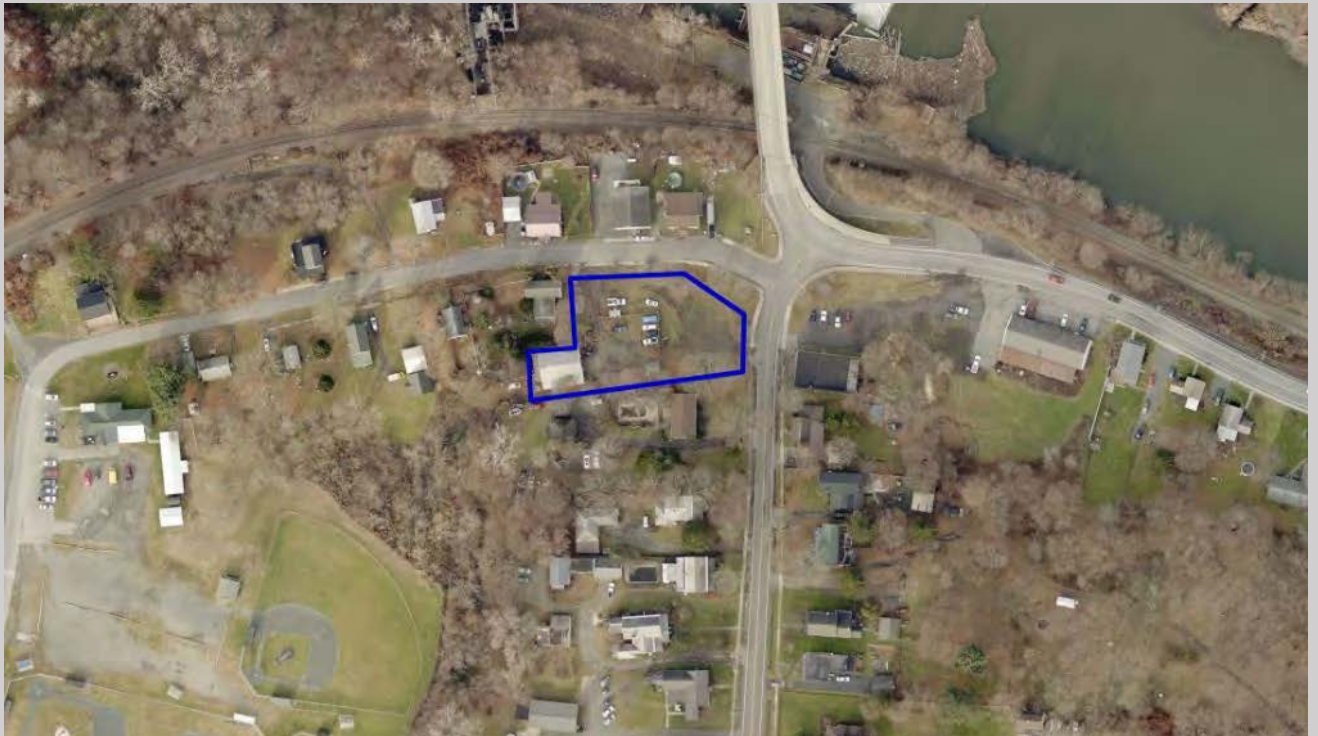
Size: 0.71-acres

Owner: Frank Crandall and Peter Bonnier, Jr

Zoning: Residential

Access: State Street

Site History: Review of Sanborn maps indicated that the property was developed with multiple dwellings and a general store throughout the late 1800s as depicted in Sanborn Maps. The property has been developed with the current residential house since 1930s as depicted in 1933 Sanborn Map. It was reported that this property was developed and utilized as a funeral home until 1988 when the building burned. A structure is noted on the southeastern portion of the property along State Street on the 1952 through 1986 aerial photographs.



Environmental Background: NYSDEC Spill #9407550 is listed for this property associated with the release of 35-gallons of kerosene and an above ground tank, reportedly one third full of oil and water, which was closed on September 19, 1994. Strategic Site #7 is located adjacent to the north and Strategic Site #14 is located adjacent to the west.

Potential Recognized Environmental Condition: Yes

Recommendations: A subsurface investigation should be considered for this property to address potential debris from former buildings and impacted soil and/or groundwater that may be encountered during redevelopment and/or rehabilitation.

Infrastructure/Utilities: Public utilities.

Natural/Cultural Features: 300 feet south of Hoosic River.

Groundwater Conditions: Not assessed.

