

QUEENSBURY SOUTH

BROWNFIELD OPPORTUNITY AREA

PRE-NOMINATION STUDY



Prepared for:

Town of Queensbury
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The Queensbury South Brownfield Opportunity Area Pre-Nomination Study was prepared by an advisory committee that worked cooperatively to develop an understanding of local context, housing conditions and needs, land use patterns, the transportation network, and infill and redevelopment opportunities in order to begin the planning and vision process. The Advisory Committee would like to thank the many citizens of Queensbury for contributing their ideas to the creation of this plan.

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1. Introduction

The Brownfield Opportunity Area Program

New York State Department of State (NYS DOS) administers the Brownfield Opportunity Area (BOA) program in cooperation with the New York State Department of Environmental Conservation (NYSDEC). The BOA program was developed to help address the increasing concern over the impact of brownfields on communities that are trying to identify opportunities for reinvestment and economic development. The BOA program provides municipalities with the planning and decision making tools necessary to develop and implement revitalization strategies for areas impacted by the presence of suspected brownfield sites. The program is structured to be community driven through the participation of local residents, business owners, officials, and not-for-profit organizations. The process results in a revitalization strategy that is formed around a collective vision and identified goals. The complete BOA program is a three step process that includes a pre-nomination study, a nomination study, and an implementation strategy.

- Pre-Nomination Study – The first step in the BOA program is to get a better understanding of the opportunities and constraints related to brownfields and revitalization efforts within a Study Area. An analysis of existing conditions and as well as preliminary opportunities and constraints are used to begin the visioning and planning process.
- Nomination Study – The second step in the BOA program takes a more thorough look at the implications of existing conditions on revitalization and the vision established in the Pre-Nomination Study. An analysis of economic and market trends is completed and specific sites are identified as having opportunity for future development based on environmental, community, and economic factors. Based on these findings, specific recommendations for revitalization are identified and implementation strategies are drafted.

- **Implementation Strategy** – Based on the previous BOA steps, the Implementation Phase identifies select projects to be undertaken to achieve the vision and goals that were set forward in the Pre-Nomination Study. Individual Nomination (Phase II) site assessments can be undertaken for suspected brownfields in order to better understand existing needs and remediation strategies. Detailed reuse and redevelopment strategies for specific sites are commonly developed in this step of the program.

Project Sponsor

The Town of Queensbury is the municipality sponsoring the Queensbury South Brownfield Opportunity Area Pre-Nomination Study. The project is funded, administered, and overseen by the NYS DOS, with technical support provided by the NYS DEC. This Pre-Nomination Study focuses on developing a revitalization vision for Queensbury South and is principally focused on data gathering/analysis and engaging the community in a visioning process for the broader Study Area.

Concurrently with the preparation of this Pre-Nomination Study, the Town of Queensbury is using NYS DOS Local Waterfront Revitalization Program funds to prepare the Hudson-Ciba Waterfront Revitalization Plan for the reuse of the Ciba-Geigy property. This former industrial site is a Class II Inactive Hazardous Waste site located in the heart of the Queensbury South BOA along the Hudson River. The Hudson-Ciba Waterfront Revitalization Plan will focus on specific redevelopment opportunities that will leverage the site’s location and local infrastructure assets. This work will be informed by an understanding of local context, housing conditions and needs, land use patterns, the transportation network, and infill and redevelopment opportunities as identified in the Pre-Nomination Study. These efforts combined will produce the Queensbury South Vision Plan which will include concept plans and recommendations for the Study Area and for the redevelopment of the Ciba-Geigy site.

Queensbury South Brownfield Opportunity Area

Regional Context

The Town of Queensbury is located in south eastern Warren County, northern most portions of the Town are located within the Adirondack Park (see Figure 1 and Figure 2). The Town is approximately 72 square miles in size (65 square miles when excluding waterbodies) and serves as the southeastern shoreline to Lake George. The Town surrounds the City of Glens Falls and is split by NYS Interstate -87 which provides a direct route from New York City, through the City of Albany, the City of Plattsburgh, and across the Canadian border to the City of Montreal.

The Queensbury South Brownfield Opportunity Area (QSBOA) Study Area comprises nearly 360 parcels on just under 540



Delaware and Hudson Railroad through Ciba-Geigy Site

acres of land within the Town of Queensbury. The Study Area borders the City of Glens Falls to the west, the Hudson River and Town of Moreau to the south, and the Town of Kingsbury and Village of Hudson Falls to the east (see Figure 3). The Study Area boasts 7,400 linear feet of shoreline along the Hudson River waterfront separating the Towns of Queensbury and Moreau. The Study Area is situated within the southeastern corner of Warren County and is approximately 10 miles to the Village of Lake George, 20 miles to the City of Saratoga Springs, and 55 miles to the City of Albany.



Lower Warren Street along Feeder Canal (looking east)

State Routes 32 and 254 cross within the Study Area; connecting to well-travelled north-south corridors: US Routes 9 and 4. NYS Interstate 87 is located approximately 3.5 miles west of the Study Area and serves as the primary travel corridor connecting the Capital Region to the Adirondack State Park.

Northern Boundary - The northern boundary of the Study Area follows Dix Avenue west towards Quaker Road where it turns north approximately 1,500 feet and moves eastward towards the Town of Queensbury border with the Town of Kingsbury. The boundary covers a distance of approximately 1.25 miles.

Southern Boundary - The Study Area's southern boundary is formed by the Hudson River waterfront which is also the Town's southern boundary with the Town of Moreau. This boundary is approximately 1.4 miles in length and is located within the Hudson River.

Western Boundary - The western boundary follows the Town of Queensbury western border with the City of Glens Falls from the Hudson River waterfront to Dix Avenue. The Study Area borders the Lehigh Cement Company property, crosses the Glens Falls Feeder Canal and Trail and the Delaware and Hudson Railroad Company tracks. The boundary is approximately 0.9 miles in length.

Eastern Boundary - The Study Area's eastern boundary is formed by the Town of Queensbury's eastern border with the Town of Kingsbury and the Village of Hudson Falls along Lower Warren Street and Quarry Crossing Street. The boundary is approximately 1 mile in length.

CIBA Geigy Site within BOA

The Ciba Geigy Site, located between Lower Warren Street and the Hudson River, is the known brownfield within the Study Area and has tremendous redevelopment opportunities. The Ciba Geigy property, once a highly contaminated site, was a joint Federal Resource Conservation and Recovery Act (RCRA) and State Superfund site which has been largely remediated. The 45 acre Main Plant site is located east of the City of Glens Falls in a mixed industrial/commercial area on the northern bank of the Hudson River.



2. Project Description

Community Involvement in the BOA

Advisory Committee

With funding from the NYSDOS, the Town of Queensbury is leading the preparation of the Pre-Nomination Study for the Queensbury South Brownfield Opportunity Area. It has formed an advisory committee that is comprised of residents, business owners, and local officials, and has tasked the Committee with the responsibility of developing a revitalization vision for the Queensbury South neighborhood. Throughout the planning process, the Committee sought input from the entire community as they gathered information, explored issues and opportunities, and developed recommendations. As part of the planning process, the Committee hosted two (2) public workshops and two (2) focus group meetings.

In addition to these meetings, the Project Advisory Committee (PAC) attended a number of committee meetings with project team consultants to discuss various project components, review the inventory of existing conditions, logistics of public workshop and focus group meetings. The PAC conducted a site visit to the Study Area and Ciba-Geigy site visit, reviewed draft concept plans, a market analysis, site profiles, and Ciba-Geigy site alternatives.

Advisory Committee representatives include:

- Ron Montessi, Town of Queensbury (TOQ) Supervisor
- John Strough TIOQ Ward 3 Representative
- Chris Hunsinger TOQ PB Chairman
- John Wheatley, ED Warren County
- Joe Strauss HJE Company, Inc.
- Stuart Baker, TOQ Senior Planner

Focus Group Meetings

The Project Advisory Committee hosted two successful focus group meetings on April 11th, 2013. The first meeting was held at Navilyst Medical (now Angio Dynamics) and included representatives from the economic development community. Participants included Town of Queensbury Wastewater Department, City of Glens Falls Engineer, representative from CP Rail, Angio Dynamics (medical device manufacturer), Lehigh Cement, EDC Warren County, Town Board members, and Queensbury Planning Department.

The second meeting was held at the Town's municipal center and it included representatives from the recreation and open space community. Participants included Moreau State Park representatives, Warren County Safe and Quality Bicycling Organization, AGFTC, Feeder Canal Alliance, Supervisor of Queensbury, and Queensbury Planning Department.

Participants at both meetings discussed a variety of issues and opportunities including waterfront access, pedestrian and bicycling safety, jobs, business improvements, infrastructure, and community enhancements. Following the Committee's first public workshop, the purpose of these meetings was to obtain additional input regarding economic development and quality of life needs from local and regional stakeholders. This information, along with input from the public workshop, was reviewed by the Committee and used to prepare draft ideas and concepts for improving the neighborhood and the former Ciba Geigy site. A summary of Focus Group Meeting notes is provided in Appendix B.

Public Workshops

Public input on the plan was received through two (2) public workshops. The first public workshop (the Public Visioning Workshop) was held on March 20th, 2013 at the South Queensbury Fire Department. A summary of public workshop notes is included in Appendix B. In addition to providing some project background information, the presentation highlighted Queensbury South's existing conditions, neighborhood characteristics as well as some revitalization ideas and opportunities. Maps, photographs, 3D renderings and illustrative drawings were used to help attendees gain a better understanding of the Study Area.



Public Visioning Workshop

The final BOA public workshop (Public Presentation of Draft Final) was held by the Town of Queensbury to present the final Pre-Nomination Study for the Queensbury South Brownfield Opportunity Area.

Social Media & Web Outreach

Information related to the planning process was posted on the Queensbury South Vision plan website (www.queensburysouth.com). The website was a useful tool to share content with the public (i.e., meeting summaries, maps, concepts and plans, pictures, links, etc.), provide announcements for public workshops, obtain public input, conduct online surveys, and provide interactive mapping that incorporates Geographic Information Systems (GIS) related information. The website also allowed for integration with the Town website and social media outlets (i.e., Facebook, Twitter, etc.).

Redevelopment Vision

Located at the convergence of local and regional transportation corridors, the Queensbury South Brownfield Opportunity Area (Study Area) is characterized by its location along the Hudson River waterfront and three distinct land use nodes. The portion of the Study Area south of Lower Warren Street located along the Hudson River is defined by its industrial waterfront legacy, which includes such land uses as Lehigh Cement and the former Ciba Geigy industrial site. The area north of Lower Warren Street and south of Dix Avenue is characterized by a well-defined residential neighborhood and mix of small scale commercial uses along Lower Dix Avenue. The balance of the Study Area, located along Quaker Road and Dix Avenue, is defined by a mix of commercial, retail, professional, and automotive related uses. The Feeder Canal, the Feeder Canal Heritage Trail, and the Hudson River all link the past with the present, providing recreation and cultural assets and opportunities.

The Town has long recognized Queensbury's South's unrealized potential. Each portion of the Study Area plays an important part in defining Queensbury South's community character, and each represents an opportunity for growth and revitalization. The Town has historically worked to enhance Queensbury South's housing conditions and ownership opportunities, looked to support existing business and attract new ones, and identified opportunities to improve pedestrian safety and connectivity along the area's roadways. These efforts are

documented in past local and regional planning initiatives, including the Queensbury Comprehensive Plan, the Open Space Vision for the Town of Queensbury, Town of Queensbury Affordable Housing Strategy, the Dix Avenue Corridor Management Plan, and the Hudson River and Champlain Feeder Canal Regional Waterfront Plan. Like many communities, the Town's implementation efforts have come up short. The Queensbury South Vision Plan represents the Town's commitment to a more focused and

VISION STATEMENT

Queensbury South – a neighborhood and community connected by complete streets, recreational opportunities and the waterfront. Quality infill development creating opportunity for commerce and employment where the Hudson River waterfront is thriving once again.

comprehensive effort to preserve and enhance Queensbury South’s residential, recreational, cultural, and economic resources.

The Queensbury South Brownfield Opportunity Area planning initiative included extensive input from a variety of individuals and interest through the conduct of public workshops, stakeholder interviews, focus group meetings, businesses surveys, a market analysis, and multimedia outreach. Through this process the Queensbury South Vision has been revealed.

The shared vision for the Queensbury South includes a strong and vibrant residential neighborhood that has safe and strong pedestrian connections to local businesses and recreational amenities. This vision includes continuation of the Town’s affordable housing strategies, promotion of new homeownership opportunities, and new recreational facilities. It also includes new, appropriately located, mixed used and infill development opportunities (including new retail shops and restaurants), particularly along Dix Avenue and vacant sites along Quaker Avenue and Lower Warren Street.

The vision for Queensbury South’s highway commercial areas includes improved site design, appropriately scaled infill development, and multimodal opportunities that focus on safety and connectivity. Finally, for the industrial portion of Queensbury South, the vision includes streetscape and multimodal enhancements along Lower Warren/River Street, improved access to an enhanced Feeder Canal Heritage Trail, strong connections to Hudson River waterfront, expanded recreation opportunities (including fishing, canoeing, kayaking, etc.), and redevelopment of the Ciba-Geigy site and Warren County Department of Public Works (DPW) site to include new job opportunities and open space resources.

Ultimately, the intent of this effort is to create a neighborhood that improves the quality of life for existing and future residents and improves the economic climate of the community.



3. Inventory and Analysis

Community Overview

Information for the inventory and analysis of the Study Area was gathered from published sources, including the 2010 US Census, American Community Survey, recently completed planning documents, and from general Study Area observations.

At the local level, US Census data is organized by towns, which are made up of census tracts, which are made up of census block groups, which are made up of census blocks. Census blocks are the smallest geographic unit used by the US Census Bureau. Census Tract 706.01 covers the geographic area from the Hudson River north to County Route 149 within the Town of Queensbury and is comprised of two Block Groups. The Study Area is contained within Block Group 1 which includes a total of 82 Census Blocks and covers a geographic area much larger than the Study Area.

In order to collect information specific to the Study Area, Census Block level data was collected as the boundaries used by the Census do not align with those of the Study Area. Twenty-seven Census Blocks within Block Group 1 comprise the area south of Quaker Road and Dix Avenue within the Study Area. While these 27 Census Blocks are not fully representative of the Study Area, including additional Census Blocks would have included larger geographic areas outside of the Study Area. Therefore, properties located within the Study Area north of Dix Avenue and east of Quaker Avenue are not included in the Census data listed in this report. Information collected at this level often lacks specificity due to the small geographic area it represents. As a result, some information is not available at Census Block level.

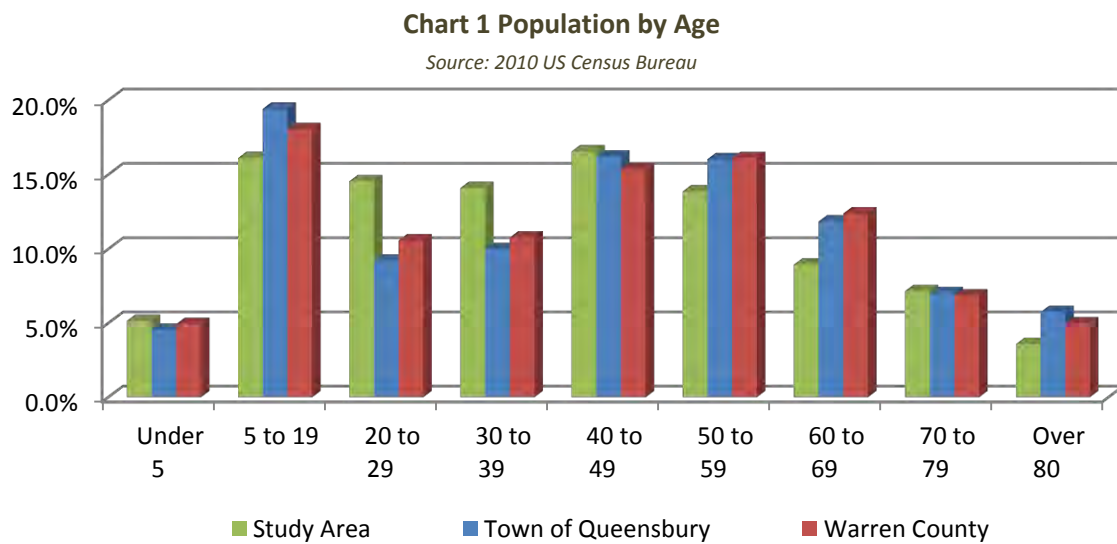
In addition to presenting Study Area characteristics, similar and more detailed information is provided for the entire Town of Queensbury, and when additional comparison is beneficial, Warren County.

Demographic Characteristics

According to 2010 US Census data the Study Area population is 447 residents. Based on anecdotal information this population has remained relatively consistent over recent decades as little residential construction has occurred within Queensbury South.

In comparison, the Town of Queensbury population according to the 2010 US Census, is 27,901 residents. The Town’s population continues to grow; from 2000 to 2010 the population within the town rose by 10 percent. From 1980 to 2010 the Town’s population rose by a total of 47 percent, nearly half of which occurred from 1980 to 1990. The Town of Queensbury has seen significant rates of growth exceeding local, regional, and statewide levels. Much of this population growth within the Town is due to the suburbanization of areas surrounding the City of Glens Falls. Population change can have significant impacts on the tax base, job and business development, housing, public education, and availability of recreational resources.

The chart below illustrates the Study Area, Town of Queensbury, and Warren County population as a percent of the overall population within an age cohort. Understanding the age breakdown of residents can be an important component as different residents require access to different municipal and commercial services.



The age distribution within the Study Area is not completely representative of the Town or County. This is most pronounced in the 20 to 29 and 30 to 39 age cohorts where the Study Area has a higher percentage than the balance of the Town. Also significant in this comparison is the decreased percentage of residents over the age of 50. These percentages do not appear to have a direct correlation to the number of children within the Study Area as these age cohorts have a comparatively smaller population when looking at the Town of Queensbury and Warren County. In terms of required

municipal and commercial services, the demographic of Study Area residents between the ages of 20 and 39 may require more day care options, recreational summer programs, and increased capacity at schools. An area with increased percentages of senior citizens may realize increased demand for public transportation, medical services, and assisted living facilities.

Both the Town and County illustrate similar trends with 56 and 57 percent of residents over the age of 40 respectively. It also should be noted that residents ages 5 to 19 represent nearly 20 percent of the overall population of the Town of Queensbury.

Since 2000, the Town of Queensbury has seen decline in its population ages 5-39, and an increase in population ages 50 and over. The percentage of residents ages 50 to 59 increased from 5.6 in 2000 to upwards of 15 percent in 2010.

Housing Characteristics

Within the Study Area there are 207 total housing units according to the 2010 US Census Bureau. Of this total, 191 are identified as occupied (92%) and 16 vacant (8%). Generally, vacancy rates below five percent indicate a strong housing market. Compared to the Town and County, the Study Area has the smallest percentage of vacant housing units. The Town of Queensbury has a total of 13,283 housing units, of which 10 percent are vacant, and the remaining 90 percent are occupied (see Table 1). In Warren County there are 38,768 total housing units. Twenty-seven percent of these units are vacant, and 73 percent are occupied. The high vacancy rate within Warren County is likely due to the presence of seasonal homes which can be classified as vacant housing units. Vacant housing units can negatively impact property values, attract crime and vandalism, and raise property maintenance issues. As such, the presence of vacant housing units can produce increased costs on municipalities resulting from property maintenance, demolition costs, and the provision of emergency services.

Despite lower vacancy rates within the Study Area, these properties can become assets for future redevelopment whether through redevelopment or rehabilitation. Opportunities also exist to create pocket parks and community gardens on vacant lots or in spaces where dilapidated homes are demolished. These properties can also be offered to adjoining landowners to purchase the property to expand the size of their lot.

The ratio of owner occupied units to renter occupied units within the Study Area is slightly more than 2 to 1. In the Town, the ratio is just under 3 to 1 compared to a ratio closer to 2.5 to 1 within the County. Comparatively, the Study Area has the greatest percentage of renter occupied housing units, and therefore the closest ratio. The Town of Queensbury Affordable Housing Study (2003) indicates that much of the current stock of affordable housing is located within the Queensbury South and West Glens Falls neighborhoods. Housing in this area largely supports the needs of low and moderate income residents.

Table 1 Housing Occupancy Characteristics, 2009-2011

	Total Housing Units	Vacant Units		Owner Occupied Units		Renter Occupied Units	
		Vacant Units	Percent of Total Units	Owner Occupied Units	Percent of Total Units	Renter Occupied Units	Percent of Total Units
Study Area	207	16	8%	130	63%	61	29%
Town of Queensbury	13,283	1,319	10%	8,913	67%	3,051	23%
Warren County	38,768	10,276	27%	20,186	52%	8,306	21%

Source: 2009-2011 American Community Survey

According to the 2009-2011 American Community Survey, the median value for owner occupied housing units within the Town was \$213,500 with more than 34 percent of all units having a value from \$200,000 to \$299,000. Comparisons with Warren County found the median value within the Town to be 11 percent higher. The data also indicates a higher percentage of owner occupied units (75 percent) within the Town compared to those within the County (71%). The median selected monthly owner costs for housing units with a mortgage are \$1,632 within the Town and \$1,480 in the County. As a percentage of household income, the greatest percentage of residents within the Town and County pay less than 20 percent of their household income on housing costs.

According to the Town of Queensbury Affordable Housing Strategy (2003), more than half of all rental households in the Town with incomes less than \$35,000 pay more than 30 percent of their income on housing. Slightly over half of all owner occupied households in the Town with incomes less than \$35,000 spend more than 30 percent of their income on housing.

	Town of Queensbury		Warren County	
	# of Units	% of Units	# of Units	% of Units
Less than 20.0 percent	2,305	38.20%	4,873	37.70%
20.0 to 24.9 percent	1,148	19.00%	2,189	17.00%
25.0 to 29.9 percent	579	9.60%	1,306	10.10%
30.0 to 34.9 percent	427	7.10%	998	7.70%
35.0 percent or more	1,574	26.10%	3,548	27.50%
Total Housing Units with a Mortgage	6,033	100%	12,914	100%

Source: 2009-2011 American Community Survey

Economic Characteristics

In an effort to identify the greater economic characteristics of the Study Area (and to identify potential development scenarios for the Ciba-Geigy site), an Economic and Market Analysis was prepared to identify current economic conditions within the Town and County (see Appendix C). Census Block level data reporting employment and income is unavailable from the US Census Bureau and the American Community Survey.

The Market Analysis found that within Warren County the industries that showed the most growth from 2002 to 2007 included: Accommodations and Food Services; Health Care and Social Assistance; and Professional, Scientific and Technical Services. It also found that Manufacturing was the weakest performing sector during the period. The number of establishments decreased from 92 to 74 and sector employment decreased by 4.7 percent from 4,450 employees in 2002 to 4,240 employees in 2007.

The Market Analysis also examined 2010 migration data for Warren County. The data is a useful tool in targeting populations for proposed new housing and commercial developments. Total inflows to Warren County for the period of 2009-2010 were 1,720 and total outflows were 1,728 or a net outmigration of 8 households. A little over half of the migration inflows came from the immediate neighboring counties of Saratoga (28.4%) and Washington (23.4%) while nearly 55% of the outflows migrated to these same two counties - 27.4% to Saratoga and 27.3% to Washington. Warren County experienced a net loss of 54 households to Saratoga and Washington counties during the period. Warren County enjoyed a net migration gain of 77 households from the other counties in New York State.

While the County experienced a small inflow of households, higher levels of renter occupied units within the Study Area may indicate higher levels of migration. Rental units tend to have a higher turnover rate and shorter periods of occupation in between tenants. The presence of housing that meets the needs of low and moderate income residents may also suggest increased residential mobility.

The 2009-2011 American Community Survey indicates that 64 percent of the population 16 years and over was gainfully employed within the Town, compared to 62 percent within the County. The number of residents unemployed is also somewhat comparable between the Town (3.5 percent) and the County (4.4 percent). However, the U.S. Bureau of Labor Statistics indicates current annual unemployment rates at a 10 year high of 8.6 percent. In 2003 the unemployment rate was 5.1 percent within the County. The greatest shift in unemployment occurred between 2008 (5.6 percent) and 2009 (8.0). The recession began in 2007 and has had significant impacts on the availability of employment, wages, cost of goods and fuel, and the cost of living.

Within the Town, 28 percent of employed residents are primarily working in Education, Health, and Social Assistance fields according to this data. The next two largest sources of employment for residents within the Town are Retail Trade (12 percent) and Arts, Entertainment, Recreation, and Accommodation and Food Services (12 percent). These trends of employment are consistent with those in Warren County overall. Notable differences in the industry breakdown of employment between the Town and County include: greater percentages of Town residents employed in Manufacturing, Information, and Public Administration, and lesser percentages of Town residents employed in Construction, Professional, Scientific, and Management, and Administrative and Waste Management Services, and Other Services (Except Public Administration)

According to the 2009-2011 American Community Survey median household income within the Town of Queensbury is \$61,976; 12 percent higher overall than the median household income for Warren County (see Table 3). In comparison, per capita income is \$32,888 within the Town and \$29,418 within the County. Poverty rates within the Town (6.7 percent) are lower than those within Warren County (8.2 percent), and the state (11.5 percent) overall.

According to the Town of Queensbury Affordable Housing Study (2003), the Queensbury South neighborhood has a significantly lower median household income than the rest of the Town. Data from the U.S. Department of Housing and Urban Development indicates that more than 51 percent of all households in this area had income below 80 percent of the median.

Table 3 Income and Benefits, 2011 Inflation Adjusted Dollars (Town and County)

Household Income	Town of Queensbury		Warren County	
	Households	Percent	Households	Percent
Less than \$10,000	672	6%	1,440	5%
\$10,000 to \$14,999	442	4%	1,521	5%
\$15,000 to \$24,999	940	8%	3,031	11%
\$25,000 to \$34,999	1,421	12%	3,499	12%
\$35,000 to \$49,999	1,396	12%	3,560	12%
\$50,000 to \$74,999	2,076	17%	5,594	20%

\$75,000 to \$99,999	1,976	17%	4,175	15%
\$100,000 to \$149,999	1,926	16%	3,771	13%
\$150,000 to \$199,999	691	6%	1,037	4%
\$200,000 or more	424	4%	864	3%
Median Household Income (dollars)	\$61,976	--	\$55,281	--

Source: 2009-2011 American Community Survey

The area is rich with economic resources and business development opportunities. According to the Town of Queensbury Comprehensive Plan, some of the largest employers within region include Glens Falls Hospital, C.R. Bard Inc., Finch Pruyn, Boston Scientific, The Sagamore, Hudson Headwaters Health Network, Glens Falls National Bank and Trust, and Tribune Media Services. However, there is a lack of economic growth within the Study Area in the form of job creation and land development. The Study Area has well-defined highway commercial areas and industrial properties that present significant redevelopment opportunities that could revitalize the Queensbury South neighborhood, provide jobs for local residents, increase the tax base, and support significant upgrades to existing infrastructure.

Existing Zoning Districts, Land Use Characteristics, and Planning Initiatives

Existing Zoning Districts

The Town of Queensbury Zoning Law, adopted in 2009, divides the Study Area into five zoning districts (see Figure 4). Zoning Districts within the Study Area are comprised of one residential district, three commercial districts, and one industrial district. They include:

- Commercial Intensive (CI) – The CI District is 72 acres in size, and represents seven percent of the overall Study Area. The district is primarily located north of the intersection of Quaker Road and Highland Avenue. The district comprises that area of Queensbury that already has intense commercial development but yet provides for continuing infill development of this type, while encouraging the overall improvement and appearance of these areas.
 - Site Plan Review Uses: auto body/repair shop, automobile service, automotive sales and service, bank, business service, car wash, commercial boat sales/service/storage, convenience store, convention center, day care center, drive-in theater, fast food establishment, food service, funeral home, gallery, golf course, health-related facility, live theater, mobile home sales, motel, movie theater, municipal center, nursery, office (large), office (small), parking lot, personal service, place of worship, playground, produce stand, public or semipublic building, retail, school, shopping mall/plaza, tv or radio station, veterinary clinic.
 - Special Use Permit: amusement center, golf driving range, nightclub, parking structure.

- Commercial Light Industrial (CLI) - The CLI District is primarily concentrated between Dix Avenue and Lower Warren Street, west of Highland Avenue. Additionally, the CLI district is located along stretches of Lower Warren Street, Boulevard (County Route 79) and Dix Avenue along the eastern end of the Study Area. The CLI District is 135 acres in size and is the second largest zoning district within the Study Area. The district provides for mixed commercial and light industrial uses in order to maximize utilization of this area of the Town that will enhance the Town's tax base and provide quality jobs, particularly those areas that are in transition between older industrial uses and newer commercial warehousing and retail uses.
 - Permitted Use: mobile home.
 - Site Plan Review Uses: agricultural service use, automobile service, building supply/lumberyard, bus storage facility, business service, construction company, distribution center, food service, funeral home, health related facility, heavy equipment storage/sales/services, light manufacturing, limousine service, logging company, office (large), office (small), parking structure, public or semipublic building, repossession business, research and development facility, retail, school, self-storage facility, telecommunications tower, truck depot, tv or radio station, veterinary clinic, warehouse, wholesale business.

- Special Use Permit: recycling center, sawmill, chipping and pallet mill. Commercial Moderate (CM) - The CM District is 68 acres in size and is a single parcel located between Boulevard (County Route 79) and Lower Warren Street and adjacent to Quaker Road. This district is an area that already has moderate levels of commercial development and where surrounding patterns of land use dictate less intensive development than in the CI District.
 - Site Plan Review Uses: automobile service, automotive sales and service, bank, business service, convenience store, day-care center, food service, funeral home, gallery, health-related facility, limousine service, motel, movie theater, municipal center, nursery, office (large), office (small), parking lot, personal service, place of worship, playground, produce stand, public or semipublic building, retail, school, shopping mall/plaza, tv or radio station, veterinary clinic.
 - Special Use Permit: golf driving range, kennel, parking structure

- Heavy Industry (HI) - The HI District is primarily located along the Hudson River and Lower Warren Street. It comprises 185 acres of the Study Area and is the largest zoning district within the Study Area. It further represents 33 percent of the entire area. The district provides opportunities for the expansion of heavy industry without competition from other land uses, and is currently the only Heavy Industry zoning district in the Town of Queensbury
 - Site Plan Review Uses: asphalt plant, cement manufacturing, chemical plant, electric power plant, food service, fuel supply depot, heavy industry, light manufacturing, parking structure, railroad service or repair facility, recycling center, sand and gravel

processing, sawmill, chipping and pallet mill, telecommunications tower, truck depot, tv or radio station, warehouse.

- Special Use Permit: adult use establishment, junkyard, mineral extraction.
- Neighborhood Residential (NR) - The primary NR District is located between Boulevard (County Route 79) and Dix Avenue. The district extends north along Queensbury Avenue (County Route 52) and south between Boulevard (County Route 79) and Lower Warren Street. Approximately 160 homes are located within this district which is 79 acres in size. The NR District comprises 22 percent of the overall Study Area and encompasses areas of older, more traditional, high-density neighborhoods. This district is intended to protect and enhance traditional, high-density neighborhood character while providing the opportunity for infill and high-density housing
 - Permitted Uses: duplex, mobile home, produce stand less than 100 square feet, single family dwelling.
 - Site Plan Review Uses: bed and breakfast, cemetery, condominium development or unit, library, multifamily dwelling, outdoor recreation, place of worship, playground, private school, produce stand greater than 100 square feet, public or semipublic building, townhouse.
 - Special Use Permit: personal service.
 - Accessory Use: home occupation.

Table 4 illustrates the total acres of each zoning district, its minimum lot size and minimum percent of permeable area required. Heavy Industrial, Commercial Light Industrial, and Neighborhood Residential are the three largest zoning districts within the Study Area. In total, they represent 81 percent of the entire Study Area.

Table 4 Town of Queensbury Zoning – Study Area					
Zoning Name	Zoning Code	Total Acres	Percent of Acres	Minimum Lot Size (acres)	Minimum Percent Permeable
Commercial Intensive	CI	72	13.4%	1	30%
Commercial Light Industrial	CLI	135	25.0%	--	3%
Commercial Moderate	CM	68	12.6%	1	30%
Heavy Industrial	HI	185	34.3%	--	30%
Neighborhood Residential	NR	79	14.7%	0.5	35%
Total		539	100%		

Source: Town of Queensbury Zoning, Adopted 2002

Residential zoning districts within the Study Area identify permitted uses that are allowed as-of-right (see Table 5). However, the commercial and industrial districts require site plan review nearly all uses. Uses that could pose additional land use impacts (i.e. noise, odor, traffic, lighting, etc.) on surrounding uses require special use permits.

Zoning District	Uses Permitted As-of-Right
Commercial Intensive (CI)	All uses are subject to Site Plan Review
Commercial Light Industrial (CLI)	Mobile Home, All other uses are subject to Site Plan Review
Commercial Moderate (CM)	All uses are subject to Site Plan Review
Heavy Industrial (HI)	All uses are subject to Site Plan Review
Neighborhood Residential (NR)	Duplex, Mobile home, Produce stand <100 SF, Single-family dwelling

Source: Town of Queensbury Zoning, Adopted 2002

The Town of Queensbury has an Underground Utility Overlay Zone which requires any utility lines within the district that are required to be relocated in connection with any construction project and any new utility lines be installed underground. Within the Study Area, this overlay district includes land along Dix Avenue, Quaker Road, and Lower Warren Street.

Land Use Characteristics

Real Property information is collected by local assessors and is compiled by the Warren County Real Property Office and the New York State Office of Real Property Services. The Property Type Classification Codes system was developed to describe the primary use of each parcel of real property on an assessment roll. The system of classification consists of numeric codes in nine categories. The nine categories are:

- Agriculture: Property used for the production of crops or livestock.
- Residential: Property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category.



Intersection of Lower Warren Street and River Street (looking north)

- Vacant Land: Property that is not in use, is in temporary use, or lacks permanent improvement.
- Commercial: Property used for the sale of goods and/or services.
- Recreation & Entertainment: Property used by groups for recreation, amusement, or entertainment.
- Community Services: Property used for the well being of the community.
- Industrial: Property used for the production and fabrication of durable and nondurable man-made goods.
- Public Services: Property used to provide services to the general public.
- Wild, Forested, Conservation Lands & Public Parks: Reforested lands, preserves, and private hunting and fishing clubs.

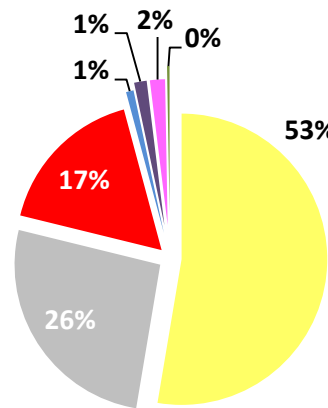


Chart 2 Land Use (Parcels)

- Residential
- Vacant
- Commercial
- Community Services
- Industrial
- Public Services

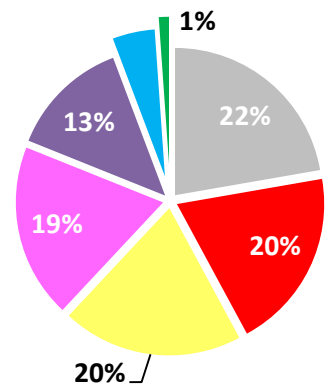


Chart 3 Land Use (Acres)

- Vacant
- Commercial
- Residential
- Public Services
- Industrial
- Community Services

Understanding existing land use patterns within the Study Area will inform the BOA planning process and help to identify how redevelopment opportunities would fit into the Queensbury South Neighborhood. Land use will also be used to identify any zoning changes that might be required to support proposed redevelopment projects and achieve the shared vision for the Study Area.

Land use within the Study Area is primarily a mix of residential, vacant, commercial, and public service land uses (see Figure 5). According to data provided by the Warren County Real Property Tax Service, the Study Area is comprised of 359 parcels encompassing 539 acres of land (lands committed to public road rights-of-way and surface waters are not included within these totals). Based on 2011 parcel data, the Study Areas total assessed value, including structures and improvements, is \$70.4 million. This represents 2.2 percent of the entire Town of Queensbury.

Local property assessors identify land uses based on the NYS Office of Real Property Services (NYSORPS) land classification system. NYSORPS categorizes all land into nine land use categories, seven of which can be found within the Study Area. In terms of overall acreage, vacant land accounts for 22 percent of

the land area within the Study Area, commercial 20 percent, residential 20 percent, and public services 19 percent (see Table 6). A more detailed description is provided below.

Table 6 Queensbury South Brownfield Opportunity Area – Land Use					
Property Class Code	Property Class	Total Parcels	% of Parcels	Total Acres	% of Acres
100	Agriculture	--	--	--	--
200	Residential	189	52.6%	107	19.9%
300	Vacant	94	26.2%	120	22.3%
400	Commercial	61	17.0%	107	19.9%
500	Recreation and Entertainment	--	--	--	--
600	Community Services	3	0.8%	25	4.6%
700	Industrial	5	1.4%	71	13.1%
800	Public Services	6	1.7%	103	19.1%
900	Wild, Forested, Conservation Lands and Public Parks	1	0.3%	6	1.1%
Total		359	100%	539	100%

Source: Warren County Real Property Tax Service Agency

Residential Characteristics

Residential uses within the Study Area comprise the largest class of uses in terms of the number of parcels. A total of 89 residential parcels (53 percent) cover 107 acres (20 percent) within the Study Area. The largest concentration of residential uses can be found north of Boulevard and east of Quaker Road. This area is primarily made up of single family dwellings ranging in size from approximately 500 SF to over 2,000 SF. Approximately 90 percent of all residential uses within the Study Area are single family dwellings. Lot sizes also vary widely ranging from one-tenth of an acre to over 10 acres. More than 80 percent of the residential lots are less than one-half an acre in size.

Vacant Land Characteristics

Vacant land comprises the largest property class in terms of overall acreage within the Study Area. A total of 94 parcels (26 percent) cover 120 acres (22 percent) within the Study Area. These parcels range in size from one-quarter of an acre to 35 acres in size. Eighty nine percent of the vacant parcels are less than two acres in size.

Approximately 35 acres of vacant land is located to the east and west of Jerry Brown’s Auto Parts on Lower Warren Street. Immediately north of this area, Niagara Mohawk Power Corporation owns seven

acres of land along a corridor that links from Progress Boulevard to Highland Avenue. The property is classified as public utility vacant. In addition, the parcel data suggests a 25± lot subdivision was approved but never fully built off of Lower Warren Street near Green Avenue and Brayton Avenue, likely due to the presence of federally regulated wetlands.

Along the Hudson River, south of River Street, Niagara Mohawk Power Corporation owns 35 acres of vacant land classified as public utility vacant. Approximately 15 acres of this land area is comprised of two islands within the Hudson River. The span from the northern shore of the Hudson River and the span between the two islands is approximately 100'. Linkage to and through these island could present new recreational opportunities. However, consideration must be given to fluctuating water levels along the Hudson River that could present significant challenges. Environmental permitting and construction costs would be constraints as well.

Another large parcel of vacant land is located north of Dix Avenue. The parcel is approximately 13 acres in size and is located adjacent to Dunkin Donuts to the west, and an eight acre residential lot to the east which is largely undeveloped.

Commercial Characteristics

The Study Area includes 61 parcels (17 percent) classified as commercial properties across 107 acres (20 percent). Commercial uses within the Study Area are predominantly located between Boulevard and Dix Avenue. Commercial uses within the Study Area primarily include retail and service related businesses that are oriented towards construction, manufacturing, and industrial uses. Commercial properties located along Dix Avenue are primarily convenience/consumer oriented and include McDonald's, Stewart's Shops, Dunkin Donuts, and Kmart. Other notable commercial uses within the Study Area include: Jerry Brown's Auto Parts, FW Webb, Taylor Welding Supply, Fastenal Company, Charlie's Office Furniture, and Warren Tire.



Commercial Property along Dix Avenue

Industrial Characteristics

There are a total of five parcels within the Study Area that are classified as industrial uses, each of which are manufacturing based. Most of the industrial uses within the Study Area are located directly adjacent to the City of Glens Falls. These include Lehigh Cement Company (42 acres), Pactiv Protective Packaging (16 acres), and the NY Job Development Authority (10 acres). The Lehigh Cement Company property is located south of Lower Warren Street, is split by two Delaware and Hudson Railroad Company tracks and connects south across the Hudson River to a property nearly 400 acres in size that is operated as a quarry.

Public Services Characteristics

Approximately 103 acres (19 percent) of land along the Hudson River, primarily south of Lower Warren Street, is classified as public services within the Study Area. A total of six parcels make up this area. Sixty three acres of this area is owned by Ciba Specialty Chemicals Corp. Manufacturing activities began on-site in 1901 and initially involved the manufacture of wallpaper and later, inorganic pigments. Hercules Inc. purchased the site in 1960 and sold it to Ciba-Geigy in 1979. Ciba-Geigy stopped producing pigments in 1989 and demolished the buildings. Stained or potentially contaminated debris was transported off-site for disposal as hazardous waste. Hercules and Ciba have entered into a cooperative agreement whereby Hercules is managing the corrective measures while Ciba retains ownership of the site. The Ciba Geigy site was a joint Federal Resource Conservation and Recovery Act (RCRA) and State Superfund site which has been remediated, bulldozed, and turned into a grassy field. The 45 +/- acre Main Plant site was located just east of the City of Glens Falls in a mixed industrial/residential area on the northern bank of the Hudson River.

The Warren County Department of Public Works property and the recycling transfer station are located adjacent to the Ciba Geigy site and are also classified as Public Service.

Study Area Business Survey

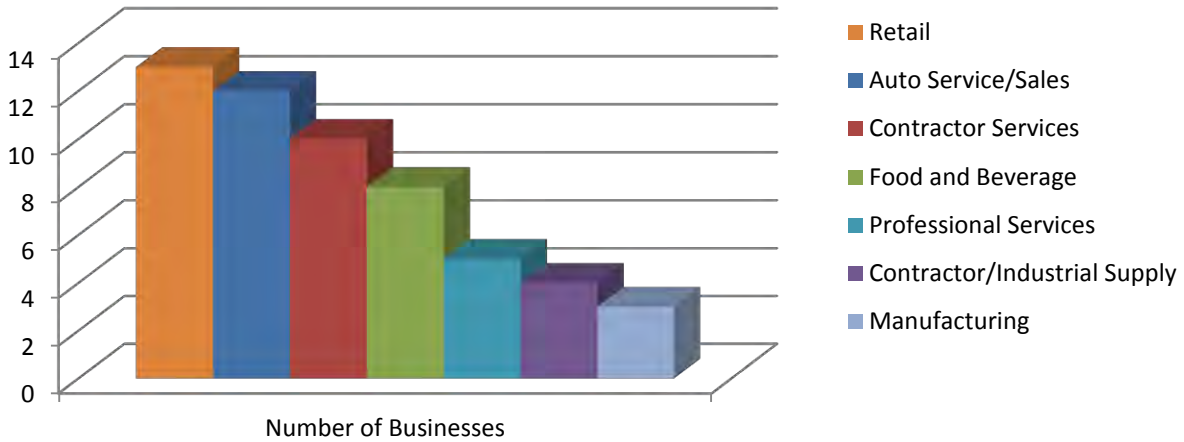
The Town of Queensbury, along with many other upstate communities, has been experiencing a shift away from manufacturing industries towards those that are primarily service based. In order to identify what businesses exist within the Study Area a business inventory was completed. This consisted of a parcel by parcel analysis of NYS ORPS land use classification, internet search for active businesses, and a windshield survey to confirm findings.

The inventory found more than 50 businesses that currently operate within the Study Area (see chart below). Some of the most recognizable businesses include: Pregis Corporation, Kmart, Maplewood Ice Company, F.W. Webb, Jerry Brown's Auto Parts, HJE Company, Inc., and Lehigh Cement Company. Overall, more than 40 percent of all businesses within the Study Area are retail oriented providing day to day goods, home furnishing, and construction, manufacturing, and auto supply. An additional 40 percent of businesses are service oriented providing household repair/service, auto repair and sales, hair and beauty salons, transit services, and staffing services. Some of the remaining businesses within the Study Area are manufacturing and industrial operations or construction based.

It was also observed during the windshield survey that there are a number of properties within the Study Area that were once commercial, but now appear to be vacant or abandoned properties. Some of these properties have reuse potential, while others would be better served to be redeveloped after demolition of existing structures is complete.

Chart 4 Business Inventory within Study Area

Source: The Chazen Companies



The analysis of businesses within the Study Area found a diverse mix of retail and service oriented businesses operated in support of manufacturing, industrial, and construction industries. Many of these businesses likely support ongoing operations at Finch Pruyn within the City of Glens Falls, and Lehigh Cement and Pregis Corporation in Queensbury. Located along the border with the City of Glens Falls, many of these operations may have relocated to the Town of Queensbury due to better access and opportunities for newer, larger facilities.

Prior Planning Initiatives

The Town of Queensbury has conducted several planning studies that directly relate to the Study Area. These efforts include: The Hudson River and Champlain Feeder Canal Regional Waterfront Plan, The Town of Queensbury Comprehensive Plan, An Open Space Vision for the Town of Queensbury, and the Town of Queensbury Affordable Housing Strategy. A brief description of these planning and revitalization efforts is provided below.

Hudson River and Champlain Feeder Canal Regional Waterfront Plan

The 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan (Regional Waterfront Plan) establishes a regional vision for the waterfront of the Town of Moreau, Fort Edward, Kingsbury, and Queensbury, the Villages of South Glens Falls and Hudson Falls, and the City of Glens Falls – one that draws from their history and which looks to their future. By joining together in the intermunicipal effort, these communities have recognized the potential value for the resource that they share – the waterfront. Each of these communities, and the region as a whole, stands to benefit as a result of a renewed vitality along the Hudson River and Champlain Feeder Canal Waterfronts.

A number of recommendations within the Regional Waterfront Plan focus on transportation, pedestrian infrastructure, and recreational use intended to improve land and water experiences throughout the area. They focus on linking communities and land based attractions such as recreational trails, historic sites, and parks. Increased public transportation options, improved wayfinding and signage, creation of

viewing points or park areas, and installation of public amenities will encourage residents and visitors to patronize downtown businesses, make the areas more accessible, and increase connections to the Hudson River and surrounding communities.

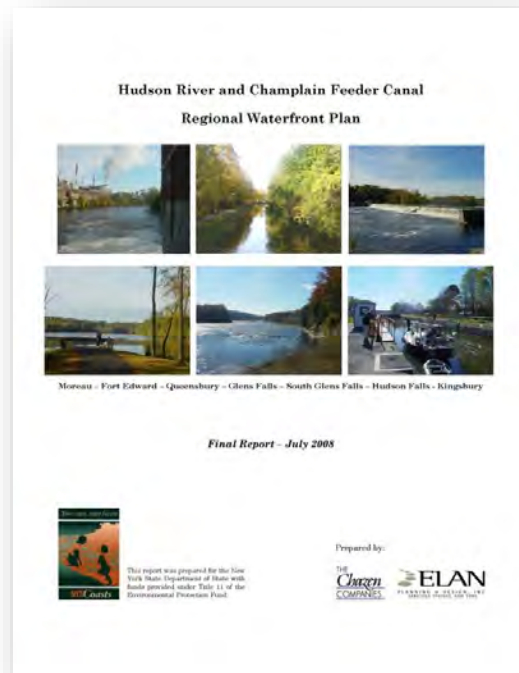
The Regional Waterfront Plan also proposed the development of a regional brownfields reuse strategy to identify brownfield redevelopment projects that would offer the potential for greater connections with water resources, economic development opportunities, improvement of public spaces, and enhancements to public infrastructure. The Regional Waterfront Plan, at the community level, identifies the former Ciba Geigy plant within the Town of Queensbury as a brownfield site where waterfront pedestrian access potential could be improved. The Regional Waterfront Plan further recommends purchase of the property by the Town of Queensbury, or use of tax incentives for property owners to open the property up for use as a public park and waterfront access point. The Regional Waterfront Plan further recommended developing a Park Master Plan as a first step towards developing this park.

Town of Queensbury Comprehensive Plan

The 2007 Comprehensive Plan recognizes the interrelationship between the Town’s economic vitality and quality of life, and also the need for improvements with regards to these aspects of the community. The goal of the plan is to move Queensbury closer to what the community desires: economic health, walkability, environmental protection and good quality of life issues. The plan acknowledges that “while the evolution of industry can be traumatic for workers, it can hold benefits. Industrial land along waterfronts can now be secured for eventual public access. The Hudson River is a valuable asset that has historically been the focus of industrial development. Increasing public access raises quality of life, which is key in continuing to attract business and tourists.”

The Comprehensive Plan further sets forth a goal to create mixed use neighborhood commercial centers and support infill development as a way to transition to a more pedestrian friendly environment. This will increase the customer base for shops and services within the commercial center and offer additional variety in the style and price of housing within the Town which could be in the form of apartments or multi-family housing.

As it relates to the QSBOA, the Comprehensive Plan recommended making more locations along the waterfront accessible to the public, particularly in industrial areas as they become available. It also recommended instituting a brownfields program to reclaim contaminated



land or land perceived to be contaminated and return them back into an economically productive use.

An Open Space Vision for the Town of Queensbury

The 2003 Plan offers a community-based vision for the long-term conservation of the varied and beautiful open space resources found within the Town's boards. The plan advocates for the increase in recreational amenities, preservation of open space, and waterfront access. One of the plan's historic and cultural resource recommendations is to develop an Environmental Education Center on Natural Resources Management, Woodlands Papermaking, and Water Power. According to the plan, a "gateway" museum celebrating the region's unique role in these industries would be a major attraction. In addition, the museum would emphasize the distinctive aspects of the area and provide an important link to local community and regional efforts to increase heritage tourism. The Plan further proposed considering the use of the Ciba Geigy site for this purpose.

Town of Queensbury Affordable Housing Strategy

The 2003 Housing Study was funded by the Governor's Office for Small Cities Program to develop strategies to meet the housing needs for Queensbury. The study found consistent population growth, an aging population, and a significant gap between incomes and housing costs according to the New York State Affordable Housing Corporation. The study also determined a slight increase in the number of single family homes being built from 1990 to 2000, a 36 percent increase in the median sale price for single family homes from 2001 to 2003, and more than half of all owner and rental households with incomes less than \$35,000 pay more than 30 percent of their income on housing.

The study supports two primary housing strategies. First, to support and enhance affordable housing within existing neighborhoods by promoting state and federal assistance for construction of affordable housing on scattered vacant parcels in existing modest neighborhoods in West Glens Falls and South Queensbury. The strategy also suggests providing support to the Glens Falls Housing Authority to obtain rental housing vouchers. The second housing strategy is to support the expansion of affordable housing with new construction on sites served by water and sewer, or those sites where extension of these services would be feasible. This would provide for a greater increase in the number of available affordable housing units.

Dix Avenue Corridor Management Plan

While located just outside the Study Area, the Adirondack/Glens Falls Transportation Council completed the Dix Avenue Corridor Study for the City of Glens Falls, and the Towns of Queensbury and Kingsbury in 2000. The focus of the study was to provide short, intermediate, and long-term mobility recommendations along the Dix Avenue Corridor in Warren and Washington Counties.

The following areas of deficiency were identified through the existing conditions review process. As they relate to the QSBOA, they include: uncontrolled access throughout the corridor, high accident locations at Quaker Road, and Highland Avenue, significant delays at the intersection with Quaker Road, limited

bicycle and pedestrian facilities, transit facilities do not provide weather protection or meet current ADA accessibility standards, and sporadic street lighting.

Specific short term recommendations within the QSBOA Study Area include: consolidating access points at commercial sites, sidewalk extensions, pedestrian crossing pavement markings and signal heads, re-design of the Dix/Highland intersection, left-turn lanes on both approaches to the Dix/Queensbury intersection, additional signage, install a

closed drainage system from the Glens Falls City line east to Highland Avenue, and additional timing and signalization improvements. Intermediate and long term recommendations were primarily of a program or policy nature. They include: access guidelines for commercial/residential development, standard five foot sidewalks connecting to Dix Avenue sidewalk facilities, facility upgrades at existing and future bus stop locations, enforcement of truck routing programs, monitoring safety conditions at high accident locations, consistent planting/landscaping design, and additional capacity and signalization improvements.



Intersection of Quaker Avenue and Boulevard

Transportation and Infrastructure

Roadways

There is a total of 2.4 miles of roadways within the Study Area, of which 1.3 miles are local roads, 0.3 miles are county roads (CR 42 and CR 79), and 0.8 miles are state roads (SR 32 and SR 254). As mentioned previously, access to the Study Area is provided by Lower Warren Street/Dix Avenue (SR 32) from the east and west and Quaker Road (SR 254) from the north and southeast (see Figure 6).

The heaviest travelled roadways within the Study Area are SR 32 and SR 254 as they both connect to NYS Interstate 87, US Route 9, and US Route 4. Each of these connections within the region are primary north-south corridors. Local roads carry all other vehicular traffic connecting neighborhoods, commercial centers of activity, public services, and the larger transportation context.



Lower Warren Street at Intersection with Quaker Road

Traffic volume within the Study Area is an important consideration when evaluating potential redevelopment ideas as traffic has both safety and economic implications. While large volumes of traffic is considered to be a positive benefit for locating new commercial and retail development, it may have a negative effect on pedestrian connectivity and safety. Traffic counts for roadways within the Study Area were obtained from the NYS Department of Transportation. Average Annual Daily Traffic (AADT) is defined as the total volume of vehicle traffic of a highway or road for a year divided by 365 days. These figures are typically estimated through traffic counts that are conducted over a period of several days and are then extrapolated.

The highest level of traffic within the Study Area occurs along Quaker Road near the intersections with Dix Avenue (18,022 AADT). Other heavily travelled intersections include Dix Avenue (14,896 AADT) and Highland Avenue as well as Lower Warren Street (12,532) and Boulevard (6,155 AADT).

The Dix Avenue Corridor Management Plan noted a number of deficiencies along that segment of Dix Avenue located within the QSBOA Study Area including: uncontrolled access, high accident locations at the intersections with Quaker Road, and Highland Avenue, significant delays at the intersection with Quaker Road, limited bicycle and pedestrian facilities, lack of ADA accessibility at transit locations, and sporadic street lighting. Few improvements have been made to this corridor, since the Corridor Management Plan was completed in 2000.

The Queensbury Connector Road Study examined the potential to create a connector road from Quaker Road to Queensbury Avenue. The Study identified existing transit service provided by the Greater Glens Falls Transit (GGFT). Current year round fixed public transit routes within the Study Area run along Lower Warren Street, River Street, Boulevard, and Dix Avenue. The GGFT base of operations facility is located north of the Study Area on Queensbury Avenue near the Floyd Bennett Memorial Airport. The Study, while maintaining that the public transportation benefits do not necessitate construction of a new connector roadway (see p viii), also noted a lack of sidewalks, crosswalks, and sufficient buffering for traffic along Dix Avenue as well as other roads north of the Study Area.

Rail Service

A rail line owned by Delaware and Hudson and operated by Canadian Pacific Rail extends west to east across the Study Area from the Lehigh Cement Company property, across the Ciba Geigy property and to the Town line towards the Village of Hudson Falls. The rail is currently active as a freight line and serves five local industries including Lehigh Cement and Finch Pruyn. The speed limit on the track is 10 miles per hour and the track type is Single Main – Class 1 Freight – Major Carrier.



Rail Line running east/west through Ciba-Geigy Site

According to Canadian Pacific representatives, the rail line cannot handle double stacked containers at this time; however, it will need to be updated in the next few years. Future improvements will be based on traffic volumes, and therefore there would be benefits from industrial development within the Study Area.

In 2009 New York State completed a Rail Plan which identified a total of \$2.7 billion in total rail needs over the next 20 years (2009-2028) for the exclusive benefit of Class 1 Freight railroads. This represents 25 percent of the total rail needs of \$10.7 billion. Other needs include intercity passenger rail service (\$4.7 billion), joint freight and intercity passenger rail service (\$1.6 billion) and Class II/III freight (\$1.7 billion). These improvements are largely for expansion and enhancement of existing infrastructure.

Water and Sanitary Sewer Infrastructure

The entire Study Area is within the Town’s water district with waterlines located within the public right-of-way along Dix Avenue, Quaker Road, Lower Warren Street, Boulevard, Queensbury Avenue and most local roads (see Figure 7). Based on conversations with local water officials, the Town’s water district has existing capacity to support new development and growth.

Wastewater within the Town of Queensbury flows to the Glens Falls Wastewater Treatment Plant (WWTP). Within the Study Area, this primarily includes the Technical Park Sanitary Sewer District located along Dix Avenue and Quaker Road. In addition, the South Queensbury Sanitary Sewer District is located just north of the Study Area along Quaker Road and Queensbury Avenue. The potential exists for extension from both sewer districts to parts of the Study Area. Much of the residential development within the Study Area is not served by sanitary sewer infrastructure.

The Glens Falls WWTP was built (in part) to support the Ciba-Geigy site which used 3 million gallons per day (mgd) when it was fully operational. The site now generates 150,000 gpd and can peak at 300,000 gpd. There is an pre-treatment plant on the Ciba-Geigy site that was utilized to process groundwater extracted from the site as part of on-going remediation of the hazardous waste site. Pre-treatment is no longer required. The Glens Falls WWTP currently has five mgd in available capacity. While much of this is committed to other municipal users, about 1 million mgd is not committed and could support additional growth within the Study Area. The WWTP also has the potential to be expanded up to 12-18 mgd.

Natural Resources

The preservation of natural resources such as wetlands, streams, rivers, lakes, ponds, meadows, and forests are essential to a community’s environmental and economic sustainability. Traditionally, protecting and planning for these resources was an afterthought. However, as the awareness of



View of the Hudson River from the Ciba-Geigy Site (looking east)

their fiscal and ecological benefits has grown, people now more readily view such conservation as an integral part of the land development process and as a growth management strategy. The return on investment from such thinking is evident with cleaner water, reduced infrastructure costs, and healthier communities.

Watersheds

The Study Area lies within the northern extent of the Upper Hudson River Drainage Basin (4,620 square miles) which is comprised of the drainage area tributary to the Hudson River above its confluence with the Mohawk River at the Troy Dam. This drainage basin includes much of the middle portion of eastern New York State, as well as a part of southwestern Vermont and a small part of northeastern Massachusetts. The Upper Hudson Basin represents about one-third of the Hudson/Mohawk River drainage area – one of the largest river basins in the eastern United States. The Lake Champlain Drainage Basin is located just north of the Study Area.



View of Hudson River from Ciba-Geigy Site (looking east)

Surface Waters

The quality and condition of Queensbury surface water resources are inextricably linked with its present and future drinking water quality and/or availability, ecological health, biodiversity, and economic and environmental sustainability. Surface waters, like wetlands, are part of a greater hydrological system, where the health and/or the impairment of one part can have system-wide implications.

Under New York State Public Health Law, all waters within the state are given a classification by the DEC which is based on the best usage of the waters. The classifications range from AA to D. A and AA class waters are suitable for drinking, while class D waters are suitable for secondary contact recreation (i.e. boating). Some streams are given a sub-classification of (t) or (ts), indicating whether the waters can support trout or trout spawning, respectively. NYSDEC classified streams within the Study Area include the Hudson River (Class C) and the Glens Falls Feeder Canal (Class C). Class C designations are for water that is suitable for fish propagation.

NYSDEC provides regular, periodic assessments of the quality of the water resources within the state. These assessments reflect monitoring and water quality information drawn from a number of programs and sources that are compiled by the NYSDEC Division of Water into an inventory database. This database records current water quality information, characterizes known and/or suspected water quality problems and issues, and tracks progress toward their resolution. This inventory of water quality information is the division's Waterbody Inventory/Priority Waterbodies List (WI/PWL).

The portion of the Hudson River located within the Study Area is identified as an impaired segment in the 2003 Upper Hudson Basin Waterbody Inventory and Priority Waterbodies List. Impaired waterbodies have well documented water quality problems that result in precluded, or impaired uses. Fish consumption in this area of the Hudson River is impaired due to a NYS DOH health advisory that recommends eating no fish because of elevated PCB levels resulting from historic industrial discharge. The report also notes that in spite of growing recreational use public available swimming areas in the Hudson remain limited.

The Glens Falls Feeder Canal is also listed within the 2003 Upper Hudson Basin Waterbody Inventory and Priority Waterbodies List as an unassessed waterbody where there is insufficient water quality information available to assess the support of designated uses.

Groundwater

Aquifers are generally defined as confined, or unconfined. A confined aquifer is a groundwater storage area located between two layers of impermeable materials where the flow of water is restricted. Unconfined aquifers do not have an upper confining layer and are instead bound by the water table. These types of aquifers are particularly vulnerable to contamination, as is the case within the Study Area. Based on information provided by NYSDEC, the entire Study Area is located over an unconfined aquifer.



View of Hudson River from Ciba-Geigy Site (looking west)

Floodplains

Floodplains are low-lying areas that are adjacent to wetlands, streams, rivers and lakes that are often inundated with water during peak periods of snowmelt and/or heavy rains. Floodplains are nature's built-in "flood control" mechanism. They allow floodwaters to be temporarily stored during peak flows, often mitigating downriver impacts. Additionally, floodplains can offer open space and critical habitat areas.

Floods, and floodplains, are generally identified based on their predicted frequency of occurrence. A "100 year floodplain" is an area that is subject to a one percent or greater chance of flooding in any given year. Similarly, a "500 year floodplain" is an area that is subject to a 0.2 percent chance of flooding in any given year. Given that the Study Area's southern boundary is bordered by the shoreline of the Hudson River, floodplains were identified. The 100 year floodplain generally follows the shoreline of the Hudson River according to the Federal Emergency Management Agency's (FEMA) Q3 flood data. As depicted on Figure 8, the 100 year floodplain touches the shore of the northern edge of the Hudson River. No 500 year floodplains are found within the Study Area.

Wetlands

Wetlands are (continually or seasonally) water-laden lowlands that comprise a wide range of hydrologic and vegetative conditions. These ecosystems are a breeding ground for vegetation, fish and wildlife and are highly productive and diverse. They provide an important habitat for many species along the Hudson River corridor. They also help to control shoreline erosion by dissipating wave energy and they filter pollutants and sediment from surface water runoff. Wetlands serve as an important interface between surface and groundwater, helping to recharge aquifers. They act as “carbon sinks,” promote biodiversity, and fishery health.

Three categories of wetlands, state defined (DEC), federally defined (NWI), and those defined by the Adirondack Park Agency, can be found within the Town of Queensbury. However, only NWI wetlands are located within the Study Area (see Figure 6). The greatest concentrations of NWI wetlands occur north of Lower Warren Street and south of Dix Avenue along the western end of the Study Area. In addition, a series of small NWI wetlands are located south of Lower Warren Street within the Lehigh Cement Company property, the Ciba Geigy Property, the Warren County DPW property, and along the shorelines of the Hudson River. These wetlands total +/-35 acres.

Wildlife

Most of the study area is characterized by the land development that fronts on the public highways; however, there are expanses of open land and natural resource areas that provide habitat for plant and animal species normally found in Queensbury. Based on a review of the NYSDEC Environmental Resource Mapper, there are no reported incidence of rare, threatened, or endangered species in the study area.

Steep Slopes

Most of the area north of Lower Warren Street within the Study Area can be considered relatively flat or gently sloped. However, areas south of Lower Warren Street and along the Hudson River contain slopes greater than 15 percent. Approximately 22.2 acres of the Study Area have slopes between 15-22 percent. A total of 9.9 acres of land within the Study Area have slopes greater than 25 percent. Elevations within the Study Area range from 210 feet above mean sea level (msl) to 320 msl, the Study Area rises approximately 110 feet as it extends north from the Hudson River.

Generally, steep slopes are prone to erosion, flooding, and drainage problems. Construction on steep slopes can be damaging, particularly when vegetation is removed, which increases the potential for erosion. Steep slopes can require special design and construction techniques to prevent significant adverse impacts to the surrounding environment.

Soils

According to data provided by the USDA Natural Resources Conservation Service (1989), there are 13 mapped soil units present within the Study Area none of which are identified as prime farmland. Of these 12 mapped soil units, two comprise 54 percent of the Study Area:

- Oakville loamy fine sand, 3 to 8 percent slopes (OaB) – 216 acres, 37.6 percent
- Udorthents, smoothed (Ud) – 94 acres, 6.3 percent

A brief description of each of these two soil units follows:

Udorthents, smoothed (Ud) – This soil unit consists of areas that were excavated or filled with material derived from sandy, gravelly, or loamy soils. Slope ranges from 0 to 15 percent. Many areas have been covered with topsoil and seeded, others have been left bare. Permeability ranges from moderate to very rapid. The potential for urban development and recreation uses differs from area to area. Onsite investigation is required.

Oakville loamy fine sand, 3 to 8 percent slopes (OaB) – This soil unit is a gently sloping, deep, well-drained soil on outwash plains. The seasonal high water table is at a depth of more than six feet. Bedrock is mainly at a depth of more than 60 inches. Permeability is rapid. This soil is well suited to most recreation and urban uses. The sandy texture and droughtiness limit the establishment of lawns or sod cover.

Table 7 Soil Types		
Soil Type	Acres	Percent Cover
Elmridge fine sandy loam, 3 to 8 percent slopes (EIB)	57	9.9%
Farmington loam, 0 to 8 percent slopes (FaB)	55	9.6%
Farmington loam, very rocky, 3 to 15 percent slopes (FrC)	62	10.8%
Fluvaquents-Udifluvents complex, frequently flooded (Fu)*	33	5.7%
Galway loam, 3 to 8 percent slopes (GaB)	6	1.0%
Oakville loamy fine sand, 0 to 3 percent slopes (OaA)	34	5.9%
Oakville loamy fine sand, 3 to 8 percent slopes (OaB)	216	37.6%
Pits, quarry (Ph)	3	0.5%
Plainfield and Oakville soils, steep (PoE)	2	0.4%
Shaker fine sandy loam	1	0.2%
Sutton fine sandy loam, 3 to 8 percent slopes (SuB)	7	1.2%
Udorthents, smoothed (Ud)	94	16.3%
Wareham loamy sand (Wa)	5	0.9%
Total	575	100.00%

Source: Warren County Soil Survey 2006

*Soil type found on islands within Hudson River

Open Space and Recreation

Within the Study Area there are a number of recreational resources that include the Feeder Canal and Feeder Canal Heritage Trail, fishing access at the dock at Shermantown Road, and the public park at South Queensbury Fire Station (see Figure 9).

The Old Champlain Feeder Canal is a significant artifact of New York State history as it is the last surviving part of the original Erie Canal period system to remain intact. The Feeder Canal was a man-made ditch constructed to help “feed” water to the New York Canal System. It also transported goods such as lumber, cement, and paper products. It takes water from the Hudson River at the Feeder Canal Dam in Queensbury, and runs south and east through Glens Falls, Hudson Falls, and Kingsbury before terminating at the Champlain Canal.



Stone Dust Trail along the Feeder Canal

The Feeder Canal Heritage Trail, which runs along the Old Champlain Feeder Canal, is a multi-purpose stone dust trail that links to the Warren County Bikeway Trail to the west, New York State Bike Route 9 and the Old Champlain Canalway Trail to the east, and the Saratoga County Heritage Trail and Betar Bikeway Trail to the south. Each of these trails link to a number of additional recreational destinations within the region including: Pruyn’s Island, Haviland’s Cove Park, South Glens Falls Beach, Juckett Park, and the Five Combines. Ongoing improvements to many of these trails will further extend the network of trails throughout the region.

Waterfront access for canoeing, boating, fishing, and swimming is somewhat limited within the Study Area; however, there are two boat launches located on Shermantown Road (one on the Feeder Canal and one on the Hudson River). These boat launches, along with many other publicly owned river-access points are in need of serious enhancement.

The South Queensbury Fire Station includes a basketball court, baseball/softball diamond, and a pavilion once used for local events. These facilities are no longer available for public use.

Land Ownership

Land ownership within the Study Area is predominantly privately owned. A total of 98 percent of the parcels and 93 percent of the acreage within the Study Area are under private ownership (see Figure 10). An additional 60 acres of land are accounted for in roads and right of ways.



Sign at the Feeder Canal Heritage Trail

- Warren County – The Department of Public Works owns approximately 15 acres of land along Lower Warren Street. The property is largely paved and used for storage of equipment and vehicles. A number of structures are located on the property, with the largest structure being approximately 28,000 SF in size.
- Queensbury Economic Development Corporation – The vacant property is located on Dix Avenue at the intersection with Progress Boulevard across from Keena Staffing.
- South Queensbury Fire Department – The eight acre property is approximately 300 feet wide by 1,200 feet deep. The fire station is approximately 14,000 SF in size and is located along Dix Avenue leaving the field and forested areas behind the station vacant.
- State of New York – The Glens Falls Feeder Canal is owned by the State of New York. Approximately 12 acres of the canal are located within the Study Area.

Table 8 Land Ownership		
Parcel Ownership	Parcels	Acres
Privately Owned	353	503
Publicly Owned	6	36
<i>Warren County</i>	2	15
<i>Queensbury Economic Development Corporation</i>	1	1
<i>South Queensbury Fire Department</i>	1	8
<i>State of New York</i>	2	12
Total	359	539

Source: Warren County Real Property Tax Service Agency

The potential for development/redevelopment of land within the Study Area exists in a number of locations. In addition to the properties listed above, additional development potential exists within the Ciba-Geigy property, the National Grid properties, and on land adjacent to the Dunkin Donuts along Dix Avenue. Additionally, properties along Dix Avenue have deep lots and could provide future development potential. Further, the Vacant, Underutilized, and Identified Environmental Record Sites section below provides a detailed list of properties that have future potential. Specific redevelopment opportunities are identified in Section 4. Preliminary BOA Recommendations.

Recent Redevelopment Projects

A number of sites within (and adjacent to) the Study Area have recently been redeveloped. Some of these projects include:

- Jerry Brown’s Auto Parts (Lower Warren Street) – A warehouse expansion project is currently under construction that will provide space for additional auto parts storage and disassembly.
- New Beginnings Community Church (Dix Avenue) – In 2011 New Beginnings Community Church opened a 10,000 SF building on Dix Avenue in the northeastern corner of the Study Area. Potential future additions include a dome sanctuary, a youth center, and a charter school.
- Super Walmart (Quaker Road) - A 500,000 SF Super Walmart was recently constructed just west and north of the Study Area. Study area residents utilize this shopping facility.
- Army National Guard Readiness Center (Queensbury Avenue) - in 2009 the National Guard opened a new Readiness Center located on Queensbury Avenue, just north of the Study Area. The new 51,960 SF facility includes offices and instruction space, dining facility, locker rooms, showers, and a digital library room.



Recently Constructed US National Guard Readiness Center

Vacant, Underutilized, and Identified Environmental Record Sites

Vacant Sites

Vacant properties within the Study Area account for 120 acres (22 percent) of land, and 92 parcels (25 percent). Of these parcels, more than half of them are classified by NYS ORPS as vacant residential. However, vacant properties classified as public utility account for 44 percent of the vacant parcels within the Study Area.

Vacant Parcels	Parcels	Acres
Vacant Residential	47	10.8
Vacant Commercial	16	30.7
Vacant Industrial	24	25.4
Vacant Public Utility	5	52.8
Total	92	119.7

Source: Warren County Real Property Tax Service Agency

Vacant properties within the Study Area can provide opportunities for future development. Greater opportunity may exist in areas where clusters of vacant properties are under common ownership and have limited environmental constraints. Properties that have remained vacant for an extended period of time can often become eyesores within a community and negatively influence property values. Development of these properties can therefore have a transformative affect within a community by increasing property values, and improving the quality of life for neighboring residents while repairing perceptions of a lack of community investment. Vacant properties are also attractive development targets because they often do not require any demolition before site work can begin. This can represent a significant cost savings.

Vacant properties that have suitability for development have been identified based on a parcel by parcel Geographic Information Systems (GIS) analysis and field visits. This analysis identified those properties classified as vacant by NYS ORPS and selected those properties with limited environmental constraints and potential for redevelopment whether as a single property, or part of a larger cluster or vacant properties (see Figure 11). The evaluation of vacant properties identified a total of six properties with some potential for future development. There are a few notable clusters of vacant property within the Study Area (see Table 10). Descriptive site profiles have been prepared for the following sites (see Appendix D).

Parcel	Street	Land Use	Acres	Description
V.1	Dix Avenue	Vacant	1.3	Site is within Technical Park on Dix Avenue, water/sewer infrastructure on-site
V.2	Progress Boulevard	Vacant	1.5	Site is within Technical Park on Dix Avenue, water/sewer infrastructure on-site
V.3	Progress Boulevard	Vacant	3.0	Site is within Technical Park on Dix Avenue, water/sewer infrastructure on-site
V.4	Dix Avenue	Vacant	0.8	Site is on Dix Avenue adjacent to Technical Park and large office/warehouse, potential to connect to existing Keena Staffing entrance/parking
V.5	Brayton Avenue	Vacant	8.7	Site is located west of Jerry Brown’s Auto Parts and adjacent to a vacant utility corridor to the north, and an existing proposed subdivision further west.
V.6	Dix Avenue	Vacant	13.0	Located on Dix Avenue, the site is adjacent to Dunkin Donuts and a residential lot

Source: Warren County Real Property Tax Service Agency

Parcels V1, V2, V3, and V4 – These parcels are located within the Technical Park located along Dix Avenue. These properties have development potential and can be connected to the Technical Park Sanitary Sewer District. These properties are actively being marketed by Economic Development Corporation Warren County and are anticipated to build out as demand for commercial/industrial space grows within the market. Ownership of these properties is mixed. Three properties are privately owned, and the fourth is listed as being owned by the Queensbury Economic Development Corporation. It's noted that these parcels may have a shallow depth to bedrock (3.5 to 8 feet) and are proximate to a NYSDEC Class B stream. These issues may impact site development considerations.

Parcel V5 - The property located to the west of Jerry Brown's Auto Parts has some significant environmental constraints that will limit future development scenarios. The presence of NWI wetlands will severely limit construction on site as it covers most of the property's northern and southern boundaries.

Parcel V6 – The property just east of Dunkin Donuts on Dix Avenue is currently vacant and has been previously identified for residential development. However, these plans are not presently proposed, and there are no current proposals before the Town of Queensbury regarding this property.

In addition to these parcels, there are a number of smaller parcels located within the residential neighborhood between Dix Avenue and Boulevard. Some of these parcels may have potential to be converted into small pocket parks which could provide additional green space, community gardens, or a small children's playground. There also could be potential to link these pocket parks to the vacant utility corridor that runs between Dix Avenue and Lower Warren Street.

Underutilized Sites

Underutilized sites within the Study Area have been identified based on a parcel by parcel GIS analysis and field visits. Parcels deemed underutilized are those that currently have an existing use, but may not be utilizing the site as currently zoned or additional significant development potential of the site is available. Examples include use of a small percentage of the property, inconsistent use with surrounding uses, or a property with improvements that is no longer occupied. The evaluation of underutilized sites within the Study Area found six properties where current or future potential exists to redevelop a property consistent with neighborhood character and the goals set forth in the Town's Comprehensive Plan (see Figure 11). Descriptive site profiles have been prepared for the following sites (see Appendix D).

Parcel U1 - The Kmart shopping plaza site located on Dix Avenue, presents a number of redevelopment scenarios that could include additional pad site development, or full redevelopment of the property should Kmart no longer occupy the space. The property's location along the highly travelled Dix Avenue presents a unique commercial (office or retail) or industrial opportunity within the Technical Park Sanitary Sewer District.

Parcel U2 - The property located at the intersection of Highland Avenue and Quaker Road between Dix Avenue and Boulevard is 10 acre site that has been listed for sale. This property has road frontage on

four major roads. Potential development scenarios could include neighborhood scale mixed use, or residential construction.

Parcel U3 -The third property identified is the South Queensbury Fire Department property located on Dix Avenue. The firehouse is located approximately 50 feet off of Dix Avenue with a pavilion and recreation fields in the rear. The property is approximately 1,250 feet deep and is adjoined by additional properties with similar depth with open space and forest land.

Table 11 Priority Underutilized Sites				
Parcel	Street	Land Use	Acres	Description
U.1	Dix Avenue	Commercial	28	Shopping plaza, one large anchor tenant, oversized parking lot, potential PAD site or complete redevelopment
U.2	Highland Avenue	Residential	10	Property listed for sale, approximately 1,200 feet of road frontage
U.3	Dix Avenue	Community Services	8	Site is location of South Queensbury Fire Station and could be redeveloped for a new fire station, or as part of a larger redevelopment project
U.4	River Street	Public Services	15	Site is the location of the Warren County DPW and waste/recycling transfer station.
U.5	River Street	Commercial	3.5	Site is location of multifamily housing, redevelopment potential at rear of site along Feeder Canal, located adjacent to utility corridor
U.6	River Street	Commercial	11	Site is location of existing nursery/greenhouse, redevelopment potential at rear of site along Feeder Canal, located adjacent to utility corridor

Source: QSBO Advisory Committee, The Chazen Companies

Parcel U4 – This underutilized property is the Warren County DPW site on River Street. Should the DPW relocate, redevelopment of the site becomes advantageous because of the site’s location on River Street adjacent to the Ciba Geigy site with potential waterfront access. These three factors present significant opportunity to support mixed use development with a recreational component that promotes increased access to the Town’s waterfront.

Parcels U5 and U6 – These properties are split by a utility corridor. However, their location along the Feeder Canal and proximity to the Ciba Geigy and Warren County DPW site present significant potential for redevelopment in the southeastern corner of the Study Area.

A number of additional underutilized sites were identified during the investigation of parcels where additional development or redevelopment potential may be present. Some of these sites include large residential lots where considerable acreage is open space or forested land adjacent



Warren County DPW Building on Lower Warren Street

to other underutilized or vacant properties. While these properties currently have an identified use, some potential may exist in the future for these properties to be part of a larger project.

Environmental Record Sites

The preliminary assessment of environmental conditions conducted in this Pre-Nomination Study included a walk-through reconnaissance of the Study Area and a database review of standard sources from the United States Environmental Protection Agency (USEPA) and New York State Department of Environmental Conservation (NYSDEC). A copy of the Environmental Database Review is included in Appendix E. Based on this information, several sites suspected to be brownfields have been identified within the QSBOA. The existing environmental conditions, possible additional brownfields, and redevelopment potential of these sites will be determined as part of the Nomination Study.

Sites described as brownfields are vacant or underutilized properties for which the redevelopment may be complicated by the real or perceived presence of hazardous waste, petroleum, pollutant, or contaminant. Generally, these include commercial and industrial properties that may have impacted a site's environmental features through their use. A brownfield site may be actively used, or it may be a vacant or abandoned property. Brownfields can have an extensive economic impact by lowering property values of surrounding properties, or discouraging reinvestment in blighted areas. Despite these negative influences within a community, brownfields present a unique opportunity for redevelopment. The size of brownfield sites often promote larger development projects that can have significant positive effects on a community and reduce the pressure of development on open space and agricultural land.

Based on the evaluation of the environmental record sites seven properties may be suspected brownfields. A brief description and status of the site is identified (see Table 12). Note that active spill events are those where actions are necessary prior to acceptance for closure (i.e. groundwater monitoring, or soil removal and disposal), and closed spill events are those that have been adequately addressed by NYSDEC and no further actions are required. In some cases, a closed spill event may not fully be remediated. Sites with minor releases (e.g., small quantity surficial spills that have been mitigated to the satisfaction of the NYSDEC) while reviewed, are considered to be of low significance

and thus were not included within the table. Overall, the Environmental Record sites are actively utilized and the environmental issues have been or are being actively addressed. Further evaluation of the environmental record sites may be of value as redevelopment opportunities warrant. Descriptive site profiles have been prepared for the following sites (see Appendix D).

Table 12 Environmental Record Sites			
Parcel	Street	Description	Status
E.1	Quaker Road	Leaking Underground Storage Tank - 2006 spill reported. Outdoor samples were negative.	Spill closed. Contamination isolated, at low levels.
E.2	Lower Dix Avenue	Leaking Underground Storage Tank Two 3,000 gallon gasoline tanks were removed in 1994. Contaminated soil and water. Monitoring wells installed.	Active spill case.
E.3	Quaker Road/Dix Avenue	Leaking Underground Storage Tank – Tanks removed in 2007 and contaminated soil excavated to the extent practical. Spill - Line failure. Secondary containment captured all products.	Spill closed. Spill closed, meets standards
E.4	Lower Warren Street	Leaking Underground Storage Tank –Reported fuel oil, diesel and gasoline tank test failure. Vent repairs and tank removals occurred. Spill - Several surficial releases including hydraulic line releases; waste oil dumping and subsequent removal of 100 yards of soil; and an 800 gallon release of non-PCB oil to the river.	Spills closed. Various spills closed, not all spills meet standards.
E.5	Lower Warren Street	Leaking Underground Storage Tank – Tank removed in 1999, no contamination found.	Spill closed.
E.6	River Street	Spill - Caller reported waste dumped on-site.	Spill closed, does not meet standards
E.7	Boulevard	Spill - Two spills reported in 2009 during Phase II. Soil contamination found 14'-18' below ground.	Active spill

Source: The Chazen Companies, Review of Environmental Regulatory Databases

Sites identified within the USEPA and NYSDEC databases often require further investigation resulting from documented contamination, or because the properties current or past use indicates the potential for increased environmental contamination.

Ciba Geigy Site - The Ciba Geigy Site, located between Lower Warren Street and the Hudson River, is the predominantly known brownfield within the Study Area. The Ciba Geigy property, once a highly contaminated site, was a joint Federal Resource Conservation and Recovery Act (RCRA) and State Superfund site which has been remediated, bulldozed, and turned into a grassy field. The 45 +/- acre Main Plant site is located just east of the City of Glens Falls in a mixed commercial/industrial area on the northern bank of the Hudson River.

Manufacturing activities began on-site in 1901 and initially involved the manufacture of wallpaper and later, inorganic pigments. Hercules Inc. purchased the site in 1960 and sold it to Ciba-Geigy in 1979. Ciba-Geigy stopped producing pigments in 1989 and demolished the buildings. Stained or potentially contaminated debris was transported off-site for disposal as hazardous waste. Hercules and Ciba have entered into a cooperative agreement whereby Hercules is managing the corrective measures while Ciba retains ownership of the site.

The soil, groundwater and sediments at the site have been contaminated with heavy metals, cyanide and volatile organic compounds (VOCs) from several sources. According to the U.S. Environmental Protection Agency, full scale implementation of final corrective measures was accomplished in September 2002.

The contaminated soil was sealed under an impermeable cap and a groundwater collection system was installed along the southern site perimeter to collect and treat groundwater from the overburden and bedrock aquifers. On January 9, 2006, the Department of Environmental Conservation approved the Construction Certification Report for the corrective measures completed at the Main Plant Site including corrective measures completed at the Poned Backwater Area, Cement Company Pond, the Pre-treatment Plant and that section of the Hudson River adjacent to the Main Plant Site and downstream to the Baker's Fall Dam.

The Ciba-Geigy site now offers an opportunity for the Town of Queensbury to enhance public access to the waterfront, improve canal/bike trail and recreational opportunities, and leverage the site's location and local infrastructure assets in exploring the possibilities for future public or private redevelopment. Findings from this Pre-Nomination Study and from the Queensbury Economic and Market Analysis will be used to inform the Hudson-Ciba Waterfront Revitalization Plan.



View of Ciba-Geigy Site (looking east)

The Hudson-Ciba Waterfront Revitalization Plan is a complementary waterfront planning effort which was completed concurrently with the Pre-Nomination Study to create a new and forward thinking vision to redevelop the former Ciba-Geigy plant site, providing new economic growth and open space

opportunities. The Plan included an evaluation of the site’s current environmental status and explores opportunity for redevelopment of the 43 acre waterfront site. Through completion of a Market Study, alternative redevelopment scenarios, and communications with current property owners, the results of these efforts are presented in Appendix F.



4. Preliminary BOA Recommendations

The Town of Queensbury has pursued a number of planning initiatives over the past several years to establish a framework for the redevelopment of the QSBOA. Preliminary recommendations are based on consideration of public and stakeholder input, and evaluation of existing conditions including demographic and economic characteristics, land use, zoning, transportation and infrastructure, environmental factors, and land ownership. In addition, an analysis of vacant, underutilized and potential brownfield sites helped identify further redevelopment opportunities within the Study Area. Figures 12 and 13 illustrate the location and/or types of selected recommendations, including infill development opportunities, complete streets enhancements, and improved access to the waterfront and Feeder Canal.

Summary Analysis and Key Opportunities for Revitalization

Recreation and Open Space

Residents and businesses both desire to be located in areas with diverse recreational resources and attractive open spaces. The Study Area's proximity to the Hudson River provides an opportunity to improve links between the existing Feeder Canal Heritage Trail, the waterfront, and surrounding neighborhoods. The Town's natural and recreational resources provide residents countless recreational opportunities (i.e. walking, running, biking, kayaking/canoeing, fishing, and cross-country skiing). These resources can also be enhanced through historic and cultural educational opportunities. The more accessible these resources become, the more valuable they are to residents, local employees, and tourists.



According to one study found in the Journal of Park and Recreation Administration, owners of small companies ranked recreation/parks/open space as the highest priority in choosing a new location for their business.¹ In addition, a National Park Service study found that corporate CEOs say quality of life for employees is the third-most important factor in locating a business, behind only access to domestic markets and availability of skilled labor.²

Preliminary Recommendations:

- Improve public and waterfront access from Warren/River Street to the Hudson River through the Ciba Geigy site and enhance connections to the Feeder Canal Heritage Trail. Improvements could incorporate additional fishing opportunities, kayak/canoe launch points, and trail extensions. Requisite signage and amenities (e.g., parking, trailheads, benches, etc.) will help identify new and existing points of access.
- In partnership with Niagara Mohawk, evaluate potential recreational use of the islands within the Hudson River. Evaluation should include water level fluctuation and velocity, potential connection points, picnic areas, and kayak/canoe opportunities.
- Coordinate Hudson River blueway trail development efforts by mapping the portion of the Hudson River within the QSBOA for potential portage points, parking, and visitor and restroom facilities in order to promote the use of the Hudson River. Such efforts should include online resources, signage, and education programs. This may include relocating river/portage access along Shermantown Road in the City of Glens Falls to improved Hudson River access near the Ciba Geigy site. Due to fluctuating water levels resulting in Class 1-3 rapids, public safety and education efforts should be included in this initiative.
- Improve multimodal opportunities along the Study Area's roadways by incorporating Complete Streets design elements (for additional information see transportation and pedestrian infrastructure related recommendations below and Figure 12 and 13 located at the end of this chapter).
- Improve trail connections to the regional trail network including the Feeder Canal Heritage Trail, Champlain Canal Trail, Warren County Bikeway, Betar Trail and future trail improvements on



¹ USDA, NASS, New York Field Office, "Fact Finders for Agriculture: Saratoga Number One County for Equine"

² The Trust for Public Land, *The Economic Benefits of Open Space*

Pruyn Island. Queensbury, Warren County, and the surrounding region have a growing network of trails that continue to attract an increasing number of trail enthusiasts. Plans to pave nearby portions of the Champlain Canal, where it links with the Feeder Canal Heritage Trail, will further attract such enthusiasts. Because the Feeder Canal Heritage Trail links a number of regional trail systems, it is important to recognize and fully leverage this asset.

- Interrelated to improved trail connections is the need to enhance trail amenities. Additional restroom facilities, safe parking areas, pedestrian-scale lighting, improved signage, interpretive features or facilities, and other conveniences along trails will promote usage and improve safety. Opportunities for such facilities may include the Ciba Geigy site.
- Reconstruct the current at-grade Feeder Canal Heritage Trail road crossing on Lower Warren Street/River Street. Both the distance from the Quaker Road intersection and the line-of-sight characteristics at the existing Feeder Canal Heritage Trail crossing makes for unsafe conditions. By relocating the trail crossing closer to the Quaker Road intersection, pedestrians can better time their crossings with the traffic signal (if necessary). Pedestrian safety will also be enhanced because vehicle travel speeds are reduced as they approach stop signals, allowing for improved pedestrian and vehicular reaction times. Finally, improved vehicle sight distance will improve pedestrian safety as well.
- Given the Study Area's rich industrial history, future waterfront development should include historic and cultural interpretive elements. This may range from large-scale, multiuse cultural facilities to interpretive signage that explains the various former industrial uses and activities along the Hudson River waterfront. Such elements may be incorporated in improved trail networks and/or access along the Hudson River waterfront.
- Utilizing smartphone technology, improved signage and waterfront and trail access should include wayfinding, interpretive, and promotional information. For example, technologies such as QR codes could be imbedded into trail signage. Users could then use their smartphones to scan the codes, thus access web-based information about their location. The benefit of this technology is that, unlike static displays that, it can be updated regularly to include new attractions and events. Furthermore, such technology provides an opportunity for private sponsorships and partnerships.
- Throughout the planning process, QSBOA residents indicated the need for additional, small-scale recreation facilities that are both safe and accessible to neighborhood children. As such, opportunities for pocket parks within QSBOA should be explored. Figure 12 illustrates two (2) possible locations for a pocket park. This includes vacant/utility lands near the intersection of Carroll and New Pine Streets and at the terminus of Lynn Avenue. Pocket parks could



incorporate active and passive recreation activities, monuments, historic markers, community gardens, and/or local art projects. This effort should also include improvements to facilities at South Queensbury Fire Department and the opening of these facilities for public use.

Transportation and Pedestrian Infrastructure

There are significant benefits that come from well designed and connected roadways/trails that connect residents, local employees, and visitors to goods, services, recreation, and employment centers. The use of complete streets principles will promote the use of multi-modal transportation options through context sensitive roadway improvements. For the QSBOA, complete streets design features include critically needed road reconstruction and/or resurfacing, the narrowing of travel lanes using line striping, additional pedestrian and bicycle signage, and more pedestrian and bicycle-oriented shoulder design and maintenance. The following key concepts and features were used to identify preliminary recommendations:

- **Pedestrian Access, Safety & Mobility:** includes such features as sidewalks, crosswalks, bike access, landscape buffers between vehicle traffic and pedestrians, and signage. Together, these features can make for a safer and more pleasant experience for pedestrians and provide access to nearby residences, businesses, recreational facilities, trail networks, and parking and transit facilities. The overwhelming need for these improvements was echoed by residents and business owners throughout the planning process. Lack of such facilities prevents people from using alternative modes of transportation. This prevents people from walking to the store or places of employment. It also reduces opportunities for children to exercise. Finally, it makes unsafe conditions that may be conducive to injury or worse.



- **Access Management:** includes orderly and well planned points of access throughout the corridor, reduced number and narrowing of curb cuts, increased interconnection between adjacent land uses, and designated turning lanes. Access management, when implemented, will help to reduce the number of potential conflicts between motorist and pedestrians by providing defined crosswalks and walkways at entrances to adjacent land uses. While there are many opportunities for such improvements within the SQBQA, commercial land uses along Quaker and Dix Avenue are in particular need of access management controls. The A/GFTC complete a Access Management Study in 2006. This could be a reference for future actions along the study area's main corridors.
- **Traffic Calming Techniques:** includes the narrowing of roadways, pedestrian and bicyclist signage, reduced speed limits, and textured surfaces (e.g., crosswalks, pedestrian spaces, etc.). Together, these features are conducive to safe and alert driving. For example, western portions

of Lower Warren Street are likely oversized to accommodate existing traffic patterns. Double lanes that are 13 to 14 feet wide are conducive to high rates of speed and offer few pedestrian accommodations.

- **Corridor Beautification:** may include themed or specialized lighting, landscaping, buffer strips, grass areas, street trees, planters, public spaces, gateway treatments, and wayfinding signage. These features not only help create a sense place and improve the aesthetic quality of the corridor, but can attract new investments and promote tourism. While the SQBOA has many attractive elements including well designed and maintained local business, charming homes, and the Hudson River waterfront, in the absence of such place defining features mentioned above its “curb appeal” is lacking. When installing sidewalks, medians, and traffic calming techniques for pedestrian, new opportunities to beautify a space should be taken advantage of.
- **Green Infrastructure:** includes the use of native plantings and stormwater designs that focus on infiltration and nutrient uptake (e.g., raingardens, disconnected curbs, bioretention basins, pervious surfaces, etc.). These features also help to treat pollutants that may be conveyed by stormwater runoff. Given the amount of hardscape that is within the SQBOA (i.e., parking lots, driveways, roadways, etc.), particularly with the more highway commercial portions along Quaker and Dix Avenues, opportunities to install such green infrastructure features should be explored. Development constraints such as shallow depth to bedrock/groundwater may impact the use of such techniques.



The Study Area Concept Plan illustrates these Complete Streets principles for the QSBOA (see Figure 12 and 13). The concept plan identifies three types of roadways including: Cut-through Volume, High Volume Residential, and High Volume roads. Proposed improvements to these roadways would include reduced travel lane widths with either shared bike/pedestrian roadways or separate bike lanes along with sidewalks and landscaped buffer strips where possible. These improvements would promote automobile and pedestrian use and safety within the QSBOA.

Preliminary Recommendations:

- Implement intersection improvements to improve the flow of traffic and provide for safe bicycle and pedestrian resources at the following intersections:
 - Dix/Quaker – Incorporate bike lanes and signalized pedestrian islands for improved crosswalk performance and aesthetics.
 - Dix/Highland – Realign existing intersection to form T-intersection including left turn lane on Dix. Incorporate improved roadway and recreational signage.
 - Warren/Highland/Boulevard – Reduce travel lane widths while incorporating turning and bike lanes. Incorporate access management improvements and general greening for improved aesthetics.

- Warren/Quaker – Develop sidewalks, bike lanes, turning lanes, and improved crosswalks for optimal pedestrian sight distance.
- In addition to these complete streets improvements, streetscapes should include wayfinding and gateways signage and decorative, pedestrian-scale lighting (see example image below). Design of wayfinding elements should incorporate consistent marketing and branding themes. Wayfinding signage may include gateway and directional signage and informational kiosks (the Town’s new informational kiosk at Exit 18 provides a good example). Wayfinding signage is intended to work in concert with one another in order to create a unifying user experience. Signage should provide information about where to access the Hudson River, Glens Falls Feeder Canal Heritage Trail, public parking, historic sites, and local businesses. Note that such wayfinding signage should complement NYSDOT and the Manual of Uniform Traffic Control Devices (MUTCD) signage standards.



Development and Revitalization

The Town of Queensbury, along with many other upstate communities, has been experiencing a shift away from manufacturing industries towards those that are primarily service based. The Study Area Business Survey found a diverse mix of retail and service oriented businesses operating in support of the remaining manufacturing, industrial, and construction industries within the region. However, there is a lack of neighborhood scale development to support local residents and promote the area as a tourist destination. Future development should be consistent with the scale and character of the QSBOA while taking advantage of available vacant, abandoned or underutilized properties, the proximity to the Hudson River and other recreational resources, and the access to existing transportation infrastructure.

According to the Queensbury Economic and Market Analysis (see Appendix C), the industries showing the most growth in the area include: accommodations and food services, health care and social assistance, and professional, scientific and technical services. When explore new opportunities for businesses within the SQBOA area, the Town should take these trends into consideration. While the

more highway-commercial portions of the SQBOA Study Area could easily accommodate the development and infill of such industries, the more traditional development patterns along Dix Avenues, Boulevard, and Lower Warren/River Streets may require revisions to the Town’s land use provisions in order to accommodate more mixed use, appropriately scaled projects that the SQBOA residents desire and that the Town’s Comprehensive Plan recommends.

Preliminary Recommendations:

- In order to increase development opportunities within the SQBOA, revisions to the Town’s land use provisions should be explored in order to accommodate attractive and appropriately scaled, mixed use residential and commercial infill along Dix Avenues and Boulevard. Such development would provide new job and service opportunities for SQBOA residents. It is important to note that this vision is also supported by the Town’s Comprehensive Plan. With regards to the highway commercial portions of the SQBOA, changes in the Town’s land use provisions should allow for more commercial oriented infill development. Due to lot configuration, minimum lot size, setback, and parking requirements, existing development patterns have resulted in underutilized space. A good example of this is the existing development site the Kmart Super Center. Shared and interconnected parking, allowance for increased Floor Area Ratios (FAR), coupled with attractive site design standards and gridlines would allow for new and well-designed development opportunities. The Town, in partnership with Warren County EDC, should continue to promote new and existing development opportunities within the SQBOA area.
- Improve Community Aesthetics by Enhancing Adjoining Land Uses. During the planning process there were many that commented on the need to encourage improved site designs in order to enhance the SQBOA’s community character, increase visitation, and promote new investments. Suggested improvements include improved landscaping requirements, site layout (e.g., side and/or rear parking), sign standards, and community appropriate architectural guidelines. While the Town has existing provisions that address these site plan elements, proposed revisions should be prepared through a public participatory planning process in order ensure that they are based on a shared community vision.



- Continue to implement South Queensbury Affordable Housing Study and explore/promote additional housing opportunities. The affordable housing study supports two primary housing strategies. First, to support and enhance affordable housing within SQBOA by promoting state and federal assistance for construction of affordable housing on scattered vacant parcels. The strategy also suggests providing support to the Glens Falls Housing Authority to obtain rental housing vouchers. The second housing strategy is to support the expansion of affordable housing with new construction on sites served by water and sewer. In addition to these efforts, new mixed use developments should include new, more affordable, often smaller-scale, housing options, including apartments and condominiums. Such housing continues to attract an increasing number of young professional and baby boomers that are looking to downsize.
- The South Queensbury Fire Department is an important civic resource within the SQBOA. In addition to hosting a number of community events, it formerly provided what was the only recreation facility within the entire study area. Reconstruct or renovate the fire house to improve safety and provide community resource center. Given the firehouse’s existing conditions, efforts to redevelop the facility should be pursued. The design of the facility should be attractive in order to set a new development standard within the SQBOA study area. In addition, the playground should be revitalized and a new long-term maintenance agreement between the Department and Town be prepared. Finally, because so many of the SQBOA residents live south of Dix Avenue, new and improved access across Dix Avenue to the firehouse should be developed.
- Redevelop vacant and abandoned sites. Within the SQBOA there are a number of unutilized sites. For some of these sites, existing environmental conditions may play a role in their neglect and/or vacancy.

The largest underutilized site within the SQBOA is the Ciba Geigy site, which presents the greatest development opportunity for the study area. The Town of Queensbury can capitalize on this opportunity by identifying suitable development scenarios for the site given consideration to its proximity to the Hudson River, access to transportation infrastructure, and environmental history

Throughout the public participation process a number of options were considered including open space and cultural facilities, solar arrays, medical device facility, technology and support services, distribution center, and an intermodal facility. Additional opportunities that were discussed ranged from a regional wastewater treatment plant, a transshipment center for agriculture products or quarried stone, to a collaborative venture between academia, local industries, and/or high tech research companies.



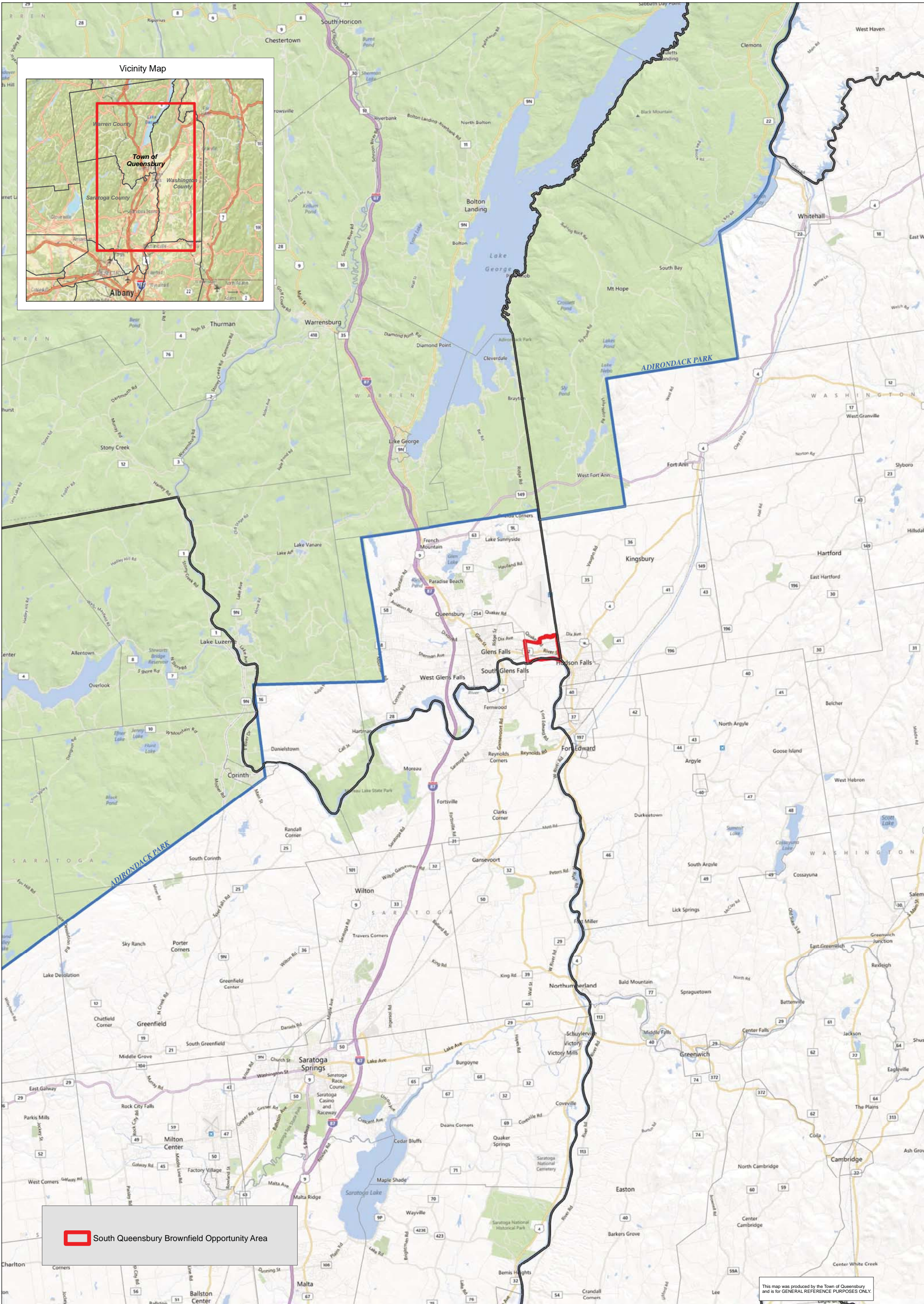
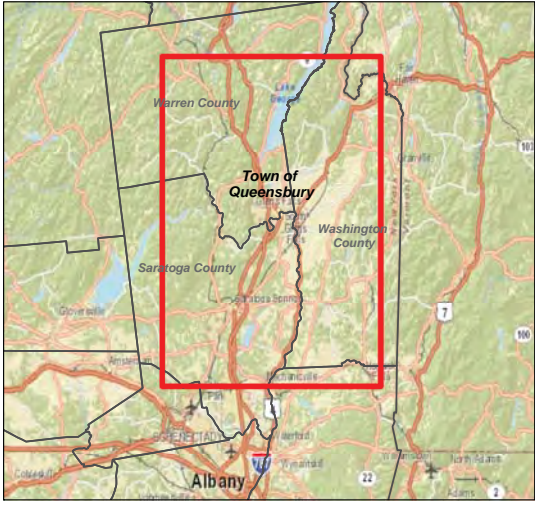
Preliminary Recommendations for Ciba Geigy site:


- Evaluate the need for and feasibility of using the waterfront for art and culture facilities/attractions. The Ciba Site could tell the industrial history of the site and region including logging, paper manufacturing, and mining while incorporating an event flex space that could be used for events.
- Incorporate public education regarding the condition and history of the Ciba site in any redevelopment plan.
- Identify private and public partnerships that would be suitable to undertake redevelopment scenarios for the Ciba site.
- Evaluate commercial redevelopment scenarios for the Ciba site that could include: commercial distribution center, intermodal facility, technology and support services, medical device manufacturing, or other large scale developments suitable for the site and region.
- Consider the development of a solar array on the Ciba site as part of any redevelopment strategy as a means to promote renewable energy and attract potential businesses to the site.
- Develop recreational water access points and promote water dependent and water related uses.
- Potential use as a regional wastewater treatment plant (WWTP).

The Town of Queensbury has pursued a number of planning initiatives over the past several years to establish a framework for the redevelopment of the QSBOA. Preliminary recommendations are based on consideration of public and stakeholder input, and evaluation of existing conditions including demographic and economic characteristics, land use, zoning, transportation and infrastructure, environmental factors, and land ownership. In addition, an analysis of vacant, underutilized and potential brownfield sites helped identify further redevelopment opportunities within the Study Area.

Appendix A
QSBOA Figures

Vicinity Map



 South Queensbury Brownfield Opportunity Area

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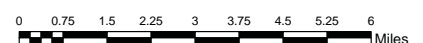


Town of Queensbury
South Queensbury
Brownfield Opportunity Area

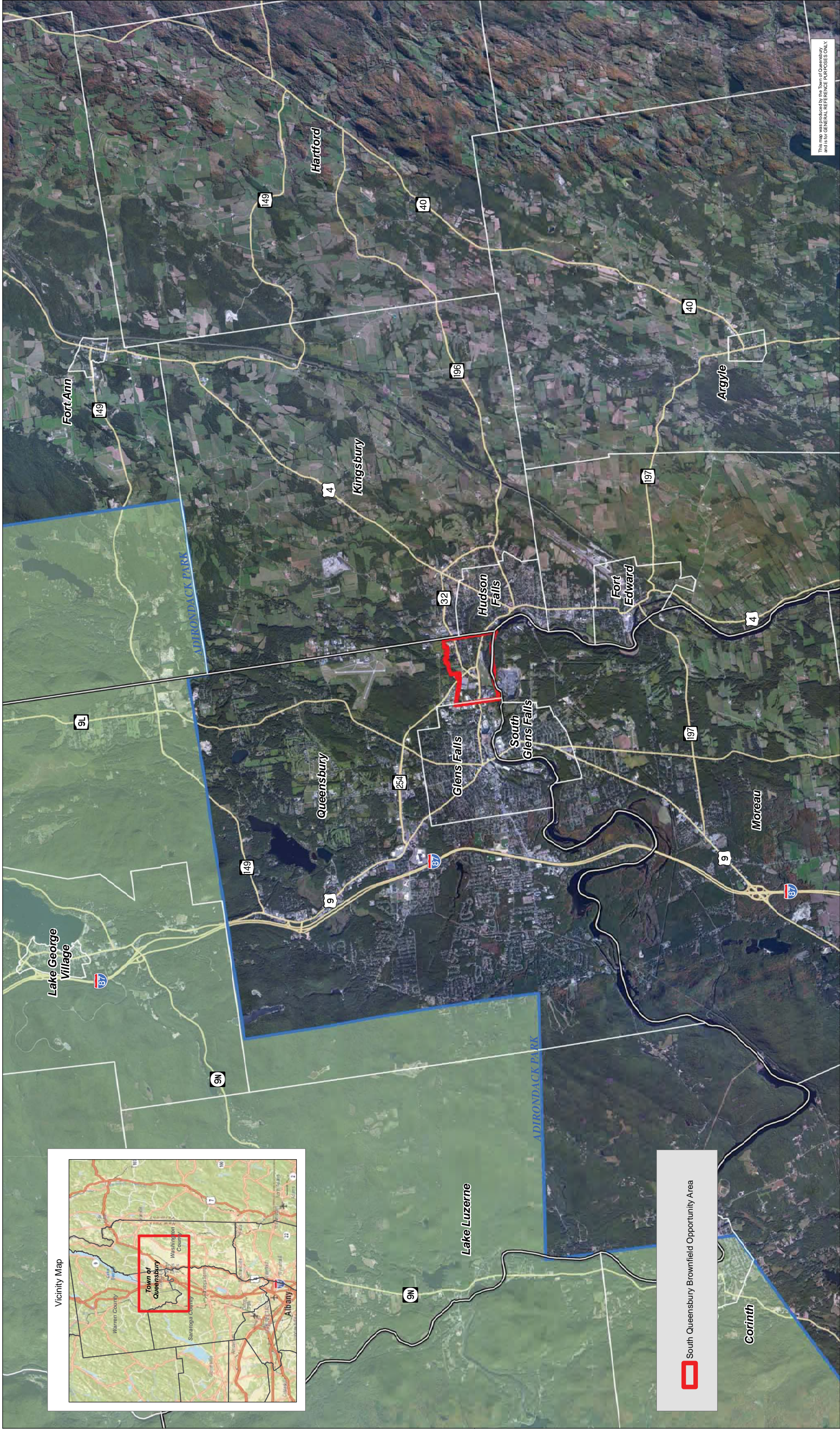
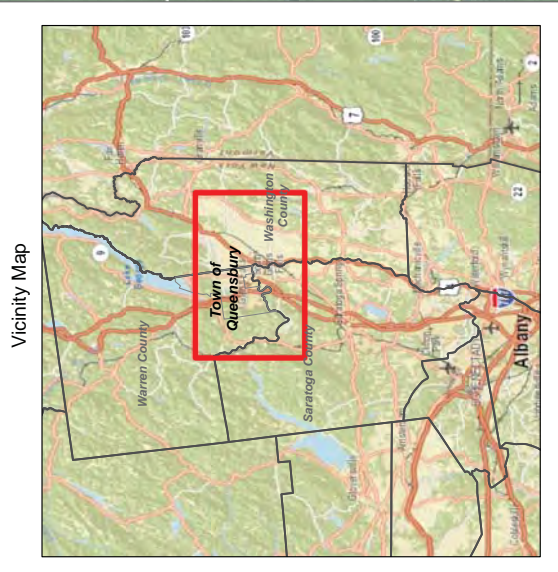
Community Context




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 South Queensbury Brownfield Opportunity Area

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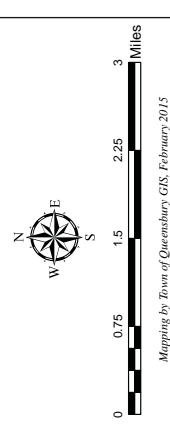


**Town of Queensbury
South Queensbury
Brownfield Opportunity Area**

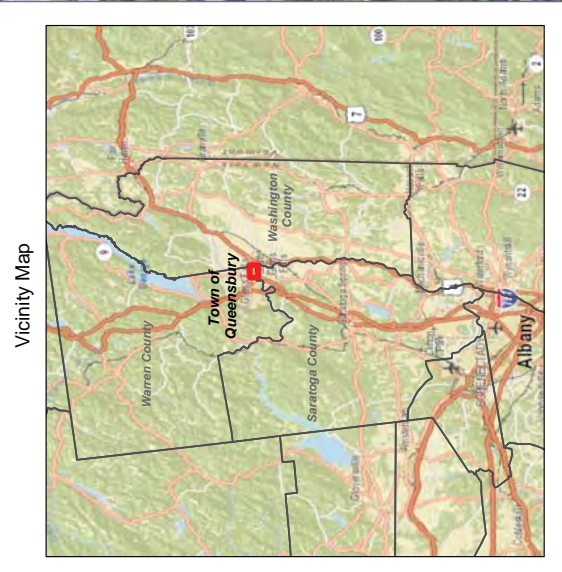


NEW YORK STATE
DES
DEPARTMENT OF STATE

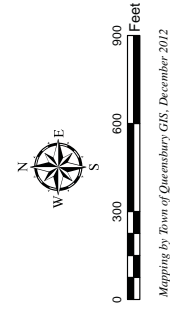
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Study Area Context



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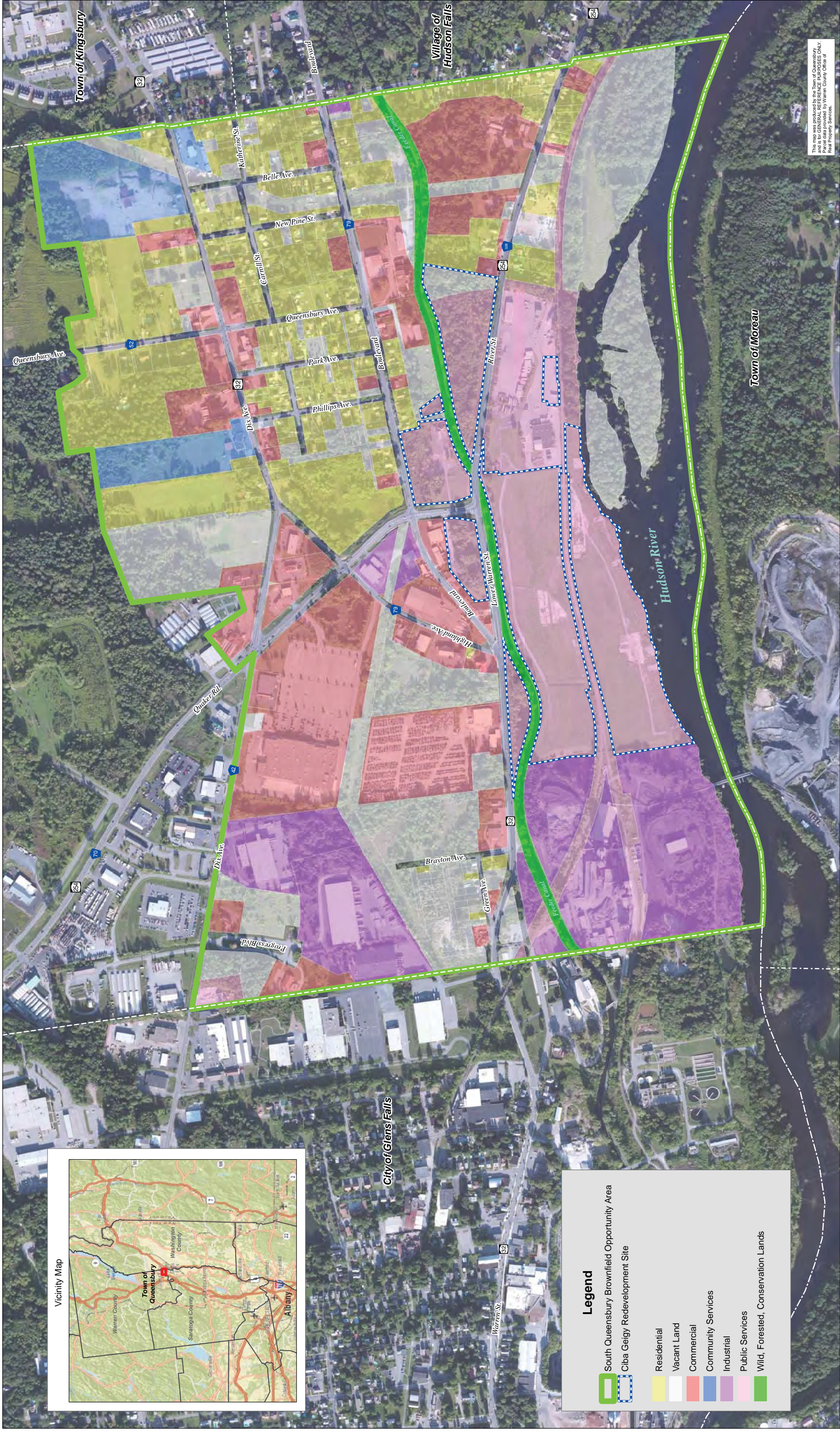
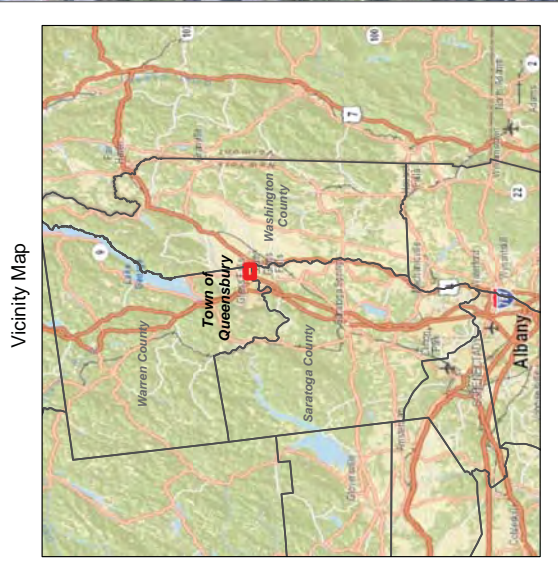


THE *Chazen* COMPANIES

Brownfield Opportunity Area

Town of Queensbury
South Queensbury
Brownfield Opportunity Area





Legend

- South Queensbury Brownfield Opportunity Area
- Ciba Geigy Redevelopment Site
- Residential
- Vacant Land
- Commercial
- Community Services
- Industrial
- Public Services
- Wild, Forested, Conservation Lands

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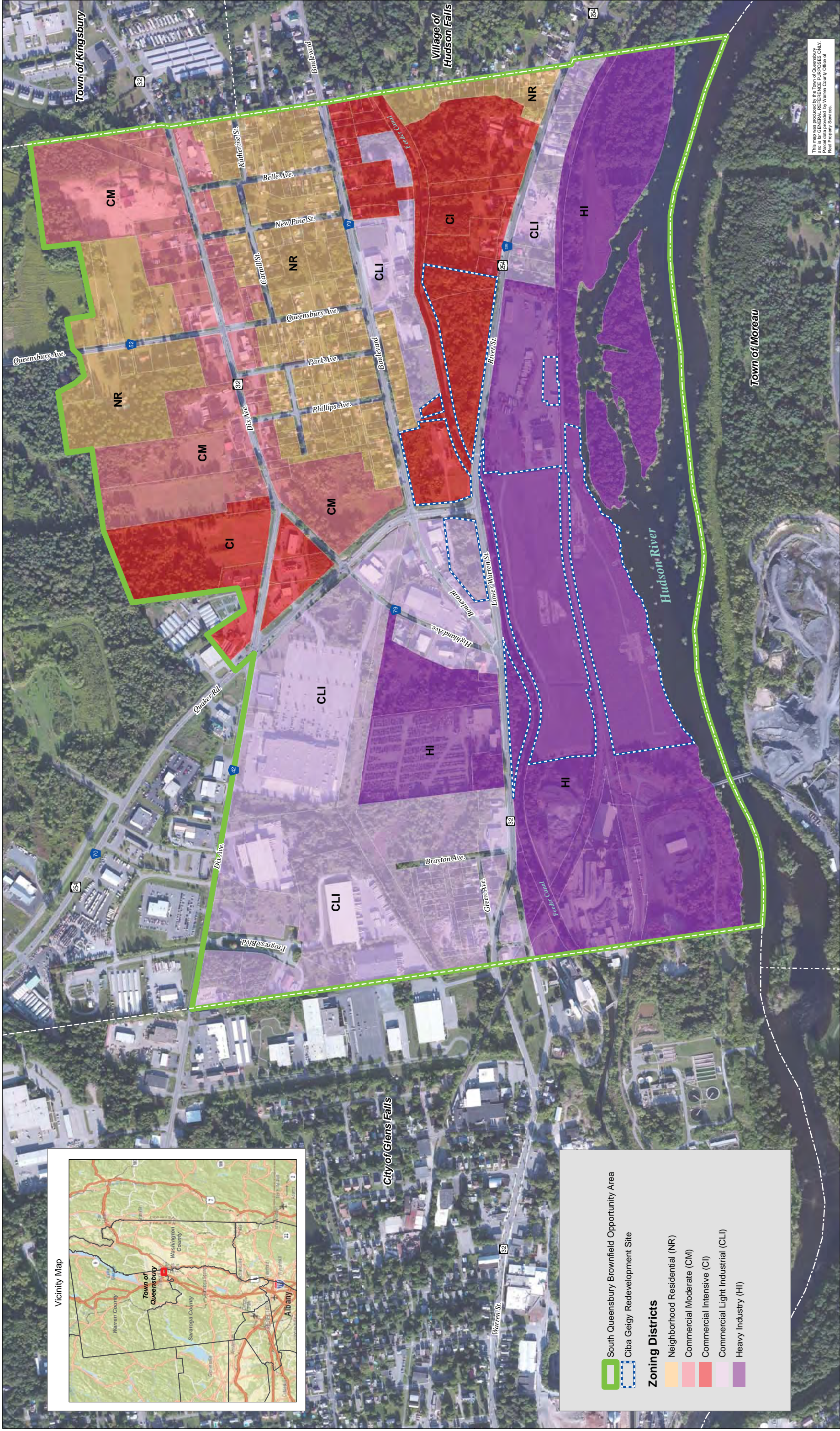
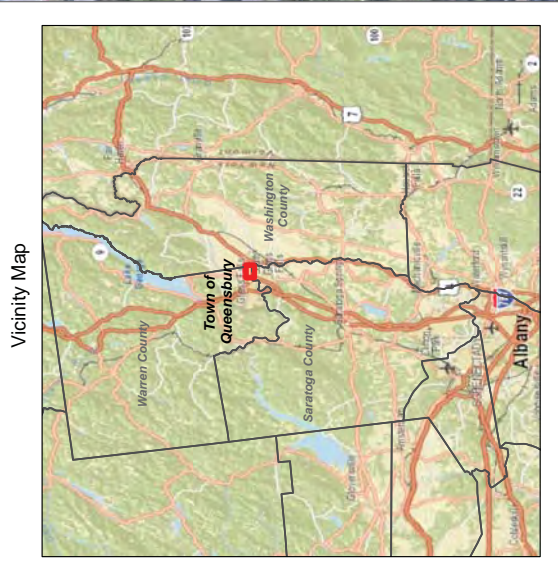
**Town of Queensbury
South Queensbury
Brownfield Opportunity Area**





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Existing Land Use Classifications



 South Queensbury Brownfield Opportunity Area
 Ciba Geigy Redevelopment Site

Zoning Districts

-  Neighborhood Residential (NR)
-  Commercial Moderate (CM)
-  Commercial Intensive (CI)
-  Commercial Light Industrial (CLI)
-  Heavy Industry (HI)

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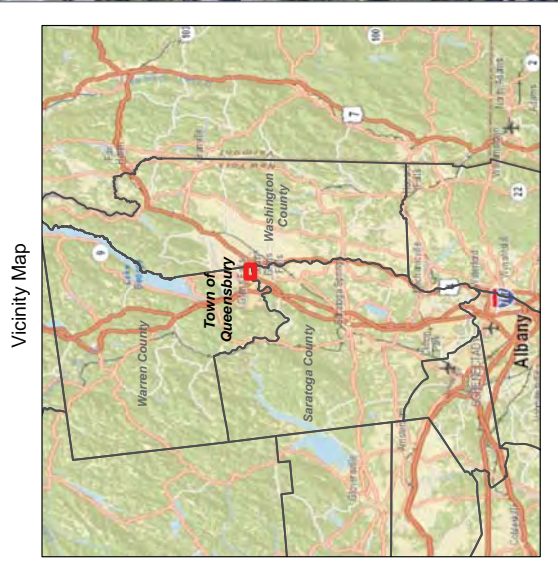
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South Queensbury Brownfield Opportunity Area

Ciba Geigy Redevelopment Site

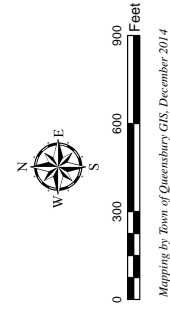
Streets by Jurisdiction

- State
- County
- Local

Bike / Pedestrian Trails

- Rail Lines
- GGFT Bus Stops
- Bike / Pedestrian Trails
- Separated ROW
- Shared Roadway

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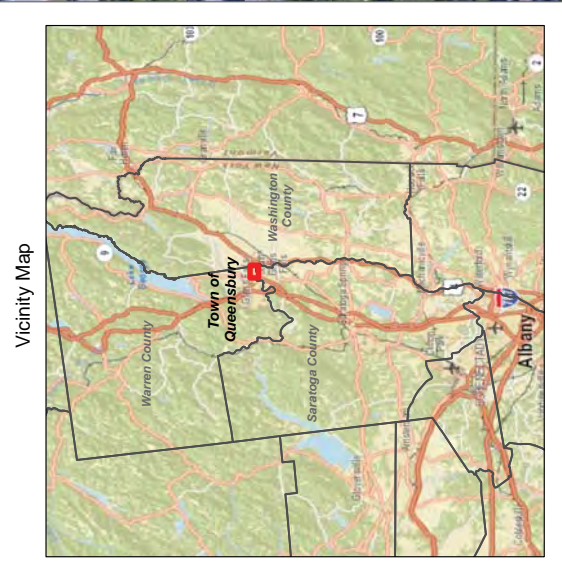
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Transportation

Town of Queensbury South Queensbury Brownfield Opportunity Area





South Queensbury Brownfield Opportunity Area

Ciba Geigy Redevelopment Site

Sanitary Sewer Mains

Water Mains

**** South Queensbury BOA Study Area is completely within the Queensbury Consolidated Water District**

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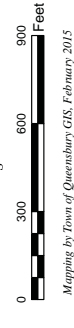
Town of Queensbury
South Queensbury
Brownfield Opportunity Area



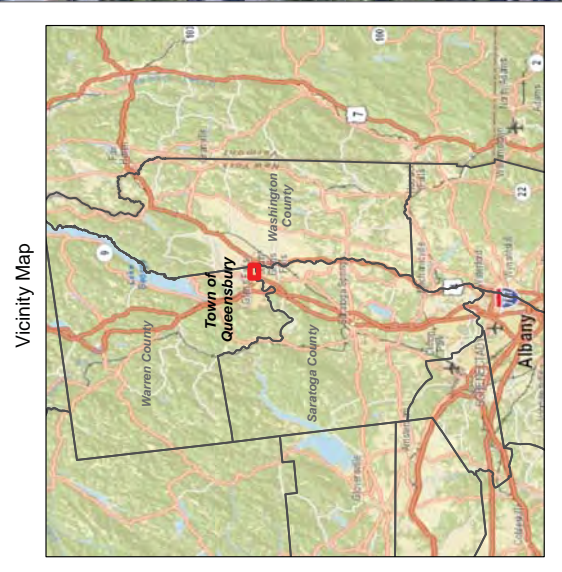
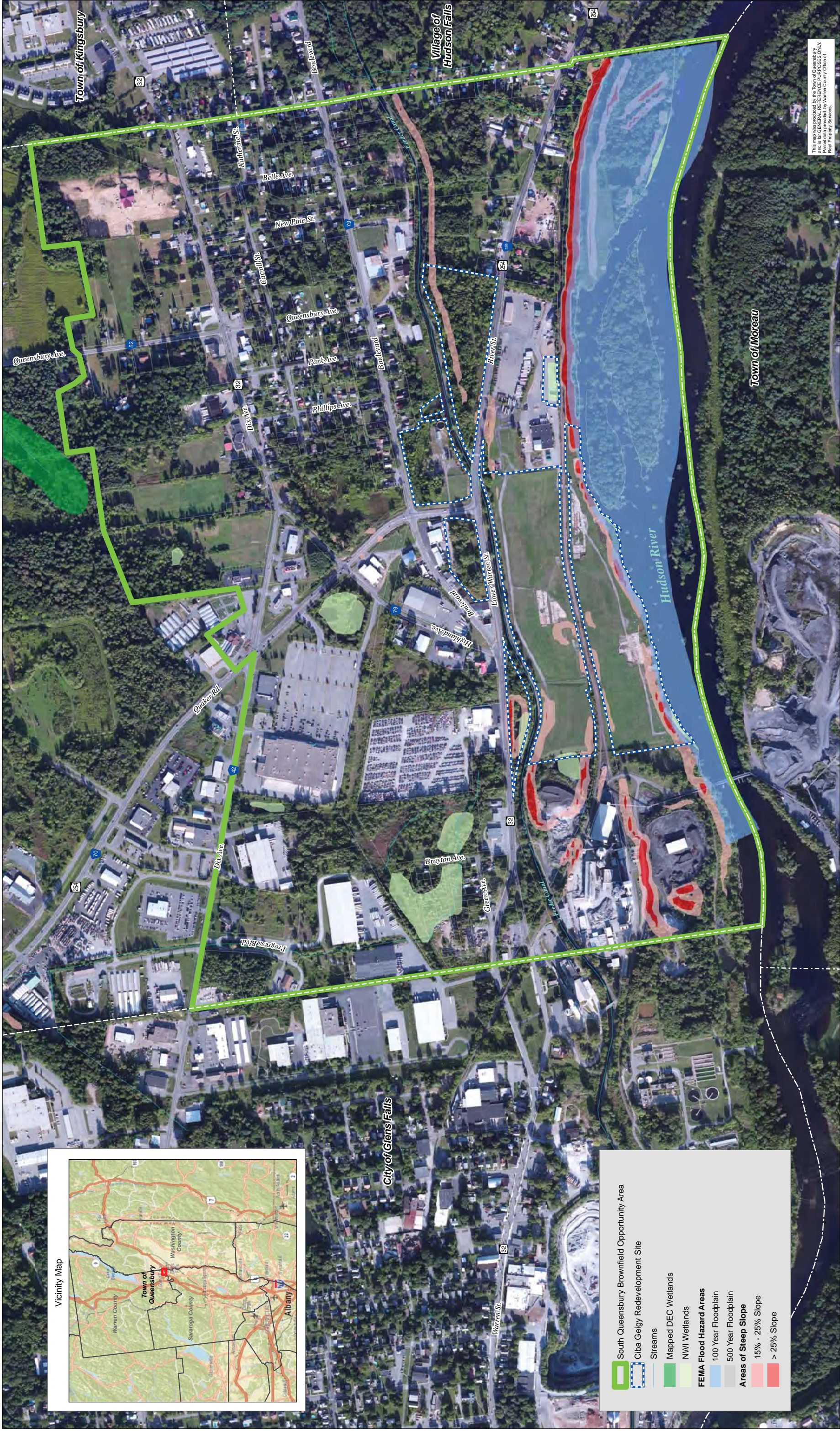
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Mapping by Town of Queensbury GIS, February 2015



	South Queensbury Brownfield Opportunity Area
	Ciba Geigy Redevelopment Site
	Streams
	Mapped DEC Wetlands
	NWI Wetlands
FEMA Flood Hazard Areas	
	100 Year Floodplain
	500 Year Floodplain
Areas of Steep Slope	
	15% - 25% Slope
	> 25% Slope

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**Town of Queensbury
South Queensbury
Brownfield Opportunity Area**

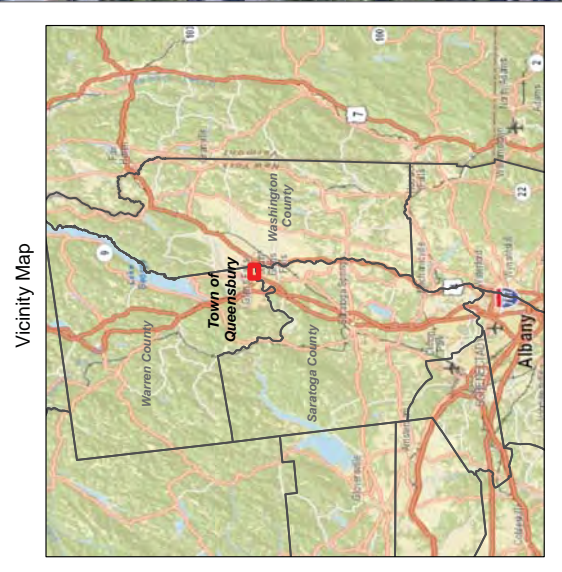


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Natural Resources



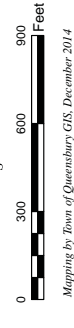
- South Queensbury Brownfield Opportunity Area
- Ciba Geigy Redevelopment Site
- Bike / Pedestrian Trails**
- Separated ROW
- Shared Roadway
- Public Parks & Open Space**
- State Land
- Feeder Canal Canoe Launch



Town of Queensbury
South Queensbury
Brownfield Opportunity Area

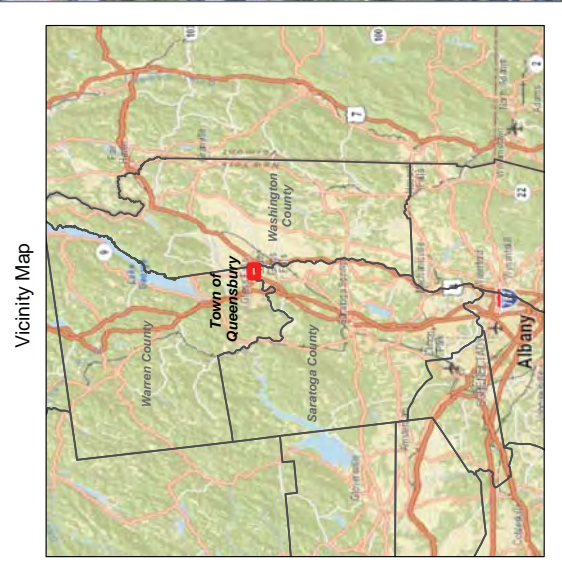
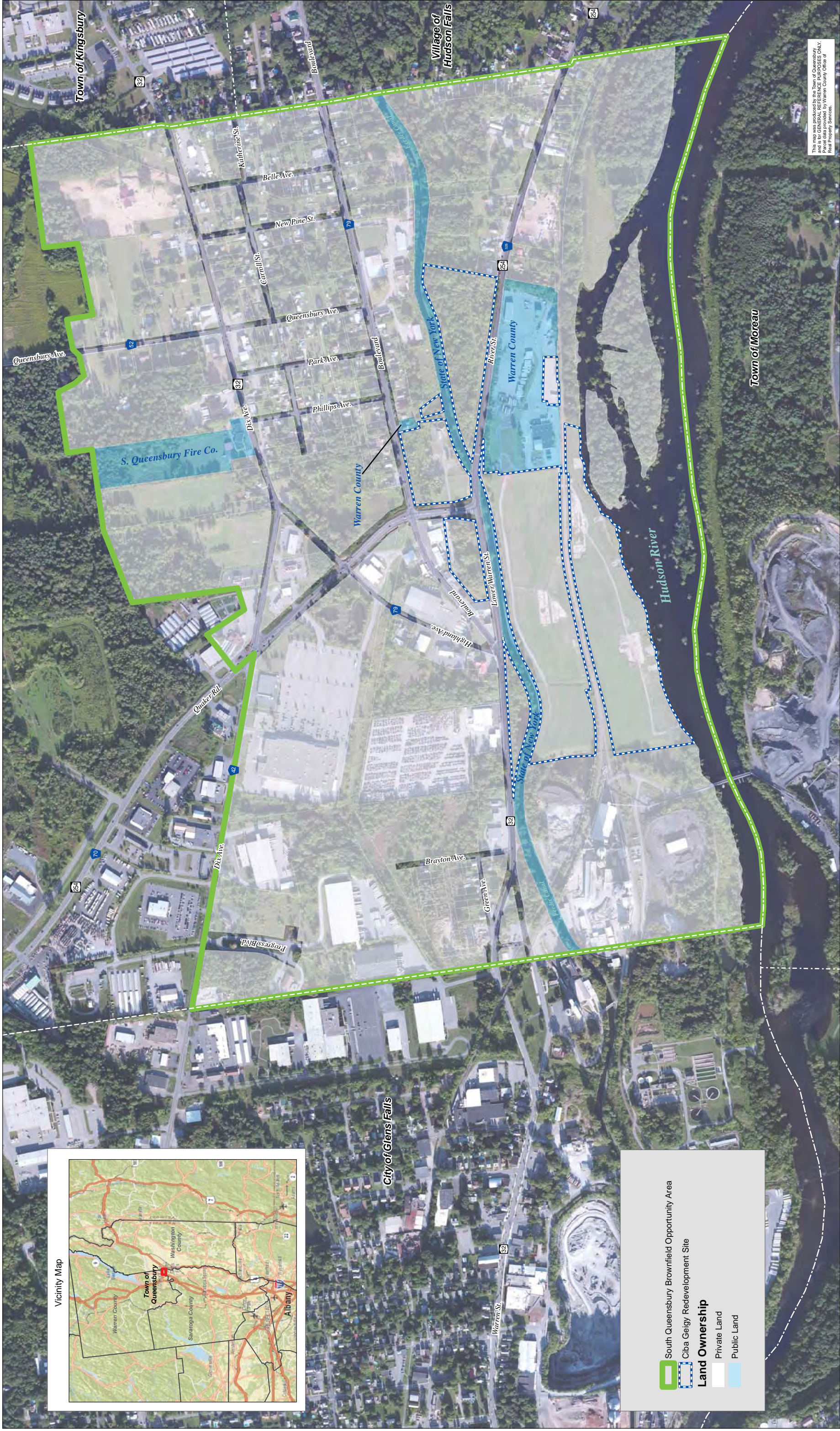


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Mapping by Town of Queensbury GIS, December 2014



South Queensbury Brownfield Opportunity Area
 Ciba Geigy Redevelopment Site

Land Ownership

- Private Land
- Public Land

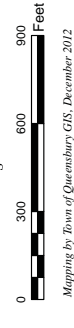
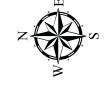
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**Town of Queensbury
 South Queensbury
 Brownfield Opportunity Area**







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Mapping by Town of Queensbury GIS, December 2012



Legend

-  South Queensbury Brownfield Opportunity Area
-  Underutilized Sites
-  Vacant Sites
-  Ciba Geigy Redevelopment Site



**Town of Queensbury
South Queensbury
Brownfield Opportunity Area**

Vacant and Underutilized Sites

In Cooperation with:

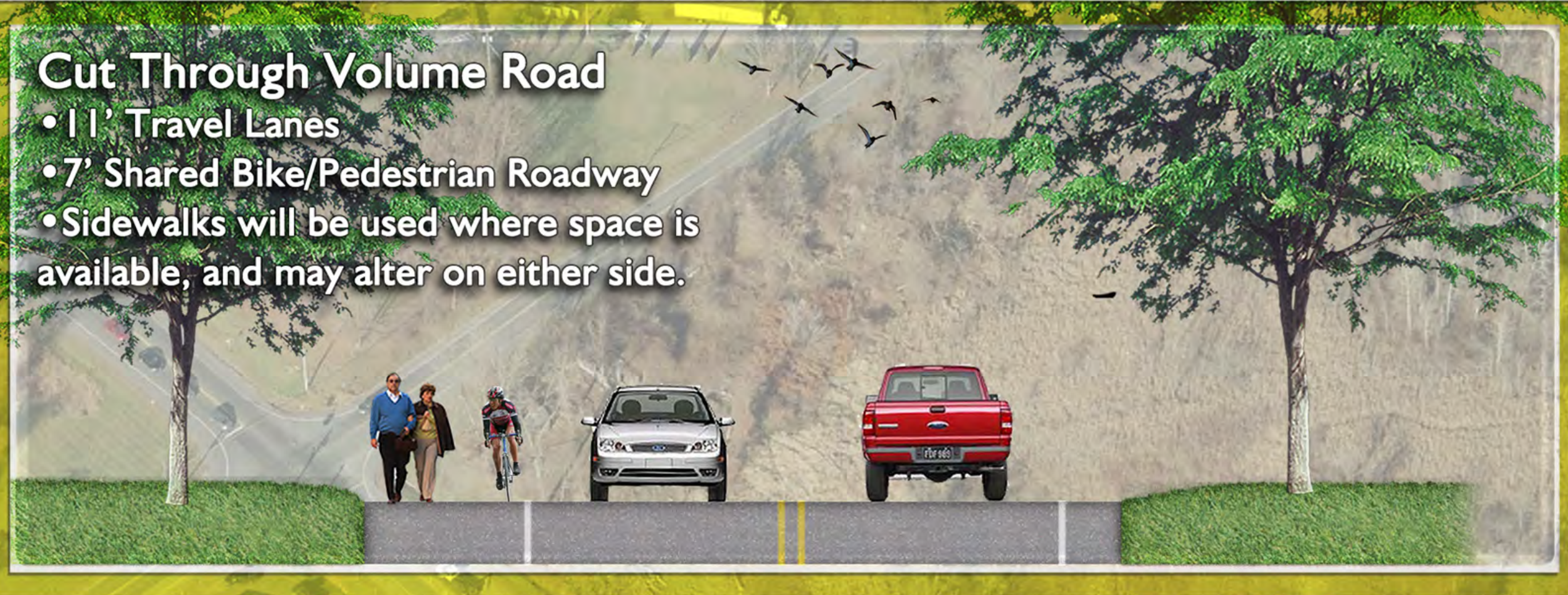


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Cut Through Volume Road

- 11' Travel Lanes
- 7' Shared Bike/Pedestrian Roadway
- Sidewalks will be used where space is available, and may alter on either side.



Crosswalk improvements within entire project boundary to increase pedestrian safety.



Where space is limited, for bike lanes, consider the use of "sharrows" to delineate bike traffic.

Dix/Quaker Intersection improvements include signalized pedestrian islands for improved crosswalk performance and aesthetics. Bike lanes provided.



Dix/Highland Intersection realignment to form a T-intersection. Includes a left turn lane on Dix and improved signage.



High Volume Residential Road

- 11' Travel Lanes with 5' Bikes Lanes
- 5' Sidewalk(s) with landscape buffer strip where possible



High Volume Road

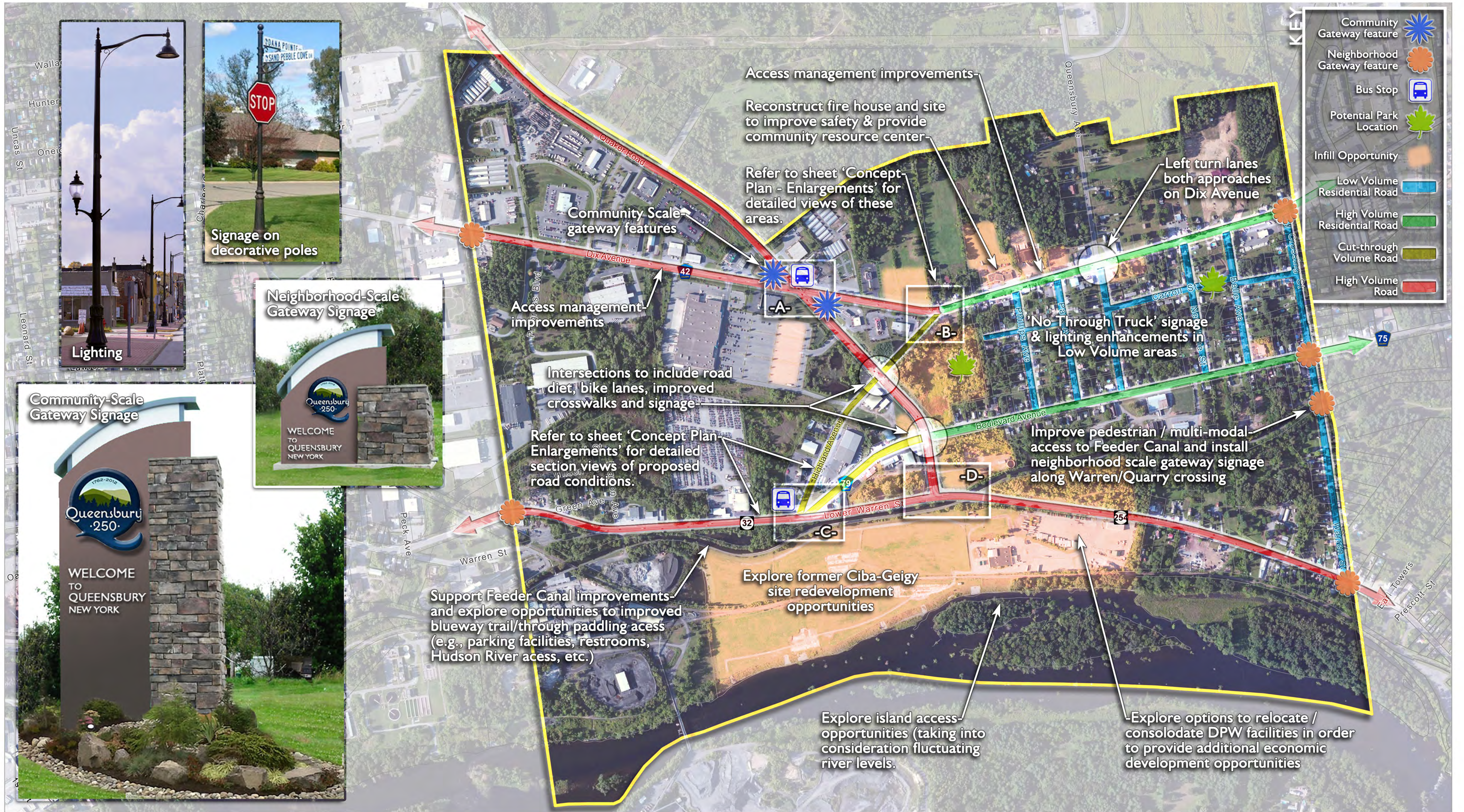
- 11'-14' Travel Lanes
- 6' Bikes Lanes
- 5' Sidewalk(s) where pedestrian demand warrants



Warren Street 4 point intersection improvements include a road diet, turning and bike lanes, access management and general greening for improved aesthetics.



Warren & Quaker intersection improvements include sidewalks, bike lanes, turning lanes and improved crosswalks placed for optimal pedestrian sight distance.



Appendix B
Focus Group Meeting and
Public Workshop Summary Notes

QUEENSBURY SOUTH VISION PLAN
Public Workshop Meeting Summary
South Queensbury Firehouse March 20, 2013

Attendees were provided an overview of the project, a visual tour of the neighborhood and the CIBA Geigy site, as well as a series of slides depicting potential opportunities and ideas for the South Queensbury Neighborhood and the brownfield/waterfront site.

Participants were asked the following questions regarding the South Queensbury neighborhood:

- What is working?
 - Are there any special places or buildings to preserve?
 - Are there things about the neighborhood that are special to you?
 - Have Town programs for community revitalization been effective?
- What is not working?
 - What problems exist?
 - Are there underutilized assets?

Participants were also asked the following questions for the waterfront site:

- What is working?
 - Are there aspects of the Ciba Site that should be preserved?
 - Do you have concerns or questions?
- What is not working?
 - What problems exist?
 - Are there underutilized assets?
- What's Possible?
 - What would you like to consider for the site?
 - Mixed use? What use?

What's Working – Where do People Visit?

- Firehouse
- Walmart
- Stewart's
- Gardentime
- Feeder Canal Trail

What's Missing? What are your concerns?

- Sit down restaurant
- General services
- Need sidewalks at Dix Ave, Quaker, and Warren Street, River Roads
- Boulevard sidewalks need maintenance
- Sidewalks on River Street
- Pedestrian facilities needed from Hudson Falls to Glens Falls

- No Accommodations on the bike trail for bikers
- Concern about water quality of the Hudson River – status of biological/aquatic health
- Phillips Avenue is a cut through to avoid congestion
- Lack parks in neighborhood – should do something like West End Park
- Need for pocket parks and safer streets for kids
- There is a need to review accident reports
- Residents not necessarily traveling to school to recreate (where sport fields are located)
- Bike/vehicle pedestrian/vehicle conflicts
- Traffic congestion at Dix/Quaker
- No bathrooms no services/provisions on canal trail anywhere
- No Signage directing people to trails or river
- Safety at McDonalds/Dunkin Donuts is a concern (Dix Avenue)

What's Possible

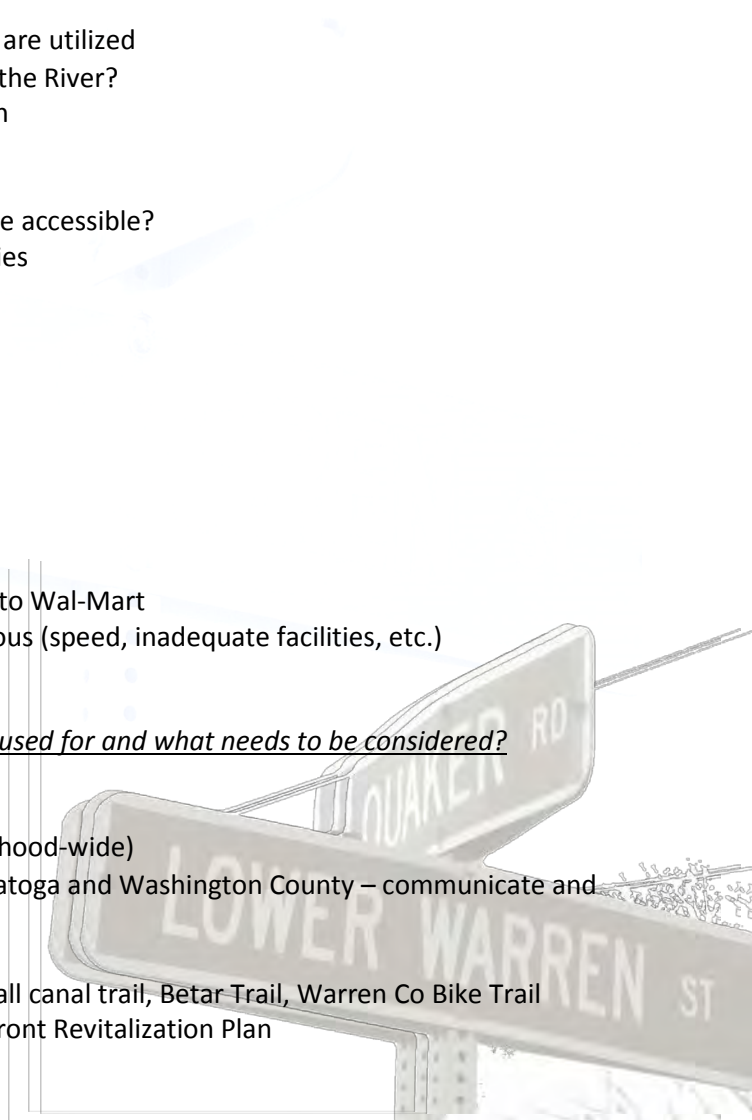
- Fishing opportunities – good immediate/short-term use of waterfront
- Some migratory birds
- Docks on Shermantown Road (Private) but are utilized
- What's the Status of the islands located in the River?
 - Water level fluctuation is a concern
 - Connection to Islands desirable
 - Picnic area on Islands desirable
 - Water velocity of Hudson – Is canoe accessible?
 - Improved kayak/canoe opportunities
 - No activity on River at this time
- Improve Park at Firehouse
- Little pocket park in neighborhood
- Improved signage

How does age affect mobility?

- Need more sidewalks
- People are walking on Dix/Quaker to Wal-Mart
- More Bicyclists – currently dangerous (speed, inadequate facilities, etc.)

What kinds of things could/should the CIBA site be used for and what needs to be considered?

- Like the idea of small shops
- Encourage young entrepreneurs (neighborhood-wide)
- Look at what's going on across river/in Saratoga and Washington County – communicate and coordinate with neighboring communities
- Canalway Trail
 - Connect to the Waterford/Whitehall canal trail, Betar Trail, Warren Co Bike Trail
 - Glens Falls – Pruyn's Island Waterfront Revitalization Plan
- Waterpark (indoor/outdoor)



- Look at Vermont as an example for Signage
- *Reusable Systems/Recycling* – “Greener Development”
- Solar Array/Educational Benefit
 - Muni/Commercial solar arrays at MW Scale
 - Clean power to industrial use – Lehigh Cement
 - Economic power – large scale - muni/district
 - Future community solar (Not Permitted) but could do so in future
 - Non-intrusive – no cost to municipality
- Commercial distribution center
- Connect trails to Glens Falls, Airport (Balloon Festival)
- How does active rail land affect site?
 - Conflict with access to river
 - How will this be addressed?
 - Can the rail line be used for the industrial site
- Commercial/industrial and recreational uses – don’t need to be mutually exclusive
- Plenty of regional fields/neighborhood scale facilities are required
- *Hackercraft* Boat Company – needs site
 - Could they go on brownfield?
 - 50 employees from Ticonderoga
 - Virginia Naval Shipyard (ship rehabilitation) is a good an example of waterfront use
- Look at water access, water dependent, water related uses
- Water/sewer treatment plant for Queensbury/Washington Co. was previously mentioned by the Town and no longer under consideration
- Remediation is driven by the type of end use that is desired
- Concern about use of public dollars - do we have the resources to spend on the site?
- The South Queensbury area lacks Identity gateway signage would help
- Development will add to tax base
- Cabela’s – or similar large scale development
- Event flex space might be a good fit



Queensbury South Vision Plan

Economic & Recreation and Open Space Focus Group Meetings

April 11, 2013

1. Economic Focus Group (@ AngioDynamics)

Participants included Town of Queensbury Wastewater Department, City of Glens Falls Engineer, representative from CP Rail, AngioDynamics (medical device manufacturer), Lehigh Cement, EDC Warren County, Town Board members, and Queensbury Planning Department.

- **The neighborhood** is one of two housing rehab areas, but there has been a slow response from this neighborhood, which has a lot of rental property. The neighborhood is not a big tax base generator and does not get attention. The neighborhood would like an emphasis on bike and pedestrian issues, housing conditions, and neighborhood pocket parks.
- BASF owns Ciba Geigy site and was not at the meeting. They are hard to engage but not totally negative. The site is not really on their radar.
- **CP Rail** offered background on CP rail. They are being assertive about growth. Any local improvements are based on traffic volumes. The facility would benefit from some kinds of industrial development. But he observed that taking a part in the high tech industries and/or industries that support GlobalFoundries, while it makes sense, those businesses don't move goods by rail so it would not result in improvements, but that might not be necessary. The track they have in the area will need to be updated in a few years. CP is definitely interested in being a partner. They serve five local industries including Lehigh Cement and Finch Pruyn. The line currently terminates at Finch Pruyn. The line cannot handle double stacked containers. There could be an option of an intermodal function if volume increases (moving goods from rail to truck and vice versa). With regards to GlobalFoundries spin offs, it may be necessary to evaluate the many industries that typically follow a chip fab into the area. For example, such facilities typically use specialty gasses. Perhaps that is an option.
- **Lehigh Cement** observed that the nature of their operation makes for a difficult neighbor and that they would prefer to have similar heavy industry on the Ciba site so there are not conflicts. Their quarry has an expected 80-100 year life/capacity. There have been a number of people advocating for an on-site solar array. If that were to be pursued there is a need to speak to some potential developers. However, Lehigh noted that the cement company is a very heavy user of electricity (12 MW a day). They noted that if they were to pursue solar they have enough land to do on-site. Lehigh has 70-80 acres on the north side of the Hudson River and 250 acres on the south side. They are not looking to expand the plant, though they expect an increased number of employees in the future. Lehigh noted that they have safety concerns regarding canoe and kayak access within the vicinity of their site given the nature of their operations.
- **The Glens Falls Wastewater Treatment Plant** has approximately 5 mgd available capacity. However, much of it is committed to other municipal users for future expansion. They have about 1 million mgd that is not committed. The plant could be expanded to 12-18 mgd. Ciba helped construct the plant and when it was fully operational it used 3 mgd. Today, the site generates 150,000 mgd and can peak to 300,000 mgd. The infrastructure is likely in good condition and can carry the original load. There is an operating pre-treatment plant on the Ciba site that is processing the captured groundwater.

- **Water capacity** is not a problem at all.
- **Electrical capacity:** The area has 115 MW transmission line and can service heavy industry. Not usually available. Certain industries look at high electric transmission sites – what industries have these needs?
- **Other Market Ideas:** It was noted that there is not enough industrial development land within the area. Others noted that industrial land in nearby Moreau is going unused. Regarding redevelopment, the question whether NYS will offer some indemnification was raised. Concerns regarding liability for future property owners were also raised. From a revitalization perspective, any redevelopment of the site would help the entire region.
- With respect to manufacturing and medical device manufacturing, there is a facility closing in Argyle that is moving jobs to Mexico. That has been happening regularly within the industry. The businesses related to medical device manufacturing are plastics, tubing manufacturing, extrusion, injection molding. Any support business may be helpful.
- There is the perception that the Town will acquire the site, which may be an option, but not necessarily the only path forward. It was noted that private and public partnerships present great opportunities.
- Participants noted that people enjoy recreating in the area, including fishing and walking their dogs.

2. Recreation and Opens Space Focus Group (@ Queensbury Town Hall)

Participants included Moreau State Park representatives; Warren County Safe and Quality Bicycling Organization, AGFTC, Feeder Canal Alliance, Supervisor of Queensbury, and Queensbury Planning Department.

- **Level of Contamination:** There is a perception that the Ciba site has a high level of contamination because it made paint pigments. However, it was noted the site is under active remediation and that a fully contained landfill was constructed to hold contaminated waste from the site. If there is future access, public education regarding the condition of the site would be necessary.
- **Warren County DPW site** is being considered available for development for planning purposes. Warren County DPW has acknowledged that they would like to consolidate their facilities at the Warren County Airport.
- **Lehigh:** Concerned with public access and safety within the vicinity of their facility. It was noted that the Lehigh cement quarry has 80-100 years left in operational life. As such, the current operations will likely not change in the near and distant future.
- **Fishing:** People are currently fishing from a spot at Shermantown Road. It is a portage point, and the dock is in very bad shape.
- **Arts :** Participants liked the idea of using the waterfront like Storm King in Ulster County for art and culture facilities/attractions.
- **Moreau Park:** There is an opportunity to connect Saratoga State Park with Moreau State Park. They now have permission to go through Mt. McGregor Correctional Facility property, which was the last point of conflict. The trail will connect to other assets and waterbodies.

- **Strategic Location:** The Ciba site has a great convergence of regional trails. This includes Feeder Canal Trail, Champlain Canal Trail, Warren County Bikeway, future trail improvements on Pruyn Island, etc. The roadways are opportunities for improved access for the region and from the neighborhood to these trails.
- **Feeder Canal:** Feeder Canal travels through this area. Feeder Canal use is divided by City of Glens Falls, usage study suggest that there are two user groups, those who travel along the trail east of the City (Finch Pruyn) and those that travel points west of Finch. Improved links throughout the city, coupled with key access points, would help through traffic/travel along the Feeder Canal.
- **Heritage:** Site opens the possibility to tell story of industrial history of the area, including logging, paper manufacturing, and mining. There is huge social history of the Hudson River (e.g., Spier Falls Dam, which in 1902 was fourth highest dam. A hotel was built so people could come and watch the dam be constructed).
- **Canoe and Kayaking:** Network trying to map this part of the river for portage around/within the City and around Glens Falls. When the dams are relicensed, there is a need to take into consideration canoe and kayak portage. Feeder Canal below Murray Street small portage, go into canal, get to Shermantown and bypass the fall. Kayaking is the fastest growing recreation sport in the nation. Lack of control over river velocity and volume is a concern. Since it is regulated and they will open the dam and water level changes dramatically. The stretch of river ranges from class 1-3 (depending on water levels) in a very short distance.
- **Facilities:** There is a lack of bathroom and other facilities along the trail. The Ciba site is a logical point. The Feeder Canal Alliance now tells people to stop at Stewarts (or similar business) at this point. 90,000 people per year use the Feeder Canal Trail. The area also needs safe parking.
- **Biking:** Road biking needs pavement so consider paving trails eventually. Perhaps there are off-road biking possibilities? Moving through the City along the trail is difficult given the trail and road configuration. Additional bike lanes, widened roadways, or shared road facilities (e.g., signage, sharrows, etc.), would be beneficial. Bikers noted that it is acceptable for people to ride bikes on sidewalks on Warren Street. A longstanding issue regarding bike access along Oakland where there is no room for bikes and they do not want a bicycle in a sidewalk. It was noted that the sidewalk along the Civic Center is wide and could be narrow/used for bike access. In general, there is a need to consider the needs of all types of bicyclists.
- **Roadway network and connections to neighborhood:** Residents would like to get to waterfront and have parks locally.
- People are walking and biking along Dix Avenue without pedestrian facilitates. Boulevard is a great biking road. Dix Avenue and Warren Street are deficient for pedestrians and bikes. The current at-grade Feeder Canal trail road crossing on Warren/River is dangerous given line of sight and travel speeds. Riding on Queensbury Avenue is not hard
- Should consider cell phone tours along trails and at park/public access and cultural facility locations.
- Good time to focus on recreation because there will \$90 million in funding over the next five years for parks through OPRHP.

QUEENSBURY SOUTH VISION PLAN
Public Workshop Meeting Summary
South Queensbury Firehouse March 20, 2013

Attendees were provided an overview of the project, a visual tour of the neighborhood and the CIBA Geigy site, as well as a series of slides depicting potential opportunities and ideas for the South Queensbury Neighborhood and the brownfield/waterfront site.

Participants were asked the following questions regarding the South Queensbury neighborhood:

- What is working?
 - Are there any special places or buildings to preserve?
 - Are there things about the neighborhood that are special to you?
 - Have Town programs for community revitalization been effective?
- What is not working?
 - What problems exist?
 - Are there underutilized assets?

Participants were also asked the following questions for the waterfront site:

- What is working?
 - Are there aspects of the Ciba Site that should be preserved?
 - Do you have concerns or questions?
- What is not working?
 - What problems exist?
 - Are there underutilized assets?
- What's Possible?
 - What would you like to consider for the site?
 - Mixed use? What use?

What's Working – Where do People Visit?

- Firehouse
- Walmart
- Stewart's
- Gardentime
- Feeder Canal Trail

What's Missing? What are your concerns?

- Sit down restaurant
- General services
- Need sidewalks at Dix Ave, Quaker, and Warren Street, River Roads
- Boulevard sidewalks need maintenance
- Sidewalks on River Street
- Pedestrian facilities needed from Hudson Falls to Glens Falls

- No Accommodations on the bike trail for bikers
- Concern about water quality of the Hudson River – status of biological/aquatic health
- Phillips Avenue is a cut through to avoid congestion
- Lack parks in neighborhood – should do something like West End Park
- Need for pocket parks and safer streets for kids
- There is a need to review accident reports
- Residents not necessarily traveling to school to recreate (where sport fields are located)
- Bike/vehicle pedestrian/vehicle conflicts
- Traffic congestion at Dix/Quaker
- No bathrooms no services/provisions on canal trail anywhere
- No Signage directing people to trails or river
- Safety at McDonalds/Dunkin Donuts is a concern (Dix Avenue)

What's Possible

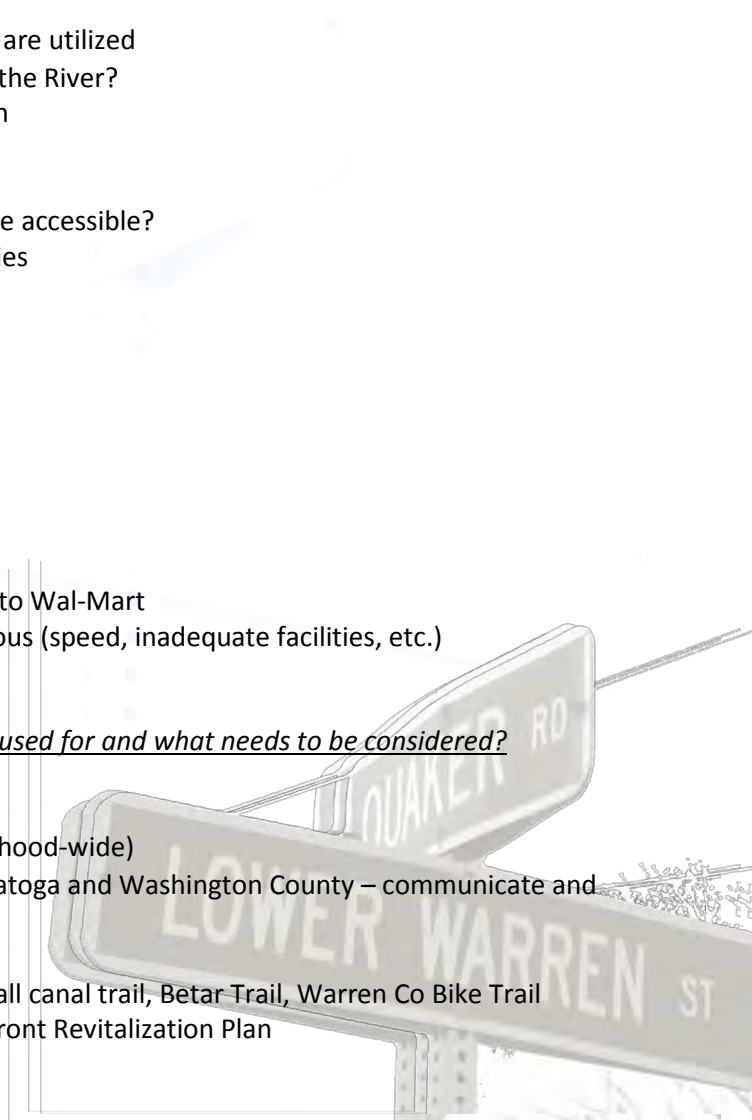
- Fishing opportunities – good immediate/short-term use of waterfront
- Some migratory birds
- Docks on Shermantown Road (Private) but are utilized
- What's the Status of the islands located in the River?
 - Water level fluctuation is a concern
 - Connection to Islands desirable
 - Picnic area on Islands desirable
 - Water velocity of Hudson – Is canoe accessible?
 - Improved kayak/canoe opportunities
 - No activity on River at this time
- Improve Park at Firehouse
- Little pocket park in neighborhood
- Improved signage

How does age affect mobility?

- Need more sidewalks
- People are walking on Dix/Quaker to Wal-Mart
- More Bicyclists – currently dangerous (speed, inadequate facilities, etc.)

What kinds of things could/should the CIBA site be used for and what needs to be considered?

- Like the idea of small shops
- Encourage young entrepreneurs (neighborhood-wide)
- Look at what's going on across river/in Saratoga and Washington County – communicate and coordinate with neighboring communities
- Canalway Trail
 - Connect to the Waterford/Whitehall canal trail, Betar Trail, Warren Co Bike Trail
 - Glens Falls – Pruyn's Island Waterfront Revitalization Plan
- Waterpark (indoor/outdoor)



- Look at Vermont as an example for Signage
- *Reusable Systems/Recycling* – “Greener Development”
- Solar Array/Educational Benefit
 - Muni/Commercial solar arrays at MW Scale
 - Clean power to industrial use – Lehigh Cement
 - Economic power – large scale - muni/district
 - Future community solar (Not Permitted) but could do so in future
 - Non-intrusive – no cost to municipality
- Commercial distribution center
- Connect trails to Glens Falls, Airport (Balloon Festival)
- How does active rail land affect site?
 - Conflict with access to river
 - How will this be addressed?
 - Can the rail line be used for the industrial site
- Commercial/industrial and recreational uses – don’t need to be mutually exclusive
- Plenty of regional fields/neighborhood scale facilities are required
- *Hackercraft* Boat Company – needs site
 - Could they go on brownfield?
 - 50 employees from Ticonderoga
 - Virginia Naval Shipyard (ship rehabilitation) is a good an example of waterfront use
- Look at water access, water dependent, water related uses
- Water/sewer treatment plant for Queensbury/Washington Co. was previously mentioned by the Town and no longer under consideration
- Remediation is driven by the type of end use that is desired
- Concern about use of public dollars - do we have the resources to spend on the site?
- The South Queensbury area lacks Identity gateway signage would help
- Development will add to tax base
- Cabela’s – or similar large scale development
- Event flex space might be a good fit



Appendix C
Queensbury Economic and Market Analysis

Queensbury Economic and Market Analysis

The market analysis and economic evaluation was conducted in two phases. The first phase consisted of an initial scan and market analysis of the study area to identify current economic conditions and opportunities. This information was of value during the visioning process and discussions with economic development officials.

The basic intent of the market analysis was to identify potential development scenarios for the Ciba Geigy site in South Queensbury. The analysis was initiated by defining the market area and examining the various demographic trends related to population, income and employment affecting the Town, the surrounding neighborhood and the region. Migration trends were also evaluated. We reviewed the existing land use inventory of the study area to provide some context for what development opportunities might exist to stimulate revitalization of the target site.

An industry trends analysis was conducted to identify the key commercial growth sectors that could be targeted and recruited to the Ciba Geigy site. We also identified key recommendations from the Town's Comprehensive Plan, the Lake Champlain-Lake George Comprehensive Economic Development Strategy and the visioning workshop and focus groups sessions for guidance in selecting commercial/industrial uses that would best address the needs of the target area and surrounding neighborhoods.

Queensbury Study Area Demographic Report Summary

To gain a broad perspective of the growth trends locally and within the region, we purchased demographic data from The Nielsen Company. We analyzed this data in two formats. One looks at the Glens Falls MSA which encompasses Warren and Washington Counties, the City of Glens Falls and the Town of Queensbury. The second format considers the market within a 5, 25, and 50 mile radius from the target area. For this analysis we used the intersection of Lower Warren and Boulevard Streets near the target site as the focal point.

Table A. Population Growth by Market Area

Population	5 mile	25 mile	50 mile	MSA	NYS
2018 Projection	62,797	244,510	1,150,434	129,476	
2013 Estimate	62,207	242,384	1,149,805	129,028	19,570,261
2010 Census	61,899	241,240	1,151,035	128,923	19,378,102
2000 Census	56,772	227,773	1,107,525	124,348	18,976,457
Growth 2013-2018	0.95%	0.88%	0.05%	0.35%	
Growth 2010-2013	0.50%	0.47%	-0.11%	0.08%	
Growth 2000-2010	9.03%	5.91%	3.93%	3.68%	

The MSA is defined as Warren and Washington Counties which includes the Town of Queensbury and the City of Glens Falls. The five mile radius includes most of the Town of Queensbury, all of the City of Glens Falls and South Glens Falls, and Village of Hudson Falls (Washington County). Additionally, it also includes parts of the Town of Moreau (Saratoga County), Village of Fort Edward (Washington County) and Town of Kingsbury (Washington County). The 25 mile radius includes most of Warren County, Washington County and Saratoga County and parts of Vermont. The 50 mile radius includes all of Warren County, Washington County and Saratoga County, most of Rensselaer County and Schenectady

County, and parts of Albany County, Fulton County, Montgomery County, Hamilton County and Essex County and Vermont.

Population in all of the service areas has exhibited decent growth since 2000 with projections for continued increases through the next five years. Table A delineates the recent and projected growth of the population in each of the market areas.

Table B. 2013 Population by Age

2013 Est. Population by Age	5 mile		25 mile		50 mile		MSA	
	Totals							
	62,207	%	242,384	%	1,149,805	%	129,028	%
Age 0 - 4	3,609	5.8	12,836	5.3	61,823	5.38	6,636	5.14
Age 5 - 9	3,623	5.8	13,374	5.5	63,026	5.48	6,872	5.33
Age 10 - 14	3,748	6	14,638	6	67,508	5.87	7,500	5.81
Age 15 - 17	2,413	3.9	9,683	4	45,229	3.93	5,044	3.91
Age 18 - 20	2,143	3.4	9,982	4.1	54,750	4.76	4,788	3.71
Age 21 - 24	3,065	4.9	12,316	5.1	64,235	5.59	6,328	4.9
Age 25 - 34	7,679	12	27,047	11	137,334	11.9	14,284	11.07
Age 35 - 44	7,964	13	30,559	13	138,566	12.1	15,577	12.07
Age 45 - 54	9,478	15	38,564	16	172,323	15	20,334	15.76
Age 55 - 64	8,227	13	34,323	14	160,291	13.9	19,116	14.82
Age 65 - 74	5,239	8.4	22,082	9.1	99,942	8.69	12,513	9.7
Age 75 - 84	3,304	5.3	11,541	4.8	56,013	4.87	6,922	5.36
Age 85 and over	1,715	2.8	5,438	2.2	28,766	2.5	3,114	2.41
Age 16 and over	50,449	81	198,405	82	942,678	82	106,382	82.45
Age 18 and over	48,814	78	191,852	79	912,219	79.3	102,976	79.81
Age 21 and over	46,671	75	181,870	75	857,469	74.6	98,188	76.1
Age 65 and over	10,258	16	39,060	16	184,720	16.1	22,549	17.48
2013 Est. Median Age	41.1		42		40.8		43.4	
2013 Est. Average Age	40.7		40.9		40.6		41.9	

Table B shows the age cohort distribution of residents of the MSA and the 5-mile, 25-mile and 50-mile market areas in 2013. Using these age cohorts as indicators of market orientation, it appears that the largest segment of the target area’s potential market is middle-aged adults (ages 45-54) and (ages 35-44); young adults (ages 25-34) followed by seniors (age 65 and over). These indicators suggest that there is a diverse distribution of ages within the populations in the market area giving potential new businesses to the site a wide range of potential consumers to target. The table also includes a number of summary cohorts. For example, “Age 18 and over” totals the age cohorts from Age 18-20 through Age 85 and over.

Table C. 2013 Population by Sex

	5 mile		25 mile		50 mile		MSA	
Total population	62,207	%	242,384	%	1,149,805	%	129,028	%
Male	30,095	48.4%	120,794	49.8%	562,643	48.9%	64,851	50.3%
Female	32,112	51.6%	121,590	50.2%	587,162	51.1%	64,177	49.7%
M/F Ratio	93.7%		99.3%		95.8%		101.1%	

As in the nation in general, a slight majority (approximately 51%) of the population in the 5 mile, 25 mile and 50 mile market areas are comprised of women. In the MSA market service area, a little over 50% of the population is comprised of men. This is mainly due to the higher concentration of men in the youth age segments including college aged (18-24).

Household and Per capita income figures are key indicators of the potential buying power of residents living in the market area. In general, Average and Median Household income and Per capita income figures are lower in the MSA than the region as a whole (25 mile and 50 mile market areas was higher than the region and the state as a whole. The 5 mile service area was also below the MSA figure.

Table D. 2013 Average, Median and Per Capita Income

	5 mile	25 mile	50 mile	MSA
2013 Est. Average Household Income	\$60,726	\$70,562	\$69,611	\$63,835
2013 Est. Median Household Income	\$49,732	\$56,373	\$54,261	\$51,506
Per capita income	\$25,653	\$28,453	\$28,648	\$25,971

Table E. 2013 Educational Attainment (Age 25+ population)

	5 mile		25 mile		50 mile		MSA	
2013 Est. Pop. Age 25+	43,606	%	169,554	%	793,234	%	91,860	%
Less than 9th grade	1,218	2.8	5,346	3.2	25,535	3.22	3,489	3.8
Some High School, no diploma	3,029	7	11,729	6.9	54,942	6.93	7,442	8.1
High School Graduate (or GED)	16,213	37	55,837	33	244,300	30.8	33,820	36.82
Some College, no degree	8,913	20	31,971	19	143,367	18.1	16,845	18.34
Associate Degree	5,063	12	18,292	11	85,226	10.7	9,424	10.26
Bachelor's Degree	5,338	12	26,077	15	133,841	16.9	11,677	12.71
Master's Degree	3,128	7.2	15,992	9.4	77,786	9.81	7,462	8.12
Professional School Degree	506	1.2	2,588	1.5	15,626	1.97	1,189	1.29
Doctorate Degree	199	0.5	1,722	1	12,612	1.59	512	0.56
High school degree +	39,360	90.3	152,479	89.9	712,758	89.9	80,929	88.1
Bachelor degree +	9,71	21.0	46,379	27.4	239,865	30.2	20,840	22.7

The 5 mile market area (which includes the Town of Queensbury) shows that the area has a well educated population with a much lower percentage of persons lacking a high school diploma. For the Town of Queensbury, 2010 census figures show that 88.8% of the Age 25 + population achieved high school degrees or higher and 29.7% with Bachelor degree or higher. The Bachelor degree + figure is

particularly impressive in comparison to national statistics. U.S. figures for percentage of high school or higher and percentage of Bachelor's degree or higher were 88.1% and 22.7% respectively.

Table F. 2013 Employment Status (Age 16+ population)

	5 mile		25 mile		50 mile	
2013 Est. Pop Age 16+ by Employment Status	50,449	%	198,405	%	942,678	%
In Armed Forces	116	0.23	797	0.4	2,123	0.23
Civilian - Employed	30,663	60.78	119,967	60.47	567,622	60.21
Civilian - Unemployed	2,328	4.61	8,686	4.38	47,496	5.04
Not in Labor Force	17,342	34.38	68,954	34.75	325,436	34.52
2013 Est. Civ Employed Pop 16+ Class of Worker	31,045	%	120,951	%	575,301	%
For-Profit Private Workers	20,499	66.03	74,009	61.19	336,809	58.54
Non-Profit Private Workers	3,198	10.3	12,219	10.1	66,002	11.47
Local Government Workers	2,530	8.15	11,476	9.49	53,055	9.22
State Government Workers	1,561	5.03	7,401	6.12	54,198	9.42
Federal Government Workers	266	0.86	1,867	1.54	11,273	1.96
Self-Emp Workers	2,983	9.61	13,875	11.47	53,450	9.29
Unpaid Family Workers	6	0.02	103	0.09	514	0.09

For the 5, 25 and 50 mile market areas, the civilian employment participation rates are slightly over 60% while for the MSA it is 57.4%. The State and National figures are ___% and ___% respectively. For profit private workers made up the largest class of workers in each area comprising over 61% of the MSA workers and over 66% of the workers in the 5 mile market area.

Glens Falls MSA

2013 Est. Pop Age 16+ by Employment Status	106,382	%
%In Armed Forces	193	0.18
Civilian – Employed	61,014	57.35
Civilian – Unemployed	4,653	4.37
Not in Labor Force	40,522	38.09
2013 Est. Civ Employed Pop 16+ Class of Worker	61,747	
For-Profit Private Workers	37,774	61.18
Non-Profit Private Workers	5,737	9.29
Local Government Workers	5,817	9.42

State Government Workers	3,958	6.41
Federal Government Workers	817	1.32
Self-Emp Workers	7,590	12.29
Unpaid Family Workers	54	0.09

Migration Trends

The Internal Revenue Service provides annual statistics that helps show migration patterns throughout the country. The County-to-County Migration data are updated annually and based on the year-to-year changes in the addresses shown on the population of returns from the IRS Individual Master File system. The data present migration patterns by county for the entire United States and each individual State, including inflows and outflows. The data are available for Filing Years 1984 through 2010, and include the following:

- Number of returns (which approximates the number of households)
- Number of personal exemptions (which approximates the population)
- Total "adjusted gross income" (starting with Filing Year 1993)

For this analysis, we examined migration data for 2010 for Warren and Washington Counties. The data is another useful tool in targeting populations for proposed new housing and commercial developments. The overall migration data is provided in spreadsheet format in the appendix. The following is a summary of the key data findings.

Total inflows to **Warren County** for the period 2009-2010 were 1,720 and total outflows were 1,728 or a net outmigration of 8 households. A little over half of the migration inflows came from the immediate neighboring counties of Saratoga (28.4%) and Washington (23.4%) while nearly 55% of the outflows migrated to these same two counties - 27.4% to Saratoga and 27.3% to Washington. Warren County experienced a net loss of 54 households to Saratoga and Washington counties during the period.

Warren County enjoyed a net migration gain of 77 households from the other counties in New York State. On the downside, outflows exceeded inflows by 31 households in the areas outside of New York State.

Total inflows to **Washington County** for the period 2009-2010 were 1,484 and total outflows were 1,369 or a net in-migration of 115 households. A nearly 55% of the migration inflows came from the immediate neighboring counties of Saratoga (23.0%) and Warren (31.8%) while nearly 52% of the outflows migrated to these same two counties - 29.4% to Saratoga and 22.3% to Warren. Washington County experienced a net gain of 107 households to Saratoga and Warren counties during the period.

This represents 93% of the overall net migration gain that Washington County enjoyed for the period.

New York Inflow - 2009-2010

New York Outflow - 2009-2010

County	# returns	# exemptions	AGI	County	# returns	# exemptions	AGI
Warren County Tot Mig-US & For	1,720	2,908	67,133	Warren County Tot Mig-US & For	1,728	2,811	57,893
Warren County Tot Mig-US	1,720	2,908	67,133				
Warren County Tot Mig-Same St	1,321	2,220	47,061	Warren County Tot Mig-Same St	1,265	2,062	39,068
Warren County Tot Mig-Diff St	399	688	20,072	Warren County Tot Mig-Diff St	463	749	18,825
Warren County Tot Mig-Foreign	d	d	d	Warren County Tot Mig-Foreign	d	d	d
Warren County Non-Migrants	25,892	52,201	1,374,042	Warren County Non-Migrants	25,892	52,201	1,374,042
Saratoga County	489	845	16,970	Saratoga County	473	799	15,782
Washington County	402	677	10,346	Washington County	472	826	13,375
Albany County	72	91	3,349	Albany County	65	84	2,382
Essex County	47	85	1,356	Essex County	43	66	1,012
Rensselaer County	28	44	1,281	Rensselaer County	25	38	594
Schenectady County	23	45	1,073	New York County	16	20	501
Nassau County	19	38	1,630	Onondaga County	16	17	379
Suffolk County	19	40	890	Clinton County	15	26	475
Clinton County	18	32	737	Schenectady County	14	19	373
Dutchess County	18	33	1,221	Suffolk County	12	12	420
Westchester County	16	25	1,188	Palm Beach County	11	16	571
Fulton County	13	22	470	Lee County	10	21	1,175
Hamilton County	11	13	244	Erie County	10	18	352

New York County	10	15	698				
Queens County	10	16	432				
Ulster County	10	24	396				
Other Flows - Same State	116	175	4,780	Other Flows - Same State	116	149	3,844
Other Flows - Diff State	399	688	20,072	Other Flows - Diff State	430	700	16,659
Other Flows - Northeast	148	248	11,047	Other Flows - Northeast	121	189	3,928
Other Flows - Midwest	38	75	1,661	Other Flows - Midwest	32	56	1,280
Other Flows - South	157	289	5,965	Other Flows - South	213	354	9,331
Other Flows - West	56	76	1,399	Other Flows - West	64	101	2,120
Washington Coun Tot Mig-US & For	1,484	2,534	47,650	Washington Coun Tot Mig-US & For	1,369	2,255	41,592
Washington Coun Tot Mig-US	1,484	2,534	47,650	Washington Coun Tot Mig-US	1,369	2,255	41,592
Washington Coun Tot Mig-Same St	1,113	1,881	34,163	Washington Coun Tot Mig-Same St	958	1,566	28,260
Washington Coun Tot Mig-Diff St	371	653	13,487	Washington Coun Tot Mig-Diff St	411	689	13,332
Washington Coun Tot Mig-Foreign	d	d	d	Washington Coun Tot Mig-Foreign	d	d	d
Washington Coun Non-Migrants	22,171	46,204	992,543	Washington Coun Non-Migrants	22,171	46,204	992,543
Warren County	472	826	13,375	Warren County	402	677	10,346
Saratoga County	342	563	10,627	Saratoga County	305	500	10,269
Rensselaer County	72	145	2,165	Rensselaer County	67	116	2,038
Rutland County	68	124	2,120	Rutland County	50	85	1,472
Albany County	49	76	1,791	Albany County	46	67	1,186
Bennington County	39	66	1,103	Bennington County	46	77	1,807
Essex County	26	42	662	Essex County	20	46	534
Schenectady County	24	34	1,008	Schenectady County	11	11	305

Kings County	11	14	331	St Lawrence County	10	14	225
Onondaga County	11	16	250				
Other Flows - Same State	106	165	3,954	Other Flows - Same State	97	135	3,358
Other Flows - Diff State	264	463	10,265	Other Flows - Diff State	315	527	10,053
Other Flows - Northeast	84	147	4,251	Other Flows - Northeast	96	154	2,655
Other Flows - Midwest	24	41	1,186	Other Flows - Midwest	25	37	661
Other Flows - South	105	193	3,547	Other Flows - South	148	261	5,237
Other Flows - West	51	82	1,281	Other Flows - West	46	75	1,500

Industry Trends

The U.S. Bureau of Census prepares and releases an Economic Census every five years. This Economic Census provides information on the number of establishments and employees, amount of sales and annual payrolls for the various industrial sectors as shown below.

NAICS Industry Code	Industry Description
31-33	Manufacturing
42	Wholesale trade
44-45	Retail trade
	Information
53	Real estate & rental & leasing
54	Professional, scientific, & technical services
56	Administrative, support & waste management/remediation services
61	Educational services
62	Health care & social assistance
71	Arts, entertainment, & recreation
72	Accommodation & food services
81	Other services (except public administration)

The most recent Economic Census data is from 2007 and 2002. River Street analyzed the economic census reports for these years for Warren and Washington Counties (the MSA) in order to determine which sectors were trending upward or downward for the period. The full spreadsheet of this data is provided in the appendix to this report. The following is a summary of the key trends.

Warren County

For Warren County, the industries showing the most growth during the period in order of growth included: Accommodations & Food Services; Health Care & social assistance; and Professional, scientific and technical services. Other Services and Real Estate also showed positive growth but these sectors comprised a much smaller portion of the industry mix.

Accommodations & Food Services was the strongest performing sector during the period in terms of new businesses to the county. The number of establishments increased from 381 to 418 and sector employment increased from 3,421 employees in 2002 to 4,956 employees in 2007.

The Health Care & Social Assistance sector had the greatest expansion during the period in terms of value of sales and annual payroll. Industry establishments increased from 234 to 259. Sector employment increased from 5,384 to 6,492 adding an average of 221 employees per annum to the County's economy. This sector is now the number 1 employer in the County.

In the Professional, scientific and technical services sector, the number of establishments in the county increased from 165 to 180. Remaining data for 2002 was suppressed so we are not able to make additional comparisons.

Manufacturing was the weakest performing sector during the period. The number of establishments decreased from 92 to 74 and sector employment decreased by 4.7% from 4,450 employees in 2002 to 4,240 employees in 2007.

Washington County

For Washington County, the industries showing the most growth during the period in order of growth included: Administrative and support and waste management and remediation services; Health Care & social assistance; and Arts, entertainment and recreation.

Administrative and support and waste management and remediation services was the strongest performing sector during the period in terms of new businesses to the county. The number of establishments increased from 26 to 44 and sector employment increased from 279 employees in 2002 to 325 employees in 2007.

The Health Care & Social Assistance sector also showed positive expansion during the period in terms of value of sales and annual payroll. Industry establishments increased from 87 to 106 but sector employment growth was negligible.

In the Professional, scientific and technical services sector, the number of establishments in the county decreased from 65 to 17. Remaining data for 2002 was suppressed so we are not able to make additional comparisons.

Manufacturing and Retail trade were both weaker performing sectors during the period. Manufacturing sector lost 3 establishments and 383 jobs and the Retail trade sector lost 17 establishments and 144 jobs while the wholesale trade sector lost 11 establishments and 74 jobs for the period.

Despite recent employment decrease, Manufacturing and Retail trade continue to be the major employers in Washington County. In 2007, Manufacturing provided 3,023 jobs in the County and Retail trade was second with 1,934 jobs. Health Care Services ranked third with 1,424 jobs.

Leakage Study/Analysis

We obtained the retail leakage report on Queensbury from ESRI and at first glance it does not seem to offer much promise (see table below). Add to that the site's somewhat remote location and industrial neighbors and we do not think retail is the answer.

We also reviewed the CBRE Marketview reports on the Albany area, which includes the Glens Falls MSA. The office market in Glens Falls has the third highest vacancy rate and the industrial market in the "non-core Areas," which includes Glens Falls MSA, has the highest vacancy rate in the Albany area.

Summary Demographics

2012 Population	9,287
2012 Households	4,302
2012 Median Disposable Income	\$40,034
2012 Per Capita Income	\$30,737

NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Summary	(Retail Potential)	(Retail Sales)		Factor	Businesses
Total Retail Trade	\$104,430,003	\$416,735,091	-\$312,305,088	-59.9	131
Total Food & Drink	\$11,304,842	\$26,138,249	-\$14,833,407	-39.6	31
Total Overall	\$115,734,845	\$442,873,340	-\$327,138,494	-58.6	162

Industry Cluster Analysis

Industry clusters are an important analytical tool for understanding New York’s statewide and regional economies. They are particularly useful in a variety of workforce and economic development applications. The clusters framework is increasingly used by the State of New York to study important industry linkages in the state and regional economies.

The key aspect of cluster industries is they are export-oriented. Thus, industry clusters sell their services and products to customers outside their home market. These exports, in turn, generate income and employment in the local economy.

The Empire State Development Corporation (ESDC) has identified and defined 16 industry clusters in New York. Most clusters are further divided into sub-clusters. The 16 main clusters and their sub-clusters are listed in the table below. Some clusters contain more than 100 industries (at the 6-digit NAICS level). Data for certain industries are pro-rated because not all jobs in that industry are counted as export-oriented. For example, only 20% of restaurant jobs are counted as part of the travel and tourism cluster (i.e., 80% of industry jobs are due to spending by local residents).

Background on Clusters

New York State Clusters and Sub-Clusters

Back Office & Outsourcing

No Sub-Clusters

Biomedical

Drug & Chemical Manufacturing

Laboratories & Research

Medical Equipment & Supplies

Communications, Software & Media Services

Broadcasting & Telecommunications

Motion Picture & Sound Recording Industries

Printing

Publishing

Distribution

Air Freight

Logistics Management

Multimodal Freight

Food Processing

Beverage Manufacturing

Crop Production & Dairy

Food Manufacturing

Forest Products

Forest Product Manufacturing

Forestry & Logging

Furniture Manufacturing

Paper Manufacturing

Front Office & Producer Services

Business Services

Environmental Services

Headquarters

Organizations

Industrial Machinery & Services

Trucking
 Warehousing
 Water and Rail Freight
 Wholesale (Non-Industry Specific)
 Wholesale Durables
 Wholesale Non-Durables
Electronics & Imaging
 Electronics
 Imaging
Fashion, Apparel & Textiles
 Apparel Manufacturing
 Apparel Wholesale
 Jewelry & Miscellaneous Manufacturing
 Leather Goods & Footwear Manufacturing
 Textile Mills
Financial Services
 Bank Holding Companies
 Banking & Credit
 Funds & Trusts
 Insurance
 Securities, Commodities & Investments

Electrical Equipment Manufacturing
 Fabricated Metal
 Instruments
 Machinery Manufacturing
Information Technology Services
 No Sub-Clusters
Materials Processing
 Chemicals
 Petroleum Products
 Plastics & Rubber
 Primary Metals
 Stone, Clay, Glass and Concrete
Miscellaneous Manufacturing
 No Sub-Clusters
Transportation Equipment
 Aerospace
 Motor Vehicles
 Railroads & Other
Travel & Tourism
 Accommodations
 Culture, Recreation and Amusements
 Food Service
 Passenger Transportation
 Travel Retail

Source: Empire State Development Corporation

A research report by the New York State Department of Labor dated October 2012 looked at 2011 statewide and regional data highlights for the 16 ESDC industry clusters. Data came from the Quarterly Census of Employment and Wages (QCEW) program. For the state as a whole and its 10 labor market regions, clusters are ranked using four different criteria:

- Total employment
- Total wages
- Annual average wage
- Location quotient (measure of employment concentration in an area)

In the table below we have summarized the data for the State as a whole and for the Capital Region which encompasses the Albany Schenectady Troy MSA and the Glens Falls MSA.

New York State

Top 5 Clusters Ranked by Employment

1) Front Office & Producer Services	587,100
2) Financial Services	558,000
3) Travel & Tourism	367,600
4) Communications, Software & Media Services	248,800
5) Distribution	234,000

Top 5 Clusters Ranked by Total Wages (millions of \$)

1) Financial Services	\$101,632
2) Front Office & Producer Services	\$61,498
3) Communications, Software & Media Services	\$22,079
4) Distribution	\$14,358
5) Travel & Tourism	\$14,249

Top 5 Clusters Ranked by Annual Average Wage

1) Financial Services	\$182,100
2) Information Technology Services	\$108,400
3) Front Office & Producer Services	\$104,700
4) Electronics & Imaging	\$91,300
5) Communications, Software & Media Services	\$88,700

Top 5 Clusters Ranked by Location Quotient

1) Fashion, Apparel & Textiles	1.79
2) Financial Services	1.54
3) Communications, Software & Media Services	1.53
4) Front Office & Producer Services	1.23
5) Electronics & Imaging	1.10

Capital Region

Top 5 Clusters Ranked by Employment

1) Front Office & Producer Services	30,100
2) Financial Services	21,500
3) Travel & Tourism	21,300
4) Distribution	14,100
5) Communications, Software & Media Services	9,500

Top 5 Clusters Ranked by Total Wages (millions of \$)

1) Front Office & Producer Services	\$2,084
2) Financial Services	\$1,384
3) Distribution	\$740
4) Industrial Machinery & Services	\$586
5) Biomedical	\$526

Top 5 Clusters Ranked by Annual Average Wage

1) Electronics & Imaging	\$118,700
2) Information Technology Services	\$77,600
3) Industrial Machinery & Services	\$75,500
4) Transportation Equipment	\$75,200
5) Materials Processing	\$74,100

Top 5 Clusters Ranked by Location Quotient

1) Biomedical	2.16
2) Miscellaneous Manufacturing	1.26
3) Forest Products	1.20
4) Front Office & Producer Services	1.17
5) Financial Services	1.10

New York State's 16 clusters included 253,000 establishments with total employment of 2,761,100 and total wages \$265.1 billion in 2011. Annual cluster wages averaged \$96,000. The Capital Region's 16 clusters included 12,300 establishments with total employment of 142,600 and total wages of \$8.2 billion in 2011. Annual cluster wages averaged \$57,200.

The final economic criteria listed above, location quotients (LQs) are more technical. LQs measure employment concentration in a regional economy. More specifically, they compare the concentration of industry employment in the local economy, relative to some base area -- usually the U.S. as a whole.

The formula for calculating a location quotient for local industry X is:

$$LQ = \text{Industry X's \% Share of Jobs in the Local Economy} / \text{Industry X's \% Share of Jobs in the U.S. Economy}$$

In general, Industries with:

LQ > 1.00 Industry is producing more than is consumed locally (i.e., exporting).

LQ = 1.00 Local production meets local demand.

LQ < 1.00 Industry is producing less than is consumed locally (i.e., importing).

Area's Competitive Advantage

The idea behind clusters traces back to Michael Porter's 1990 book, *The Competitive Advantage of Nations*. According to Porter, the following factors are critical in conferring a competitive advantage to a regional cluster:

- Factor conditions. Factors of production, such as skilled labor or infrastructure, necessary for a region to compete in a given industry.
- Demand conditions. The nature of local market demand for the industry's product or service.
- Related and supporting industries. The presence or absence in the region of supplier industries and other related industries.
- Firm strategy, structure, and rivalry. The conditions in the region governing how companies are created, organized, and managed, as well as the nature of domestic rivalry.

In May 2012, the Glens Falls area was named among the top 10 "best small cities for jobs" by Forbes magazine. The publication, on its website at forbes.com, ranked the Glens Falls Metropolitan Statistical Area, which consists of Warren and Washington counties, No. 8 overall out of 242 metropolitan statistical areas with fewer than 150,000 jobs. Forbes cited statistics provided by the U.S. Bureau of Labor Statistics. The magazine cited the area's growth in total non-farm jobs in its calculations. The Glens Falls MSA's ranking for the year was a marked improvement from the 2011 ranking — 59th — according to Forbes.

An April 2012 report about wage growth among the nation's MSAs — conducted by Garner Economics LLC — provided another sign the area's economy is improving faster than the national norm. The Garner analysis showed the average weekly wage in the Glens Falls MSA was \$780. That was competitive with other key MSAs in the state, many of which have higher costs of living. According to the Garner report, the Glens Falls MSA's average weekly wage ranked 90th among 372 MSAs nationwide as of February 2012. The area's wage growth over the previous six months was 4.1 percent, which put the region at 149th out of the 372 MSAs.

Job growth among the region's health care providers, including Glens Falls Hospital, Hudson Headwaters Health Network and Fort Hudson Health System are major contributing to the region's job market resilience. Also recent hiring at area medical device manufacturers, including AngioDynamics and Delcath are additional signs of further potential job growth.

Issues / Recommendations

Economic Development Scenarios for the Ciba-Geigy site

A number of ideas for the reuse of the Ciba-Geigy site in Queensbury have been developed by the persons participating in the visioning meetings and by the consultant team. These include 1) the use of the site as an intermodal facility, 2) the use of the site as a distribution center for goods brought in by rail, 3) use of the site for industries supporting semiconductor fabrication and other regional high tech initiatives, 4) use of the site for the manufacture of medical devices, 5) locating a ground solar array for the generator of electricity, and 6) development of the waterfront for recreation/tourism related uses. Each is discussed in the following narrative.

There are several considerations that must be taken into account in assessing the site. First is the presence of the Lehigh Cement operation to the west of the site. This facility will generate traffic, noise, and dust, as well as vibration from operations and the heavy truck traffic. To the east of the site is the County recycling operation, which will generate some truck traffic, noise, and likely some vibration. The

concern with vibration is that many high tech operations are very precise and avoid locations with heavy traffic volumes, rail traffic, heavy vehicles, and vibration from operations. It should also be noted that an operating rail line bisects the site, running east to west. Though the volume of rail traffic is low, the line is active and, as a practical matter, creates two sites. Lastly, it appears that the northwest corner of the site is a wetland and development of this portion of the area is problematic.

Summary analysis of potential development scenarios

Intermodal facility

We do not deem the idea of using the site as an intermodal center viable because of the distance from and poor connection to the Interstate highway. The site is approximately three and one-half miles from the closest Interstate access, and that distance involves going through the heart of Glens Falls. It is doubtful that having a high volume of large trucks negotiating this distance through city traffic (and around the traffic circle where Warren Avenue meets Glen and Hudson) would be palatable to either the City or the truckers.

On the plus side, the site does have rail access, is on the waterfront and has proximity to hiking and biking trails so the idea of an intermodal facility is not beyond the realm of possibility. It could also be considered part of the Distribution cluster (see discussion below)

Distribution Center

The rail access does offer some potential if the site were used as a distribution center for rail transported materials or products. The goods most commonly shipped by rail are: coal, farm products, chemicals, food, minerals, automobiles, lumber and building products, paper, and metal products. The site does not appear to have a siding, though that could be added if necessary. Some of the goods noted above would not require covering or shelter, so the site could be developed at a relatively modest cost.

Though this use would create truck traffic, it would not be on the scale of the use as an intermodal site, and the existing roadways could likely accommodate this development. An analysis of area industries involved with these goods could reveal an opportunity for this use. Firms dealing in construction materials such as lumber, stone or brick, architectural metal, or glass, or automobile transport and delivery could use the site without new structures. Chemical distributors or food distributors could use the site after constructing appropriate warehouse or storage buildings.

This use is also part of the Distribution cluster which ranks 4th in total employment in the region. So the area has the employee skill set and support network that nurture the development of a distribution center on the site.

Semiconductor Fabrication

Firms related to the new semiconductor operation in Malta and other high tech operations were recommended for investigation for use of the site. The site is about a one-half hour drive from the new Global Foundry facility in Malta and about a one-hour drive from the new high tech campuses in the Albany area. It could thus serve as a distribution center for the specialized chemicals and equipment required by these industries. Many of these industries also require specialized industrial gases, and the site could serve as a distribution center for these materials. Preliminary research indicates that there are no industrial gas providers in the immediate region, so this has good potential. Further, the site might also serve as an extraction site for some gases, depending upon the quality of the air and level of dust generated by the cement operation.

From the demographic analysis, the local population has the education and skill set needed to support this industry. This falls under the Industrial Machinery and equipment cluster where it ranks 4th in total wages in the region. This industry generally provides high paying jobs.

Medical Devices Manufacturing

The manufacture of medical devices was also suggested as an option. It should be noted that this industry encompasses a wide range of products, going from simple elements, such as tongue depressors and latex gloves to sophisticated electronic equipment. The development of the site for a manufacturer of sophisticated devices is unlikely because of the need for precision and stability, which are lacking at this site, as noted earlier. However, the manufacture of medical and dental supplies, equipment, and sundries has potential. Products in this field would include glassware, rubber products, paper products, or medical apparel.

This sector is part of the top ranked industry cluster in the region by location quotient. As such it has an experienced employee base and supplier network that could nurture development of other businesses in this industry sector.

Solar Array

The idea of using the site as a solar farm to generate electricity was also noted. This idea is very plausible. The site is open and level and generally out of site, which is an asset, as many people do not wish to have a large solar array, which they consider unsightly, nearby. The site is approximately 65 acres and could be used to generate a significant amount of power. For example, an 80-acre farm in Delaware has 62,000 solar panels and generates 12 megawatts of power, enough to supply 1,250 homes.

This use could work in combination with the idea of creating a riverfront park, by providing river access at selected points through the solar farm.

Waterfront recreation/tourism related uses

This development scenario would probably have the most positive impact on the surrounding Queensbury neighborhood. Improved park and recreation facilities, safer streets for kids, the need for accommodations and bathroom facilities on the Canal Trail and the bike trails were ideas mentioned at the visioning workshop. Folks also mentioned better utilization of the river for canoeing and kayaking if water movement and levels can be controlled and additional portage sites developed/improved and perhaps picnic areas on the islands

As noted in the Ciba-Geigy LWRP work plan, the focus will be on specific redevelopment opportunities to leverage the site's location and local infrastructure assets, exploring the possibilities for such new uses as manufacturing space, multi-modal facilities, or perhaps a museum that focuses on the region's industrial legacy. This effort will also explore waterfront access, improvements to the Feeder Canal trail, and recreational opportunities.

Development of the waterfront would require access over the rail lines. Vehicular traffic may not be a big problem because the rail lines are not heavily used. But we would require a marked crossing with appropriate signals and gates. Development of the islands for passive recreation use would require a pedestrian bridge.

There were also a number of tourism related ideas that we'd consider for the waterfront. An Industrial Heritage Museum could be used to tell the industrial history from logging to paper manufacturing to the Ciba-Geigy site itself. Other participants liked the idea of developing the waterfront like Stormking in Ulster County for art and culture. Folks attending the visioning workshop also suggested the

development of small shops and a sit down restaurant along the waterfront or event flex space. One or more of these ideas might work well as a major tourism draw using either the museum or perhaps a visitor center as the focal point.

Travel and tourism is the 3rd ranked industry cluster in the region by total employment although it does not create a lot of higher paying jobs.

Economic Impact of the Arts and related facilities

When community leaders fund the arts, they not only enhance the community's quality of life, but also invest in its economic well-being. Numerous studies and research exists which supports the economic benefits of recreation, historic preservation, arts and cultural facilities to a community. These facilities cover a wide spectrum of tourism related uses including visitor centers, heritage and house museums, multi-purpose recreation facilities, artist workshops, environmental education centers and more.

To provide some perspective on the economic impact of the arts, the Arts & Economic Prosperity, Americans for the Arts organization conducted research in 2002 to show the economic impact nationally of the nonprofit arts industry. The highlight of this research is as follows:

- Arts organizations are responsible businesses, employers, and consumers. Spending by nonprofit arts organizations—only a fraction of the total arts and entertainment industry—was an estimated \$53.2 billion in fiscal 2000, and leveraged an additional \$80.8 billion in event related spending by arts audiences. This \$134 billion in total economic activity supports 4.85 million FTE jobs and generates \$24.4 billion in government revenue annually.
- From major metropolitan areas to small rural towns, this research shows that the nonprofit arts are an economically sound investment. They attract audiences, spur business development, support jobs, and generate government revenue. Locally as well as nationally, the arts mean business.

In summary we are leaning towards a two site solution which will give the Town a broader range of opportunities to achieve development success with the site. The portion of the site north of the rail line appears more suited for industrial or heavy commercial use. The solar array or distribution center might work well there. For the southern portion of the site, the recreation/tourism uses would work best to take advantage of the waterfront.

Appendix D

Descriptive Profiles of Brownfield and Underutilized Properties

Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: Kmart Plaza

Map ID: U.1

Address: Dix Avenue

Owner: Troy CMBS Property, LLC

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 27.9 Acres

Existing Buildings: There is one building in good condition.

Zoning: Commercial Light Industrial

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
NYS Environmental Zone:
Urban Renewal Area:
Federal Enterprise Business Zone:
Other _____

Business Improvement District:
Special Assessment District:
Historic District:
Archeologically Significant Area:

Use Status: Commercial Shopping Plaza

Property Description: The Kmart shopping plaza site located on Dix Avenue, and has an oversized parking area. The site is within the Technical Park Sanitary Sewer District.

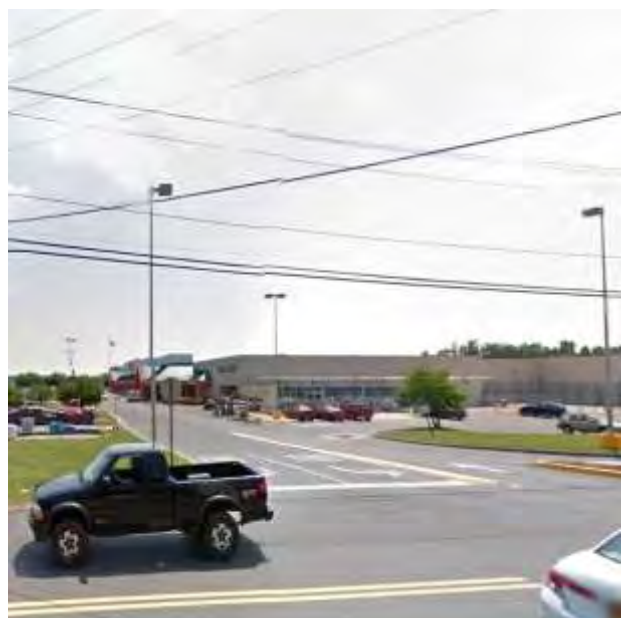
Use and Environmental History: There is one large tenant in the shopping plaza, and the site has additional development potential. The site presents a unique office, retail, or industrial redevelopment opportunity.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: 11 Highland Avenue

Map ID: U.2

Address: 11 Highland Avenue

Owner: Natalie E. Powers

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 9.56 Acres

Existing Buildings: One building in poor condition.

Zoning: Commercial Moderate

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
NYS Environmental Zone:
Urban Renewal Area:
Federal Enterprise Business Zone:
Other _____

Business Improvement District:
Special Assessment District:
Historic District
Archeologically Significant Area:

Use Status: Residential

Property Description: This property has road frontage on four major roads, and is listed for sale. It is not developed and mostly wooded.

Use and Environmental History: The property is listed for sale, and has the potential for redevelopment as neighborhood scale mixed use or residential construction.

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: South Queensbury Fire Station

Map ID: U.3

Address: 409 Dix Avenue

Owner: South Queensbury Fire Company

Municipality: Queensbury

Publically Owned: Yes

Foreclosure List: No

Size: 8.15 Acres

Existing Buildings: There are two buildings in good condition.

Zoning: Commercial Moderate (CM on the map in the Pre-Nom App, but in the appendices it is MS)

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:

NYS Environmental Zone:

Urban Renewal Area:

Federal Enterprise Business Zone:

Other _____

Business Improvement District:

Special Assessment District:

Historic District

Archeologically Significant Area:

Use Status: Community Services

Property Description: Site is the current location of the South Queensbury Fire Station. It has a pavilion and recreational fields behind the fire station proper. Additional development potential exists behind the station.

Use and Environmental History: The site is used as the fire house as well as meeting area for the fire company and the community. The site could be redeveloped as a new fire station or as a part of a larger redevelopment project.

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: Warren County Department of Public Works and Waste/Recycling Transfer Station

Map ID: U.4

Address: 299 Lower Warren Street

Owner: County of Warren, DPW

Municipality: Queensbury

Publically Owned: Yes

Foreclosure List: No

Size: 15 Acres

Existing Buildings: There are six buildings in fair condition.

Zoning: Heavy Industrial

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
NYS Environmental Zone:
Urban Renewal Area:
Federal Enterprise Business Zone:
Other _____

Business Improvement District:
Special Assessment District:
Historic District:
Archeologically Significant Area:

Use Status: Public Services

Property Description: The site is currently being used as the Warren County Department of Public Works as a satellite station and principally storage. The DPW leases a portion of the site to a commercial recycler of household materials.

Use and Environmental History: The site has the potential for waterfront access, which would support mixed use development with a recreational component if the DPW were to relocate. There is a potential for impact to the soil and groundwater as the site is used by various heavy machinery.

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: 152 River Street

Map ID: U.5

Address: 152 River Street

Owner: Richard Mozal

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 3.5 Acres

Existing Buildings: There are two houses on site, in good condition.

Zoning: Commercial Intensive

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
NYS Environmental Zone:
Urban Renewal Area:
Federal Enterprise Business Zone:
Other _____

Business Improvement District:
Special Assessment District:
Historic District:
Archeologically Significant Area:

Use Status: Residential

Property Description: This property fronts the Feeder Canal and is partially wooded. It is currently multi-family housing and has additional development potential.

Use and Environmental History: This property is along a utility corridor, and its proximity to the Ciba Geigy site and the Warren County DPW presents significant redevelopment potential.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: 126 River Street

Map ID: U6

Address: 126 River Street

Owner: Minor Properties, Inc

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 11.2 Acres

Existing Buildings: There are five buildings on site in good condition.

Zoning: Commercial Intensive

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
NYS Environmental Zone:
Urban Renewal Area:
Federal Enterprise Business Zone:
Other _____

Business Improvement District:
Special Assessment District:
Historic District:
Archeologically Significant Area:

Use Status: Commercial

Property Description: This property is located along the feeder canal, and is currently a commercial greenhouse. Approximately one half of the site acreage is undeveloped.

Use and Environmental History: This property is along a utility corridor, and its proximity to the Ciba Geigy site and the Warren County DPW presents significant redevelopment potential.

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: Seeleys Furniture (Formerly)

Map ID: E1

Address: 820 Quaker Road

Owner: Tunick Company LLC

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 2.78 Acres

Existing Buildings: Two buildings in fair condition.

Zoning: Commercial Light Industrial

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
 NYS Environmental Zone:
 Urban Renewal Area:
 Federal Enterprise Business Zone:
 Other _____

Business Improvement District:
 Special Assessment District:
 Historic District
 Archeologically Significant Area:

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

Use Status: Commercial

Property Description: The lot is wedge shaped, and is currently vacant.

Use and Environmental History: There was a report of a spill in 2006, a leaking underground storage tank. The outdoor samples were negative. The contamination was isolated, at low levels.



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: Barrett Drivurself (Formerly)

Map ID: E2

Address: 108 Lower Dix Avenue

Owner: E. James Barrett

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 1.7 Acres

Existing Buildings: One building in fair condition.

Zoning: Commercial Moderate

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
NYS Environmental Zone:
Urban Renewal Area:
Federal Enterprise Business Zone:
Other _____

Business Improvement District:
Special Assessment District:
Historic District
Archeologically Significant Area:

Use Status: Commercial Auto

Property Description: The site was is a used car lot and garage. It is a flat, rectangular, and mostly paved or built lot. Its corner location and proximity make it an attractive commercial site.

Use and Environmental History: The site is an Active Spill Case: Two 3,000 gallon gasoline tanks were removed in 1994 as they were leaking. The soil and water were contaminated, leading to the installation of monitoring wells.

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: King Fuels (Formerly)

Map ID: E3

Address: Quaker Road/Dix Avenue

Owner: Stewart's Shops/Sunoco

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: Acres

Existing Buildings: There is one building in excellent condition.

Zoning: Commercial Intensive

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:

NYS Environmental Zone:

Urban Renewal Area:

Federal Enterprise Business Zone:

Other _____

Business Improvement District:

Special Assessment District:

Historic District

Archeologically Significant Area:

Use Status: Commercial Gasoline

Property Description: The site has historically been operated as a gas station and is currently operated as a "Stewart's" convenience store.

Use and Environmental History: There were two spills on site, both of which are closed. There was a leaking underground storage tank. The tanks were removed in 2007 and contaminated soil excavated to the extent practical. The second was a spill line failure, where secondary containment captured all products.

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: Glens Falls Cement Co.

Map ID: E4

Address: 313 Lower Warren Street

Owner: Lehigh Cement Co

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 0.78 Acres

Existing Buildings: None.

Zoning: Commercial Light Industrial

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:

NYS Environmental Zone:

Urban Renewal Area:

Federal Enterprise Business Zone:

Other _____

Business Improvement District:

Special Assessment District:

Historic District

Archeologically Significant Area:

Use Status: Vacant

Property Description: The site is a wooded lot that does not extend to Lower Warren Street.

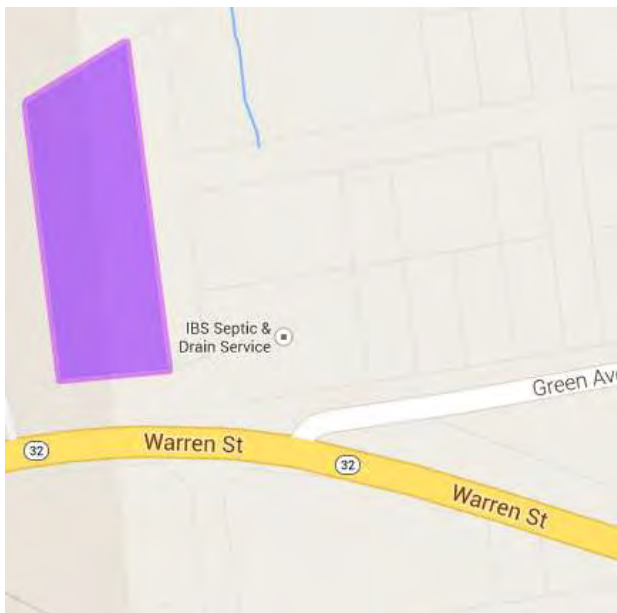
Use and Environmental History: There was a reported leaking underground storage tank and a spill. The spills are closed, but not all of them meet standards. A fuel oil, diesel, and gasoline tank test failure was reported, and vent repairs and tank removals occurred. Several surficial releases were reported including hydraulic line releases; waste oil dumping; and subsequent removal of 100 yards of soil; and an 800 gallon release of non-PCB oil to the river.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: Hercules/CIBA Geigy

Map ID: E5

Address: 89 Lower Warren Street

Owner: CIBA Specialty Chemicals Corporation/BASF

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 62.7 Acres

Existing Buildings: No permanent building, only a trailer in good condition.

Zoning: Heavy Industrial

Zone and/or District Status: *(Check all that apply)*

- NYS Empire Zone:
- Business Improvement District:
- NYS Environmental Zone:
- Special Assessment District:
- Historic District:
- Urban Renewal Area:
- Archeologically Significant Area:
- Federal Enterprise Business Zone:
- Other _____

Use Status: Vacant

Property Description: This is a large vacant former pigment and wallpaper plant located between the Hudson River and the Feeder Canal. The buildings were demolished in 1989. The site is the subject of a complementary planning effort, The CIBA/Hudson Local Waterfront Plan.

Use and Environmental History: There was a leaking underground storage tank that was removed in 1999 with no contamination found. The spill is closed. It was a joint Federal Resource Conservation and Recovery Act and State Superfund site that has been remediated, bulldozed, and turned into a grassy field. Redevelopment of the site offers opportunities to enhance public access to the waterfront, improve canal/bike trails and recreational opportunities, as well as future private or public redevelopment.

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: Automotive Engineering (Formerly)

Map ID: E6

Address: 131 River Street

Owner: 131 River Street, LLC

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 0.4 Acres

Existing Buildings: Two buildings in fair condition

Zoning: Commerical Light Industrial

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
 NYS Environmental Zone:
 Urban Renewal Area:
 Federal Enterprise Business Zone:
 Other _____

Business Improvement District:
 Special Assessment District:
 Historic District
 Archeologically Significant Area:

Use Status: Vacant

Property Description: The site was formerly used as an automotive dealer and is now vacant.

Use and Environmental History: There was a spill reported wherein a caller reported waste dumped on site. The spill was closed, but does not meet standards.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: Tri-County Computers (Formerly)

Map ID: E7

Address: 2 Boulevard

Owner: Mark Scarincio

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 0.45 Acres

Existing Buildings: One building in fair condition.

Zoning: Commercial Light Industrial

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:
 NYS Environmental Zone:
 Urban Renewal Area:
 Federal Enterprise Business Zone:
 Other _____

Business Improvement District:
 Special Assessment District:
 Historic District
 Archeologically Significant Area:

Preliminary Assessment of Importance and Ranking:	
High	<input type="checkbox"/>
Medium	<input type="checkbox"/>
Low	<input type="checkbox"/>

Use Status: Vacant Commercial

Property Description: The site is a wedge-shaped mostly paved lot, with one vacant building. It is primarily used for parking.

Use and Environmental History: The site is classified as an Active Spill. There were two spills reported in 2009 during Phase II, and soil contamination was found 14'-18' below ground.



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: N/A (Vacant Property)

Map ID: V1

Address: Dix Avenue/Progress Boulevard

Owner: Queensbury Economic Development Corporation

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 1.3 Acres

Existing Buildings: None.

Zoning: Commercial Light Industrial

Zone and/or District Status: (Check all that apply)

- NYS Empire Zone:
- Business Improvement District:
- NYS Environmental Zone:
- Special Assessment District:
- Historic District:
- Urban Renewal Area:
- Archeologically Significant Area:
- Federal Enterprise Business Zone:
- Other _____

Use Status: Vacant

Property Description: This site is located within the Technical Park located along Dix Avenue. There are currently no buildings on site and is available for purchase.

Use and Environmental History: It is proximate to a NYSDEC Class B stream. These issues may impact site development considerations.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: N/A (Vacant)

Map ID: V2

Address: Progress Boulevard

Owner: Time Warner NY Cable, LLC

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 1.5 Acres

Existing Buildings: None

Zoning: Commercial Light Industrial

Zone and/or District Status: (Check all that apply)

- NYS Empire Zone:
- Business Improvement District:
- NYS Environmental Zone:
- Special Assessment District:
- Historic District:
- Urban Renewal Area:
- Archeologically Significant Area:
- Federal Enterprise Business Zone:
- Other _____

Use Status: Vacant

Property Description: This site is located within the Technical Park located along Dix Avenue. There are currently no buildings on site and is available for purchase.

Use and Environmental History: It is proximate to a NYSDEC Class B stream. These issues may impact site development considerations.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: N/A (Vacant)

Map ID: V3

Address: Progress Boulevard

Owner: Pactiv Protective Packaging, Inc

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 3.07 Acres

Existing Buildings: None

Zoning: Commercial Light Industrial

Zone and/or District Status: *(Check all that apply)*

- NYS Empire Zone:
- Business Improvement District:
- NYS Environmental Zone:
- Special Assessment District:
- Historic District:
- Urban Renewal Area:
- Archeologically Significant Area:
- Federal Enterprise Business Zone:
- Other _____

Use Status: Vacant

Property Description: This site is located within the Technical Park located along Dix Avenue. There are currently no buildings on site and is available for purchase.

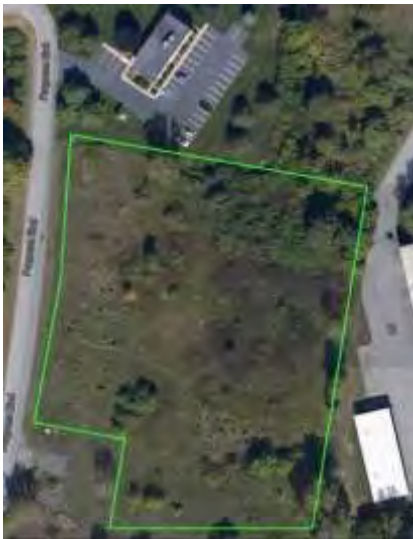
Use and Environmental History: It is proximate to a NYSDEC Class B stream. These issues may impact site development considerations.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: N/A (Vacant)

Map ID: V4

Address: Dix Avenue

Owner: PSG Properties, LLC

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 0.81 Acres

Existing Buildings: None

Zoning: Commercial Light Industrial

Zone and/or District Status: *(Check all that apply)*

- NYS Empire Zone:
- Business Improvement District:
- NYS Environmental Zone:
- Special Assessment District:
- Historic District:
- Urban Renewal Area:
- Archeologically Significant Area:
- Federal Enterprise Business Zone:
- Other _____

Use Status: Vacant

Property Description: The site is on Dix Avenue adjacent to the Technical Park, Keena Staffing, and large office/warehouse. There are currently no buildings on site and is available for purchase.

Use and Environmental History: It is proximate to a NYSDEC Class B stream. These issues may impact site development considerations.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: N/A (Vacant)

Map ID: V5

Address: Brayton Avenue

Owner: GF Lehigh Cement Co

Municipality: Queensbury

Publicly Owned: No

Foreclosure List: No

Size: 8.67 Acres

Existing Buildings: None

Zoning: Commercial Light Industrial

Zone and/or District Status: *(Check all that apply)*

- NYS Empire Zone:
- Business Improvement District:
- NYS Environmental Zone:
- Special Assessment District:
- Historic District:
- Urban Renewal Area:
- Archeologically Significant Area:
- Federal Enterprise Business Zone:
- Other: _____

Use Status: Vacant

Property Description: The site is located west of Jerry Brown's Auto Parts, adjacent to a vacant utility corridor to the north, and an existing proposed subdivision further west.

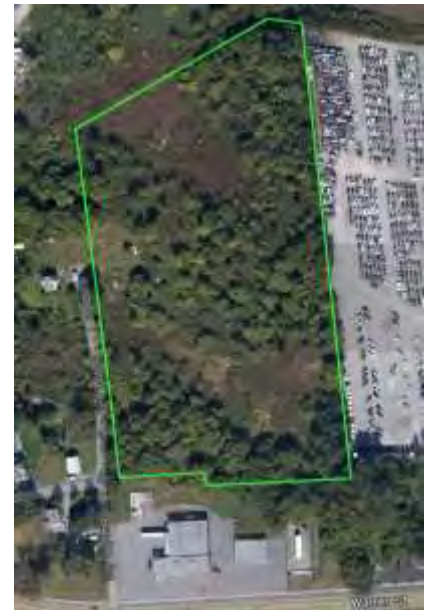
Use and Environmental History: The property located to the west of Jerry Brown's Auto Parts has some significant environmental constraints that will limit future development scenarios. The presence of NWI wetlands will severely limit construction on site as it covers most of the property's northern and southern boundaries.

Preliminary Assessment of Importance and Ranking:

High

Medium

Low



Pre-Nomination Study Descriptive Profile of Brownfield and Underutilized Properties

Name: N/A (Vacant)

Map ID: V6

Address: Dix Avenue

Owner: F.P. Properties, LLC

Municipality: Queensbury

Publically Owned: No

Foreclosure List: No

Size: 13.35 Acres

Existing Buildings: None.

Zoning: Commercial Intensive

Zone and/or District Status: *(Check all that apply)*

NYS Empire Zone:

NYS Environmental Zone:

Urban Renewal Area:

Federal Enterprise Business Zone:

Other _____

Business Improvement District:

Special Assessment District:

Historic District

Archeologically Significant Area:

Preliminary Assessment of Importance and Ranking:

High

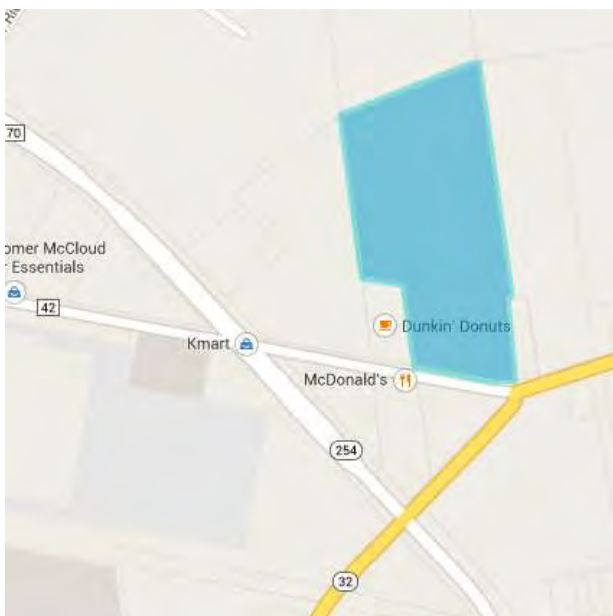
Medium

Low

Use Status: Vacant

Property Description: The site is located on Dix Avenue, in between to Dunkin Donuts and a residential lot.

Use and Environmental History: Currently vacant, development plans are unknown at this time.



Appendix E

Summary Review of Environmental Regulatory Databases

MEMORANDUM

To: Paul Cummings
From: Emily Pereira
cc: Greg Merriam
Date: May 10, 2013

Re: Queensbury South Brownfield Opportunity Area – Review of Environmental Regulatory Databases

Job #: 91231.00 Task 0700

We have obtained and reviewed an environmental regulatory agency record database report for the Queensbury South Brownfield Opportunity Area (BOA). The review consisted of database searches of ASTM E 1527-05 standard sources from the United States Environmental Protection Agency (USEPA) and New York State Department of Environmental Conservation (NYSDEC) as well as a few supplemental databases of interest. A copy of the database search conducted by EDR for Chazen is attached.

Below are descriptions of each dataset reviewed for sites identified within the BOA. A summary table of identified sites is also provided. The table includes the Site Name, EDR Site ID No., Site Address and database(s) for the listed site and a brief description of findings. Please note that sites with minor releases (e.g., small quantity surficial spills that have been mitigated to the satisfaction of the NYSDEC) while reviewed, are considered to be of low significance and thus were not included on the table.

Standard ASTM Environmental Record Sources

Federal CERCLIS List

A review of the USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list of federal hazardous waste sites with No Further Remedial Action Planned (NFRAP) determinations identified one site within the BOA. The Hercules/CIBA site is located at 80 Lower Warren Street (EDR ID I45 and A20). The site is listed as discovered in 1981 with a preliminary assessment and archive in 1987 as the site did not qualify for the National Priority List. This site is also listed on several other databases related to contamination and mitigation.

Federal RCRA Generators, RCRA CORRACTS Facilities, & RCRA non-CORRACTS TSD Facilities Lists

The USEPA listing of Resource Conservation and Recovery Act (RCRA) facilities under corrective action (CORRACTS) and non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities includes one Site within the BOA. This site is identified as Hercules/CIBA located at 80 Lower Warren Street (EDR ID I45 and A20). This site is listed as a private TSD, and a Conditionally Exempt Small Quantity (CESQ) Generator that was previously a small quantity generator and a large quantity generator. There are

violations reported for this RCRA facility. Corrective actions relating to inorganic dye and pigment manufacturing dated from 1986 through 2009 include facility investigations/assessments, proposed remedy selection/approval, control of human exposures, and control of migration of contamination groundwater. Issues are identified site wide and also specifically with areas including eastern portion, building 56 seeps, pre-treatment plant, off-site surface water sediments, off-site land, D&H railroad and areas to north and south of rail, north lagoon (north and south waste piles), seeps, sewer system, ponded backwater area, and industrial sewer.

The RCRA Hazardous Waste Generators list identifies 10 additional current and former hazardous waste generator sites within the BOA. No violations are listed for these facilities.

Federal Institutional Control/ Engineering Controls

One USEPA Institutional Control and Engineering Controls site was identified as Hercules/CIBA at 80 Lower Warren Street. Institutional controls are listed as of 1991, but the nature is not specified; no information is reported for the engineering controls.

Federal ERNS List

The Emergency Response Notification System (ERNS), a national computer database system that is used to store information on the sudden or accidental release of hazardous substances including petroleum into the environment, was reviewed. Two ERNS releases of note were reported to have occurred within the BOA, one at Hercules/CIBA and one at Glens Falls Cement Company located at 313 Lower Warren Street.

State and Tribal Landfills and/or Solid Waste Disposal Site Lists

NYSDEC's Facility Register of Solid Waste Disposal Facilities and Landfill (SWF/LF) Sites identified two sites within the BOA: Tree Care (EDR ID 9) at 53 Boulevard and Jerry Brown Auto Parts (EDR ID 153) at 26 Lower Warren Street. Tree Care is an active landfill that receives land clearing debris; this facility is not included on other database listings of spills or releases. Jerry Brown Auto Parts is an active auto dismantling facility is also a RCRA generator and contains an aboveground storage tank (AST); however, there are no spill records identified for this facility.

State and Tribal Registered Storage Tanks

NYSDEC's Petroleum Bulk Storage (PBS) database and Chemical Bulk Storage (CBS) databases were reviewed for storage UST and aboveground storage tank (AST) sites. Eight PBS UST sites, three PBS AST sites, and one CBS tank site were identified within the BOA. Two of these tank facilities are also listed as having tank-related spills (see below).

State and Tribal Leaking Underground Storage Tanks

The NYSDEC's Spills Information database was reviewed to obtain information on Leaking Underground Storage Tank (LUST) events for underground chemical or petroleum storage tanks. LUST events are a subset of events contained in the spills database where the release originated from an underground

storage tank (UST). This review indicates that five sites are located within the BOA. Multiple LUST spill events were reported for the Glens Falls Cement Company/Lehigh Northeast Cement (EDR ID J) located at 313 Lower Warren Street at the southwestern corner of the BOA.

LUST Location	Description	Status
Seeleys Furniture – 820 Quaker Road (EDR ID C21)	2006 Spill reported when an investigation identified toluene beneath the slab of the building because of a solvent tank from the furniture business. Outdoor samples were negative. Clay soil is at three feet below ground.	Contamination is isolated under the building at low levels. Spill closed.
Barrett Drivurself – 108 Lower Dix Avenue (EDR ID E22)	Two 3,000-gallon gasoline tanks removed in 1994. Contaminated soil and water. Monitoring wells installed.	Active Spill Case
King Fuels – Quaker Road and Dix Avenue (EDR ID C87)	Product noted in wells in 1994. In 2007 Stewart’s purchased the property and removed the tanks. Contaminated soil excavated to the extent practical. Off-site monitoring wells with low levels of MTBE remaining, but further monitoring not required due to source removal.	Spill Closed – does not meet standards
Glens Falls Cement Co. – 313 Lower Warren Street (EDR ID J)	Several LUST reported spills related to tank test failure of fuel oil, diesel and gasoline tanks. Vent repairs and tank removals occurred. Contamination reported for some spills; however, spills closed reporting that NYSDEC standards were met.	Various Spills closed- meet standards
Hercules/CIBA Geigy- 89 Lower Warren Street (EDR ID I58)	Tank test failure in 1999. Tank removed and no contamination was found.	Spill Closed-not meet standards; however, DEC memo indicates no spill to the environment ever occurred.

Supplemental Non-ASTM Environmental Record Sources

The EDR report includes several databases that are not part of the ASTM standard environmental record sources. Five supplemental databases listed below were reviewed for sites within the BOA.

State Spills List

NYSDEC’s Spills Information Database lists releases of hazardous substances and petroleum products, excluding LUSTs or Leaking Tank sites. Based on a review of the spills database, spills at four sites within the BOA indicate potential significance.

Spill Location	Description	Status
Automotive Engineering- 131 River Street (EDR ID H54)	Caller states drums of waste from an engine degreasing machine is dumped at the fence line.	Closed-does not meet standards
Formerly Tri-County Computers – 2 Boulevard (EDR ID B76 and B77)	Two spills reported in 2009 during Phase II. Soil contamination found 15’-18’ below the ground.	Active Spill
Sunoco- Quaker & Dix Avenue (EDR ID C85)	Line failure. Secondary containment captured all product	Spill Closed –meets standards
Glens Falls Cement Co./Lehigh Cement – 313 Lower Warren Street (EDR ID J)	Several surficial releases including hydraulic line releases; waste oil dumping and subsequent removal of 100yards of soil; and an 800-gallon release of non-PCB oil to the river.	Various spills closed- not all spills meet standards

Major Oil Storage Facilities (MOSF)

NYSDEC’s Major Oil Storage Facility list includes facilities with petroleum storage capacities of 400,000 gallons or greater. The MOSF list includes as the Glens Falls Cement Company/Lehigh Northeast Cement at the southwestern corner of the BOA as a former MOSF.

EDR Historical Auto Station List

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites. A review of this list has identified seven potential historic auto station sites within the BOA. None of these stations have reported significant spills or releases.

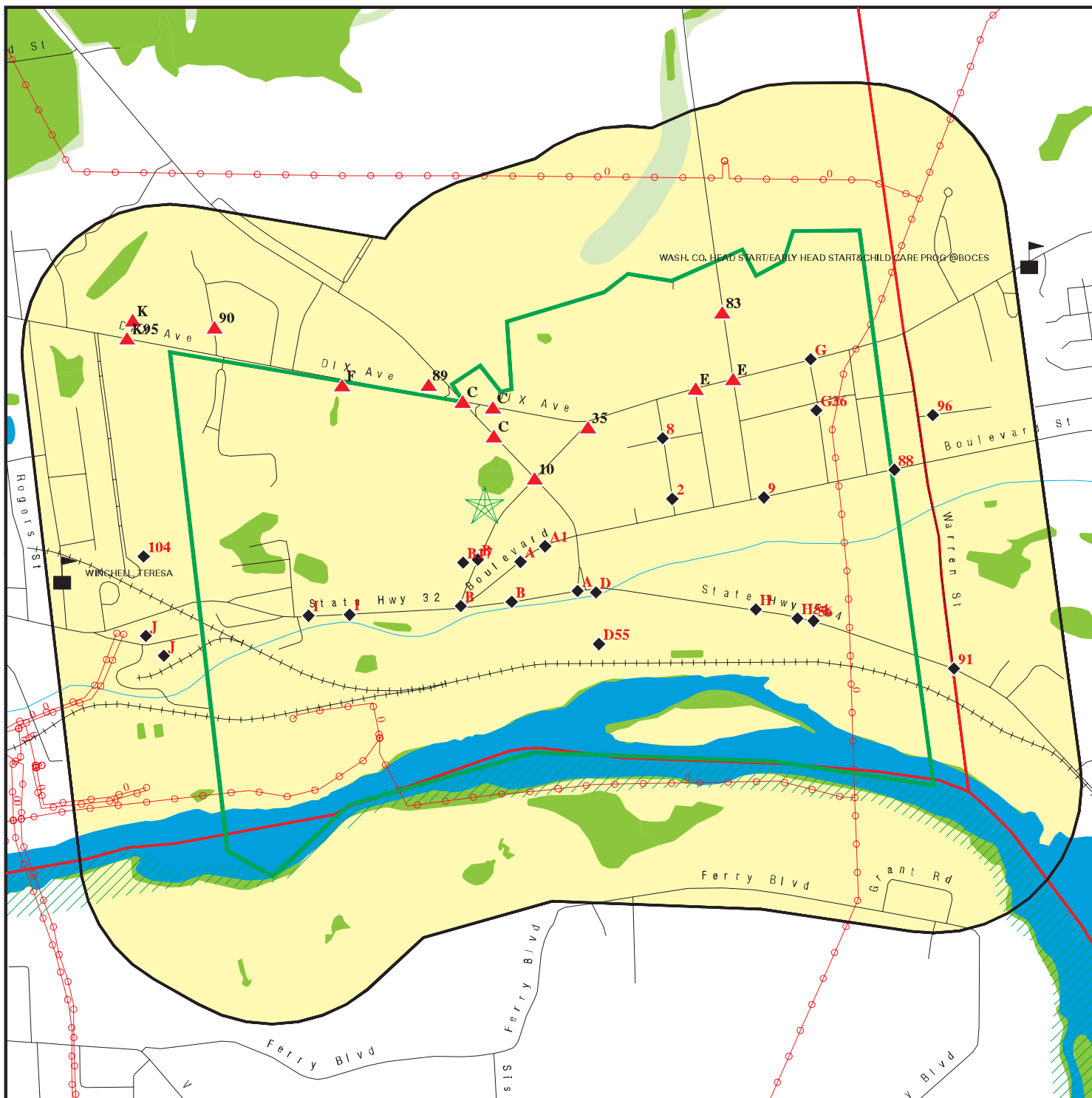
EDR Historical Cleaners List

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites. A review of this list has identified one potential historic dry cleaner site within the BOA, identified as Dix Avenue Laundromat. This facility has not reported significant spills or releases.

Risk Management Program Rule Site List

Under the Clean Air Act Amendments of 1990, companies of all sizes that use certain flammable and toxic substances are required to develop a Risk Management Program (RMP) that include a hazard assessment for accidental releases, an accident history, prevention program and emergency response program. A review of the RMP list has identified several operations with RMP at 300 Lower Warren Street. Two of these listings are also included as RCRA Generators (with no listed violations). No spills were identified for these RMP sites.

DETAIL MAP - 3592745.1s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites



- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Queensbury South BOA
 ADDRESS: 1-19 DIX AVE
 Queensbury NY 12804
 LAT/LONG: 43.313 / 73.6111

CLIENT: The Chazen Companies
 CONTACT: Emily Pereira
 INQUIRY #: 3592745.1s
 DATE: April 30, 2013 1:21 pm

Table 1
South Queensbury Brownfield Opportunity Area
Environmental Regulatory Database Review

Environmental Regulatory Databases Identified for Site

Site Name	EDR ID No.	Address	CERCLA - NFRAP	RCRA CORRACTS	RCRA TSD	RCRA Generator	US Engineering Controls	US Institutional Controls	ERNS	SWF/LF	Leaking Tank Spill	UST	AST	MOSF	CBS	Surficial Spills	SPDES	Historic Auto Stations	Historic Dry Cleaner	RPM
Tree Care by Stan Hunt	9	53 Boulevard								X										
telka Michaud	56	144 River St.										X								
Sinclair Int.	88	85 Boulevard				X														
Garden Time	89	Quaker Road										X								
Wholesale Tire Co.	A1	15 Boulevard																X		
Streeters Automotive Service	A16	10 Boulevard																X		
A&D Auto Body Supply	A4	11 Boulevard																X		
Warren Tire Service	B3	4 Highland Avenue																X		
VI Enterprises	B43	259 Lower Warren St.				X														
Hollitsters PLG & HTG	B5	4 Highland Avenue										X								
Sentinel Polyolefins LLC	B67/B81	300 Lower Warren St.				X														X
Laidlaw Warren County	B75	299 Lower Warren St.				X														
Former Tri County Computers	B76 & B77	2 Boulevard														X				
Pregis Innovative Packaging	B66/B80	300 Lower Warren St.				X														X
Pactiv Corporation	B78/82	300 Lower Warren St.																		X
Seeleys Furniture	C21										X									
Castle Power Solutions	C26	820 Quaker Road				X														
Stewarts Shop	C41	777 Quaker Road										X								
King Fuels	C84/C87	Quaker Rd. & Dix				X					X									
Sunoco	C85	Quaker Rd. & Dix														X				
Barrett Auto Sales/Barrett Drivurself	E22/E24	108 Lowe Dix									X	X								
KMART Corp.	E39	308 Dix Ave				X														
Duplex Construction Company	F25	Dix Ave										X								
Miners Automotive Repair	G27	468 Dix Avenue																X		
Fat City Motors	G28	473 Dix Avenue																X		
Warren Tire	G34	308 Dix Ave											X							
Peter J Wells DBA Engine	H42	156 River ST.																X		
Darius Enterprises	H44	156 River St.										X								
Automotive Engineering	H54	131 River St.														X				
Hercules/CIBA	I45/ A20	80 Lower Warren St.	X	X	X	X	X	X	X		X					X	X			
Jerry Brown Auto Parts	I53	26 Lower Warren St.				X				X			X							
Glens Falls Cement Co./Lehigh Northeast Cement	J/B13	313 Lower Warren St.				X					X	X	X	X	X	X				
Dix Avenue Laundromat	K95	222 Dix Avenue																		X

Note that EDR Site locations J and K were reported to be outside of the BOA; however, a review by site address and online tax maps suggest that these sites fall within the BOA

Queensbury South BOA

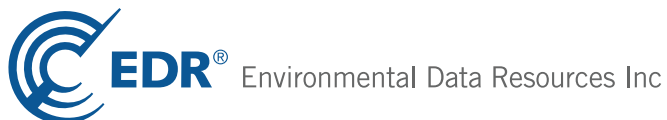
1-19 DIX AVE

Queensbury, NY 12804

Inquiry Number: 3592745.1s

April 30, 2013

The EDR Radius Map™ Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Map Findings	8
Orphan Summary	584
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1-19 DIX AVE
QUEENSBURY, NY 12804

COORDINATES

Latitude (North): 43.3130000 - 43° 18' 46.80"
Longitude (West): 73.6111000 - 73° 36' 39.96"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 612634.5
UTM Y (Meters): 4796295.0
Elevation: 312 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 43073-C5 HUDSON FALLS, NY
Most Recent Revision: 1966

West Map: 43073-C6 GLENS FALLS, NY
Most Recent Revision: 1966

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2011
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

State- and tribal - equivalent CERCLIS

SHWS..... Inactive Hazardous Waste Disposal Sites in New York State
VAPOR REOPENED..... Vapor Intrusion Legacy Site List

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

TANKS..... Storage Tank Facility Listing
CBS UST..... Chemical Bulk Storage Database
MOSF UST..... Major Oil Storage Facilities Database
CBS AST..... Chemical Bulk Storage Database
MOSF AST..... Major Oil Storage Facilities Database
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Registry of Engineering Controls
INST CONTROL..... Registry of Institutional Controls
RES DECL..... Restrictive Declarations Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Agreements

State and tribal Brownfields sites

ERP..... Environmental Restoration Program Listing
BROWNFIELDS..... Brownfields Site List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
SWRCY..... Registered Recycling Facility List
SWTIRE..... Registered Waste Tire Storage & Facility List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
DEL SHWS..... Delisted Registry Sites
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LIENS..... Spill Liens Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS 90..... SPILLS 90 data from FirstSearch
SPILLS 80..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
SSTS..... Section 7 Tracking Systems
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
RAATS..... RCRA Administrative Action Tracking System
HSWDS..... Hazardous Substance Waste Disposal Site Inventory
UIC..... Underground Injection Control Wells
DRYCLEANERS..... Registered Drycleaners
E DESIGNATION..... E DESIGNATION SITE LISTING
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
COAL ASH..... Coal Ash Disposal Site Listing
PRP..... Potentially Responsible Parties
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
EPA WATCH LIST..... EPA WATCH LIST
COAL ASH DOE..... Steam-Electric Plant Operation Data

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site List

CERC-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 02/05/2013 has revealed that there is 1 CERC-NFRAP site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HERCULES/ CIBA</i>	<i>89 LOWER WARREN STREET</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>I45</i>	<i>126</i>

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 02/12/2013 has revealed that there is 1 CORRACTS site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HERCULES/ CIBA</i>	<i>89 LOWER WARREN STREET</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>I45</i>	<i>126</i>

EXECUTIVE SUMMARY

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-TSDF list, as provided by EDR, and dated 02/12/2013 has revealed that there is 1 RCRA-TSDF site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HERCULES/ CIBA	89 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I45	126

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/12/2013 has revealed that there are 5 RCRA-SQG sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CASTLE POWER SOLUTIONS	820 QUAKER RD	0 - 1/8 (0.000 mi.)	C6	15
KMART CORPORATION #4928	308 DIX AVE	0 - 1/8 (0.000 mi.)	C40	105
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
V I ENTERPRISES	259 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B43	117
PREGIS INNOVATIVE PACKAGING IN	300 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B80	275
VALCOUR DIV OF THE FONDA GROUP	14 GLENS FALLS TECHNICA	W 0 - 1/8 (0.083 mi.)	104	356

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 02/12/2013 has revealed that there are 4 RCRA-CESQG sites within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HERCULES/ CIBA	89 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I45	126
JERRY BROWN AUTO PARTS	26 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	I53	200
SINCLAIR INTL	85 BOULEVARD	E 0 - 1/8 (0.005 mi.)	88	299
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

EXECUTIVE SUMMARY

Federal institutional controls / engineering controls registries

US ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 12/19/2012 has revealed that there is 1 US ENG CONTROLS site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HERCULES/ CIBA	89 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I45	126

US INST CONTROL: A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

A review of the US INST CONTROL list, as provided by EDR, and dated 12/19/2012 has revealed that there is 1 US INST CONTROL site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HERCULES/ CIBA	89 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I45	126

Federal ERNS list

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2012 has revealed that there are 4 ERNS sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	438 DIX AVE	0 - 1/8 (0.000 mi.)	E39	105
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	313 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B13	25
Not reported	313 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B68	257
Not reported	CIBA GEIGY PLANT 299 LO	0 - 1/8 (0.000 mi.)	B74	263

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the SWF/LF list, as provided by EDR, and dated 01/07/2013 has revealed that there are 2 SWF/LF sites within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TREE CARE BY STAN HUNT LCD LAN	53 BOULEVARD	0 - 1/8 (0.000 mi.)	9	18
JERRY BROWNS AUTO PARTS	26 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	I61	218

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 02/19/2013 has revealed that there are 9 LTANKS sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BARRETT DRIVURSELF Date Closed: 2/23/1995	108 LOWER DIX AVE	0 - 1/8 (0.000 mi.)	E22	52
DUPLEX CONSTRUCTION CO. Date Closed: 1/15/1988	DIX AVENUE	0 - 1/8 (0.000 mi.)	F38	102
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AUTOMOTIVE ENGINEERING Date Closed: 11/2/1998	156 RIVER STREET	0 - 1/8 (0.000 mi.)	H46	188
CIBA-GEIGY HERCULES INC Date Closed: 8/27/1999	89 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	I58	209
GLENS FALLS CEMENT COMPAN Date Closed: 5/26/2005	313 WARREN STREET	WSW 0 - 1/8 (0.086 mi.)	J106	368
GLENS FALLS CEMENT CO INC Date Closed: 10/24/1995 Date Closed: 10/30/2002 <i>*Additional key fields are available in the Map Findings section</i>	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371
GLENS FALLS PORTLAND CEM. Date Closed: 2/9/1988	WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J112	558
GLENS FALLS CEMENT II Date Closed: 9/10/1992	GLENS FALLS CEMENT	WSW 0 - 1/8 (0.095 mi.)	J114	563
GLENS FALLS CEMENT Date Closed: 1/26/1988	WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J115	566

HIST LTANKS: A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database.

A review of the HIST LTANKS list, as provided by EDR, and dated 01/01/2002 has revealed that there are 10 HIST LTANKS sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BARRETT DRIVURSELF Date Closed: 02/23/95	108 LOWER DIX AVE	0 - 1/8 (0.000 mi.)	E22	52
BARRETT DRIVURSELF INC. DUPLEX CONSTRUCTION CO. Date Closed: 01/15/88	108 LOWER DIX AVE. DIX AVENUE	0 - 1/8 (0.000 mi.) 0 - 1/8 (0.000 mi.)	E30 F38	75 102
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT COMPAN Date Closed: 10/24/95	313 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	B14	25

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AUTOMOTIVE ENGINEERING Date Closed: 11/02/98	156 RIVER STREET	0 - 1/8 (0.000 mi.)	H46	188
CIBA-GEIGY HERCULES INC Date Closed: 08/27/99	89 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	I58	209
GLENS FALLS CEMENT CO INC Date Closed: 02/02/90 Date Closed: 06/14/95 <i>*Additional key fields are available in the Map Findings section</i>	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371
GLENS FALLS PORTLAND CEM. Date Closed: 02/09/88	WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J112	558
GLENS FALLS CEMENT II Date Closed: 09/10/92	GLENS FALLS CEMENT	WSW 0 - 1/8 (0.095 mi.)	J114	563
GLENS FALLS CEMENT Date Closed: 01/26/88	WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J115	566

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, and dated 01/02/2013 has revealed that there are 9 UST sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BARRETT DRIVURSELF INC.	108 LOWER DIX AVENUE	0 - 1/8 (0.000 mi.)	E23	57
DUPLEX CONSTRUCTION CO INC	DIX AVENUE	0 - 1/8 (0.000 mi.)	F25	66
STEWART'S SHOP #417	777 QUAKER ROAD	0 - 1/8 (0.000 mi.)	C41	107
GARDEN TIME	QUAKER ROAD	NNW 0 - 1/8 (0.019 mi.)	89	308
GLENS FALLS MUNICIPAL OPERATIO	230 DIX AVENUE	WNW 0 - 1/8 (0.083 mi.)	K103	348

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOLLISTER'S PLG. & HTG. CORP.	4 HIGHLAND AVE	0 - 1/8 (0.000 mi.)	B5	11
DARIUS ENTERPRISES, INC.	156 RIVER STREET	0 - 1/8 (0.000 mi.)	H44	119
TEKLA MICHAUD	144 RIVER STREET	0 - 1/8 (0.000 mi.)	56	206
LEHIGH NORTHEAST CEMENT CO.	313 WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J110	551

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the AST list, as provided by EDR, and dated 01/02/2013 has revealed that there are 4 AST sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WARREN TIRE	308 DIX AVE	0 - 1/8 (0.000 mi.)	C34	93
GLENS FALLS MUNICIPAL OPERATIO	230 DIX AVENUE	WNW 0 - 1/8 (0.083 mi.)	K103	348

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JERRY BROWN'S AUTO PARTS	26 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I60	213

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

MOSF: These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

A review of the MOSF list, as provided by EDR, and dated 01/02/2013 has revealed that there is 1 MOSF site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

CBS: These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

A review of the CBS list, as provided by EDR, and dated 01/02/2013 has revealed that there is 1 CBS site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

HIST UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the HIST UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 8 HIST UST sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BARRETT DRIVURSELF INC.	108 LOWER DIX AVENUE	0 - 1/8 (0.000 mi.)	E23	57
DUPLEX CONSTRUCTION CO INC	DIX AVENUE	0 - 1/8 (0.000 mi.)	F25	66
STEWART'S SHOP #417	777 QUAKER ROAD	0 - 1/8 (0.000 mi.)	C41	107
GARDEN TIME	QUAKER ROAD	NNW 0 - 1/8 (0.019 mi.)	89	308
GLENS FALLS MUNICIPAL OPERATIO	230 DIX AVENUE	WNW 0 - 1/8 (0.083 mi.)	K103	348
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOLLISTER'S PLG. & HTG. CORP.	4 HIGHLAND AVE	0 - 1/8 (0.000 mi.)	B5	11
DARIUS ENTERPRISES, INC.	156 RIVER STREET	0 - 1/8 (0.000 mi.)	H44	119
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

EXECUTIVE SUMMARY

HIST AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the HIST AST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 3 HIST AST sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GARDEN TIME	QUAKER ROAD	NNW 0 - 1/8 (0.019 mi.)	89	308
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JERRY BROWN'S AUTO PARTS	26 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I59	212
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 02/19/2013 has revealed that there are 41 NY Spills sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRAFFIC ACCIDENT Date Closed: 9/30/1987	QUAKER & HIGHLAND ROAD	0 - 1/8 (0.000 mi.)	10	19
SEELYES FURNITURE RESTORATION Date Closed: 11/1/2006	820 QUAKER ROAD	0 - 1/8 (0.000 mi.)	C21	51
BARRETT AUTO SALES Date Closed: 11/14/1996	108 LOWER DIX AVE	0 - 1/8 (0.000 mi.)	E24	61
DEAN'S MOTORCYCLE REPAIR Date Closed: 3/25/1994	AIRPORT RD & DIX AVE	0 - 1/8 (0.000 mi.)	E26	71
OPEN LOT Date Closed: 2/21/2006	QUEENSBURY AVE/S/DIX AV	0 - 1/8 (0.000 mi.)	E29	74
TRAFFIC ACCIDENT Date Closed: 8/24/1993	DIX & QUEENSBURY AVENUE	0 - 1/8 (0.000 mi.)	E31	77
CONSTRUCTION SITE Date Closed: 3/4/1994	HIGHLAND AVENUE	0 - 1/8 (0.000 mi.)	35	96
MAPLEWOOD ICE INC. Date Closed: 3/1/2006	438 DIX AVENUE	0 - 1/8 (0.000 mi.)	E37	101
POLE #144 Date Closed: 3/10/2004	75 QUEENSBURY AVE	0 - 1/8 (0.000 mi.)	83	288
SUNOCO 0354-7866 Date Closed: 6/27/2001	QUAKER AND DIX AVE	0 - 1/8 (0.000 mi.)	C85	291
FITZGERALD TRUCK OVERFILL Date Closed: 4/9/1996	QUAKER AND DIX	0 - 1/8 (0.001 mi.)	C86	294
KING FUELS Date Closed: 5/5/2008	QUAKER & DIX	0 - 1/8 (0.001 mi.)	C87	296
NORTHERN LADDER Date Closed: 9/19/2002	34 TRIANGLE PARK DRIVE	WNW 0 - 1/8 (0.054 mi.)	90	316

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MALLINCKRODT NCC DIVISION Date Closed: 10/15/2010 Date Closed: 8/2/2000	230 DIX AVENUE	WNW 0 - 1/8 (0.083 mi.)	K102	345
Lower Elevation	Address	Direction / Distance	Map ID	Page
RON DUFOUR RESIDENCE Date Closed: 6/22/1995	4 PHILLIPS AVE.	0 - 1/8 (0.000 mi.)	2	8
TRANSFORMER Date Closed: 8/31/2010	14 PHILLIPS AVE	0 - 1/8 (0.000 mi.)	8	17
CHAMPLAIN FEEDER CANAL Date Closed: 8/8/2002 Date Closed: 3/30/1998	LOWER WARREN ST	0 - 1/8 (0.000 mi.)	D12	21
POLE 7-2 Date Closed: 7/2/2007	4 AND 6 HIGHLAND AVE	0 - 1/8 (0.000 mi.)	B17	33
ROADWAY SPILL Date Closed: 9/29/1988	RIVER STREET/QUAKER ROA	0 - 1/8 (0.000 mi.)	A18	34
FEEDER CANAL Date Closed: 1/11/1993	NEAR QUAKER & RT. 254	0 - 1/8 (0.000 mi.)	D19	36
MURPHY RESIDENCE Date Closed: 11/23/1993	14 CARROLL STREET	0 - 1/8 (0.000 mi.)	G36	99
CEIBA-GEIGY PLANT Date Closed: 10/15/1992	LOWER WARREN ST.	0 - 1/8 (0.000 mi.)	B47	191
FORMER CIBA GEIGY PLANT Date Closed: 2/8/1991	799 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	B48	193
FEEDER CANAL Date Closed: 1/7/1993	INT. 254 & 32 AND DOWNS	0 - 1/8 (0.000 mi.)	B49	195
AUTOMOTIVE ENGINEERING Date Closed: 5/16/1997	131 RIVER STREET	0 - 1/8 (0.000 mi.)	H54	202
JERRY BROWNS AUTO PARTS Date Closed: 9/22/2006	26 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	I61	218
CIGA-GEIGY PARKING LOT Date Closed: 5/17/1991	ROUTE 254	0 - 1/8 (0.000 mi.)	B62	224
TENNECO PACKAGING AVI Date Closed: 2/12/1996 Date Closed: 3/20/1997 <i>*Additional key fields are available in the Map Findings section</i>	300 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B64	228
FORMERLY TRI COUNTY COMPUTERS Date Closed: 3/29/2010	2 BLVD	0 - 1/8 (0.000 mi.)	B76	265
COMMERCIAL PROPERTY STATE RTE 254/MAIN ST Date Closed: 6/9/2003	2 BLVD RIVER ST/MAIN TO WARREN	0 - 1/8 (0.000 mi.) ESE 0 - 1/8 (0.060 mi.)	B77 91	266 319
GLENS FALLS CEMENT CO Date Closed: 8/9/1999	FERRY BLVD	WSW 0 - 1/8 (0.069 mi.)	J92	321
POLE #1 Date Closed: 7/21/2008	21 KVALE LANE	ENE 0 - 1/8 (0.082 mi.)	96	336
LEHIGH NORTHEAST CEMENT Date Closed: 1/22/2008 Date Closed: 3/15/2012	313 WARREN ST.	WSW 0 - 1/8 (0.086 mi.)	J105	366

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT CO INC Date Closed: 8/4/2003 Date Closed: 3/20/2002 <i>*Additional key fields are available in the Map Findings section</i>	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371
GLENS FALLS CEMENT QUARRY Date Closed: 9/28/1995	313 LOWER WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J113	561
GLENS FALLS CEMENT Date Closed: 12/29/2003 Date Closed: 10/19/2004 <i>*Additional key fields are available in the Map Findings section</i>	WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J115	566
PORTLAND CEMENT CO. Date Closed: 11/5/1992	WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J116	574
GLENS FALLS CEMENT Date Closed: 7/14/1988	PO BOX 440	WSW 0 - 1/8 (0.095 mi.)	J117	576
CIBA-GEIGY/GF CEMENT Date Closed: 8/17/1994	GLENS FALLS CEMENT CO.	WSW 0 - 1/8 (0.095 mi.)	J118	578
GLENS FALLS CEMENT Date Closed: 11/14/1996	HUDSON RIVER	WSW 0 - 1/8 (0.095 mi.)	J119	581

NY Hist Spills: This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database.

A review of the NY Hist Spills list, as provided by EDR, and dated 01/01/2002 has revealed that there are 33 NY Hist Spills sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRAFFIC ACCIDENT	QUAKER & HIGHLAND ROAD	0 - 1/8 (0.000 mi.)	10	19
BARRETT AUTO SALES	108 LOWER DIX AVE	0 - 1/8 (0.000 mi.)	E24	61
DEAN'S MOTORCYCLE REPAIR	AIRPORT RD & DIX AVE	0 - 1/8 (0.000 mi.)	E26	71
TRAFFIC ACCIDENT	DIX & QUEENSBURY AVENUE	0 - 1/8 (0.000 mi.)	E31	77
CONSTRUCTION SITE	HIGHLAND AVENUE	0 - 1/8 (0.000 mi.)	35	96
SUNOCO 0354-7866	QUAKER AND DIX AVE	0 - 1/8 (0.000 mi.)	C85	291
FITZGERALD TRUCK OVERFILL	QUAKER AND DIX	0 - 1/8 (0.001 mi.)	C86	294
KING FUELS	QUAKER & DIX	0 - 1/8 (0.001 mi.)	C87	296
NORTHERN LADDER	34 TRIANGLE PARK DRIVE	WNW 0 - 1/8 (0.054 mi.)	90	316
GLENS FALLS MINI COMPLEX	230 DIX AVENUE	WNW 0 - 1/8 (0.083 mi.)	K98	339
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RON DUFOUR RESIDENCE	4 PHILLIPS AVE.	0 - 1/8 (0.000 mi.)	2	8
CHAMPLAIN FEEDER CANAL	LOWER WARREN ST	0 - 1/8 (0.000 mi.)	D12	21
ROADWAY SPILL	RIVER STREET/QUAKER ROA	0 - 1/8 (0.000 mi.)	A18	34
FEEDER CANAL	NEAR QUAKER & RT. 254	0 - 1/8 (0.000 mi.)	D19	36
MURPHY RESIDENCE	14 CARROLL STREET	0 - 1/8 (0.000 mi.)	G36	99
CEIBA-GEIGY PLANT	LOWER WARREN ST.	0 - 1/8 (0.000 mi.)	B47	191
FORMER CIBA GEIGY PLANT	799 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	B48	193
FEEDER CANAL	INT. 254 & 32 AND DOWNS	0 - 1/8 (0.000 mi.)	B49	195

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AUTOMOTIVE ENGINEERING	131 RIVER STREET	0 - 1/8 (0.000 mi.)	H54	202
CIGA-GEIGY PARKING LOT	ROUTE 254	0 - 1/8 (0.000 mi.)	B62	224
ASTRO VALCOR CORP	300 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B63	226
TENNECO PACKAGING AVI	300 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B64	228
ASTRO-VALCOUR PARKING LOT	300 LOWER WARREN RD	0 - 1/8 (0.000 mi.)	B71	259
GLENS FALLS CEMENT PLANT	313 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B72	261
GLENS FALLS CEMENT CO	FERRY BLVD	WSW 0 - 1/8 (0.069 mi.)	J92	321
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371
GLENS FALLS CEMENT	313 WARREN STREET	WSW 0 - 1/8 (0.086 mi.)	J111	557
GLENS FALLS CEMENT QUARRY	313 LOWER WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J113	561
GLENS FALLS CEMENT	WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J115	566
PORTLAND CEMENT CO.	WARREN STREET	WSW 0 - 1/8 (0.095 mi.)	J116	574
GLENS FALLS CEMENT	PO BOX 440	WSW 0 - 1/8 (0.095 mi.)	J117	576
CIBA-GEIGY/GF CEMENT	GLENS FALLS CEMENT CO.	WSW 0 - 1/8 (0.095 mi.)	J118	578
GLENS FALLS CEMENT	HUDSON RIVER	WSW 0 - 1/8 (0.095 mi.)	J119	581

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/12/2013 has revealed that there are 8 RCRA NonGen / NLR sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BARRETT AUTO SALES	108 LOWER DIX AVE	0 - 1/8 (0.000 mi.)	E24	61
KING FUELS SUNOCO	QUAKER RD & DIX	0 - 1/8 (0.000 mi.)	C84	290
MALLINCKRODT CRITICAL CARE	230 DIX AVE	WNW 0 - 1/8 (0.083 mi.)	K97	337
GLENSFALLS CITY OF - DPW	230 DIX AVE	WNW 0 - 1/8 (0.083 mi.)	K99	341
KOMAK OF UPSTATE NEW YORK	230 DIX AVE	WNW 0 - 1/8 (0.083 mi.)	K101	342

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIBA GEIGY - PRETREATMENT FACI	QUAKER RD & BOULEVARD	0 - 1/8 (0.000 mi.)	A20	38
SENTINEL POLYOLEFINS LLC	300 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B67	256
LAIDLAW WARREN COUNTY NEW YORK	299 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B75	263

US MINES: Mines Master Index File. The source of this database is the Dept. of Labor, Mine Safety and Health Administration.

A review of the US MINES list, as provided by EDR, and dated 08/18/2011 has revealed that there are 2 US MINES sites within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LEHIGH NORTHEAST CEMENT C		WSW 0 - 1/8 (0.074 mi.)	J93	323
LEHIGH NORTHEAST CEMENT C		WSW 0 - 1/8 (0.074 mi.)	J94	330

EXECUTIVE SUMMARY

TRIS: The Toxic Chemical Release Inventory System identifies facilities that release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313. The source of this database is the U.S. EPA.

A review of the TRIS list, as provided by EDR, and dated 12/31/2009 has revealed that there is 1 TRIS site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

TSCA: The Toxic Substances Control Act identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. The United States Environmental Protection Agency has no current plan to update and/or re-issue this database.

A review of the TSCA list, as provided by EDR, and dated 12/31/2006 has revealed that there is 1 TSCA site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LEHIGH NORTHEAST CEMENT CO - G	313 WARREN STREET	WSW 0 - 1/8 (0.086 mi.)	J107	370

FTTS: FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act) over the previous five years. To maintain currency, EDR contacts the Agency on a quarterly basis.

A review of the FTTS list, as provided by EDR, and dated 04/09/2009 has revealed that there are 2 FTTS sites within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT CO, INC	313 LOWER WARREN ST, PO	0 - 1/8 (0.000 mi.)	B11	21
GLENS FALLS CEMENT CO., INC.	313 LOWER WARREN ST, PO	0 - 1/8 (0.000 mi.)	B70	259

HIST FTTS: A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

A review of the HIST FTTS list, as provided by EDR, and dated 10/19/2006 has revealed that there are 2 HIST FTTS sites within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT CO, INC	313 LOWER WARREN ST, PO	0 - 1/8 (0.000 mi.)	B11	21
GLENS FALLS CEMENT CO., INC.	313 LOWER WARREN ST, PO	0 - 1/8 (0.000 mi.)	B70	259

EXECUTIVE SUMMARY

ICIS: The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

A review of the ICIS list, as provided by EDR, and dated 07/20/2011 has revealed that there are 2 ICIS sites within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LEHIGH NORTHEAST CEMENT COMPAN	313 WARREN STREET GL	0 - 1/8 (0.000 mi.)	B15	27
SENTINEL POLYOLEFINS LLC	300 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B79	272

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 10/23/2011 has revealed that there are 20 FINDS sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SEELYE S HOME FURNISHINGS INC	820 QUAKER ROAD	0 - 1/8 (0.000 mi.)	C7	16
BARRETT AUTO SALES	108 LOWER DIX AVE	0 - 1/8 (0.000 mi.)	E24	61
KMART CORPORATION #4928	308 DIX AVE	0 - 1/8 (0.000 mi.)	C33	93
KING FUELS SUNOCO	QUAKER RD & DIX	0 - 1/8 (0.000 mi.)	C84	290
MALLINCKRODT CRITICAL CARE	230 DIX AVE	WNW 0 - 1/8 (0.083 mi.)	K97	337
CITY OF GLENS FALLS DPW	230 DIX AVE	WNW 0 - 1/8 (0.083 mi.)	K100	342
KOMAK OF UPSTATE NEW YORK	230 DIX AVE	WNW 0 - 1/8 (0.083 mi.)	K101	342

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIBA GEIGY - PRETREATMENT FACI	QUAKER RD & BOULEVARD	0 - 1/8 (0.000 mi.)	A20	38
HERCULES/ CIBA	89 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I45	126
V I ENTERPRISES	259 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B51	199
I B S SEPTIC & DRAIN	12 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	I52	200
JERRY BROWN AUTO PARTS	26 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	I53	200
JERRY BROWNS AUTO PARTS CENTER	26 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I57	208
SENTINEL POLYOLEFINS, LLC	300 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B65	231
PERKINS RECYCLING CORP.	299 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	B73	262
LAILAW WARREN COUNTY NEW YORK	299 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B75	263
SINCLAIR INTL	85 BOULEVARD	E 0 - 1/8 (0.005 mi.)	88	299
VALCOUR DIV OF THE FONDA GROUP	14 GLENS FALLS TECHNICA	W 0 - 1/8 (0.083 mi.)	104	356
GLENS FALLS TREATMENT PLANT	313 WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J108	370
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

EXECUTIVE SUMMARY

RMP: When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

A review of the RMP list, as provided by EDR, and dated 05/08/2012 has revealed that there are 4 RMP sites within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PREGIS CORPORATION - QUEENSBUR	300 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	B66	239
PACTIV CORPORATION- PLANT 2	300 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	B78	267
SENTINEL POLYOLEFINS, LLC	300 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	B81	277
PACTIV PROTECTIVE PACKAGING IN	300 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	B82	283

MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the MANIFEST list, as provided by EDR, and dated 02/01/2013 has revealed that there are 12 MANIFEST sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SEELYES FURNITURE RESTORATION</i>	<i>820 QUAKER ROAD</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>C21</i>	<i>51</i>
<i>BARRETT AUTO SALES</i>	<i>108 LOWER DIX AVE</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>E24</i>	<i>61</i>
KMART CORPORATION #4928	308 DIX AVE	0 - 1/8 (0.000 mi.)	C32	80
<i>MALLINCKRODT NCC DIVISION</i>	<i>230 DIX AVENUE</i>	<i>WNW 0 - 1/8 (0.083 mi.)</i>	<i>K102</i>	<i>345</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CIBA GEIGY - PRETREATMENT FACI</i>	<i>QUAKER RD & BOULEVARD</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>A20</i>	<i>38</i>
<i>HERCULES/ CIBA</i>	<i>89 LOWER WARREN STREET</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>I45</i>	<i>126</i>
V I ENTERPRISES	259 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B50	198
<i>JERRY BROWNS AUTO PARTS</i>	<i>26 LOWER WARREN ST</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>I61</i>	<i>218</i>
<i>TENNECO PACKAGING AVI</i>	<i>300 LOWER WARREN ST</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>B64</i>	<i>228</i>
<i>SINCLAIR INTL</i>	<i>85 BOULEVARD</i>	<i>E 0 - 1/8 (0.005 mi.)</i>	<i>88</i>	<i>299</i>
<i>VALCOUR DIV OF THE FONDA GROUP</i>	<i>14 GLENS FALLS TECHNICA</i>	<i>W 0 - 1/8 (0.083 mi.)</i>	<i>104</i>	<i>356</i>
<i>GLENS FALLS CEMENT CO INC</i>	<i>313 LOWER WARREN ST</i>	<i>WSW 0 - 1/8 (0.086 mi.)</i>	<i>J109</i>	<i>371</i>

SPDES: New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

A review of the SPDES list, as provided by EDR, and dated 01/28/2013 has revealed that there is 1 SPDES site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIBA-GEIGY CORP	LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	D55	204

EXECUTIVE SUMMARY

AIRS:

A review of the AIRS list, as provided by EDR, and dated 12/31/2011 has revealed that there is 1 AIRS site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

Financial Assurance: Financial assurance information.

A review of the Financial Assurance list, as provided by EDR, and dated 01/08/2013 has revealed that there is 1 Financial Assurance site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HERCULES/ CIBA	89 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I45	126

2020 COR ACTION: The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

A review of the 2020 COR ACTION list, as provided by EDR, and dated 11/11/2011 has revealed that there is 1 2020 COR ACTION site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HERCULES/ CIBA	89 LOWER WARREN STREET	0 - 1/8 (0.000 mi.)	I45	126

US AIRS: The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

A review of the US AIRS list, as provided by EDR, and dated 11/15/2012 has revealed that there are 2 US AIRS sites within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SENTINEL POLYOLEFINS, LLC	300 LOWER WARREN ST	0 - 1/8 (0.000 mi.)	B65	231
GLENS FALLS CEMENT CO INC	313 LOWER WARREN ST	WSW 0 - 1/8 (0.086 mi.)	J109	371

US FIN ASSUR: All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

A review of the US FIN ASSUR list, as provided by EDR, and dated 11/20/2012 has revealed that there

EXECUTIVE SUMMARY

is 1 US FIN ASSUR site within approximately 0.1 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HERCULES/ CIBA</i>	<i>89 LOWER WARREN STREET</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>I45</i>	<i>126</i>

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 7 EDR US Hist Auto Stat sites within approximately 0.1 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	468 DIX AVE	0 - 1/8 (0.000 mi.)	G27	73

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	15 BOULEVARD	0 - 1/8 (0.000 mi.)	A1	8
Not reported	4 HIGHLAND AVE	0 - 1/8 (0.000 mi.)	B3	10
Not reported	11 BOULEVARD	0 - 1/8 (0.000 mi.)	A4	11
Not reported	10 BOULEVARD	0 - 1/8 (0.000 mi.)	A16	31
Not reported	473 DIX AVE	0 - 1/8 (0.000 mi.)	G28	74
Not reported	156 RIVER ST	0 - 1/8 (0.000 mi.)	H42	117

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.1 miles of the target property.

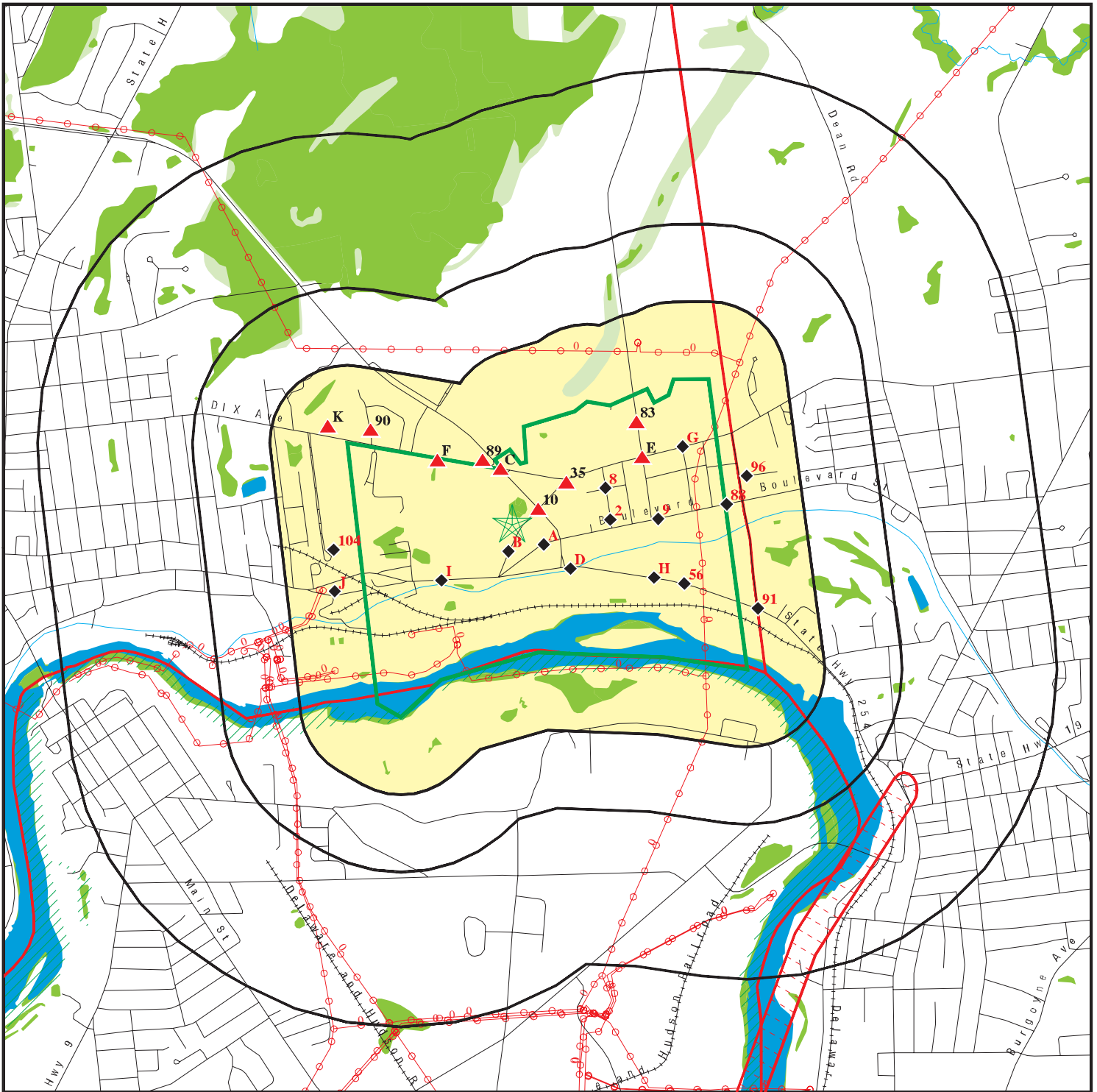
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	222 DIX AVE	WNW 0 - 1/8 (0.076 mi.)	K95	336

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 21 records.

<u>Site Name</u>	<u>Database(s)</u>
MOBIL OIL CORP	MANIFEST
STEWART'S SHOP #415	UST
GREAT ESCAPE FUN PARK	UST
NORTHWAY PLAZA SHOPPING CENTER	AST
WALMART #2116	AST
GREAT ESCAPE	RCRA-SQG,FINDS,HIST SPILLS
QUEENSBURY STOP SMART	FINDS,RCRA-NLR
MOUNTAINSIDE AUTO SALES	RCRA-NLR
QUEENSBURY (T) SD #1	FINDS
NYS ROUTE 149 - TOWN OF QUEENSBURY	FINDS
FAR SIDE OF A HORSE FARM	SPILLS
POLE 41	SPILLS
POLE 6-3	SPILLS
CUMBERLAND FARMS # 3163	SPILLS
DUNHAMS BAY BOAT COMPANY	SPILLS
VERIZON VEHICLE TANK	SPILLS
NEAR PRICE CHOPPER	SPILLS,HIST SPILLS
NORTH COUNTRY AUTO RADIATOR	SPILLS
STORE #1584	SPILLS
N. OF DUNHAMS BAY	SPILLS
NORTHWAY PLAZA SHOPPING CENTER	HIST AST

OVERVIEW MAP - 3592745.1s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

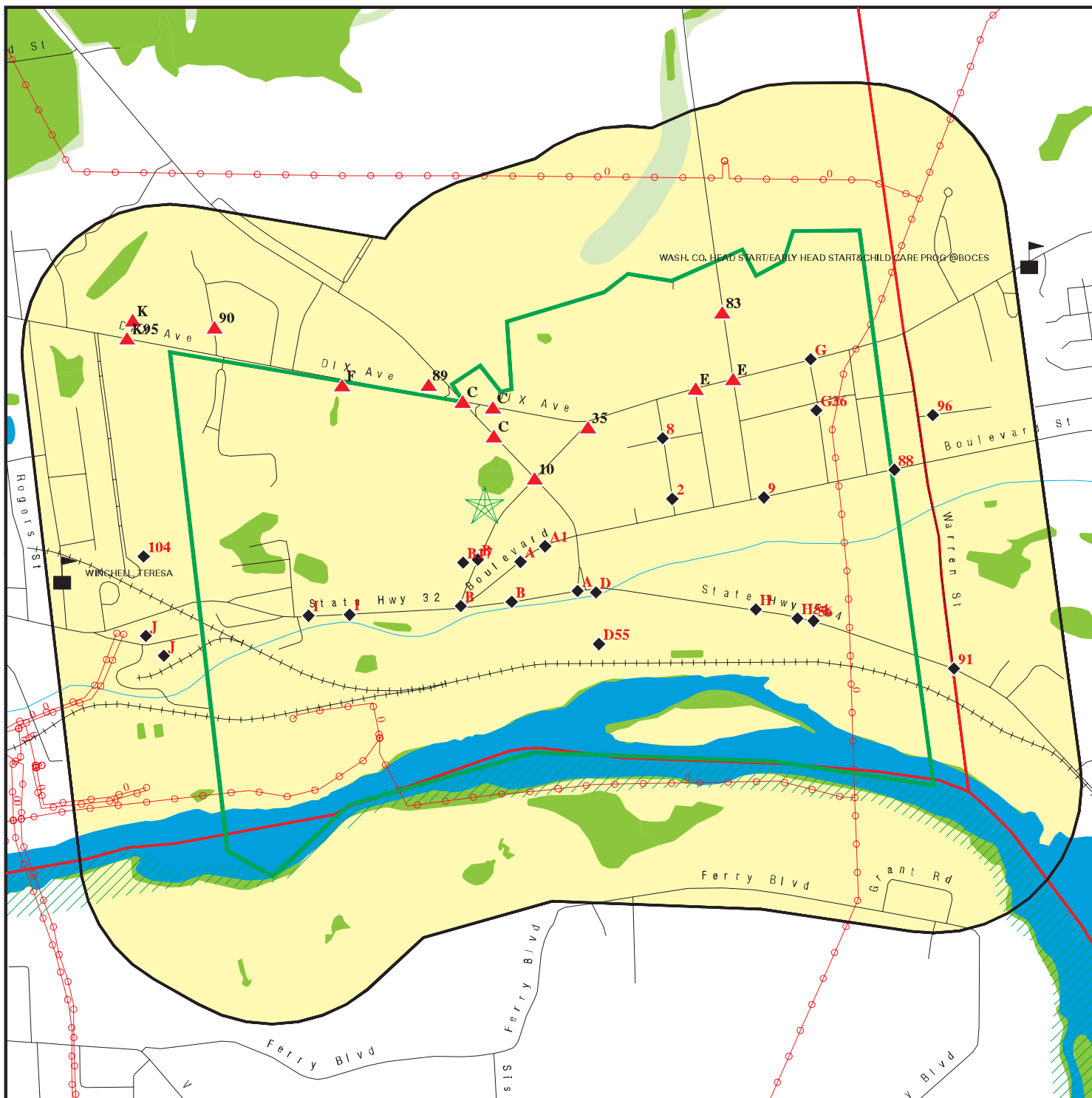
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Queensbury South BOA
 ADDRESS: 1-19 DIX AVE
 Queensbury NY 12804
 LAT/LONG: 43.313 / 73.6111

CLIENT: The Chazen Companies
 CONTACT: Emily Pereira
 INQUIRY #: 3592745.1s
 DATE: April 30, 2013 1:19 pm

DETAIL MAP - 3592745.1s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites



- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Queensbury South BOA
 ADDRESS: 1-19 DIX AVE
 Queensbury NY 12804
 LAT/LONG: 43.313 / 73.6111

CLIENT: The Chazen Companies
 CONTACT: Emily Pereira
 INQUIRY #: 3592745.1s
 DATE: April 30, 2013 1:21 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	0.100		0	NR	NR	NR	NR	0
Proposed NPL	0.100		0	NR	NR	NR	NR	0
NPL LIENS	0.100		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	0.100		0	NR	NR	NR	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.100		0	NR	NR	NR	NR	0
FEDERAL FACILITY	0.100		0	NR	NR	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.100		1	NR	NR	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	0.100		1	NR	NR	NR	NR	1
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.100		1	NR	NR	NR	NR	1
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.100		0	NR	NR	NR	NR	0
RCRA-SQG	0.100		5	NR	NR	NR	NR	5
RCRA-CESQG	0.100		4	NR	NR	NR	NR	4
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.100		1	NR	NR	NR	NR	1
US INST CONTROL	0.100		1	NR	NR	NR	NR	1
LUCIS	0.100		0	NR	NR	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.100		4	NR	NR	NR	NR	4
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	0.100		0	NR	NR	NR	NR	0
VAPOR REOPENED	0.100		0	NR	NR	NR	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.100		2	NR	NR	NR	NR	2
<i>State and tribal leaking storage tank lists</i>								
LTANKS	0.100		9	NR	NR	NR	NR	9
HIST LTANKS	0.100		10	NR	NR	NR	NR	10
INDIAN LUST	0.100		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>State and tribal registered storage tank lists</i>								
TANKS	0.100		0	NR	NR	NR	NR	0
UST	0.100		9	NR	NR	NR	NR	9
CBS UST	0.100		0	NR	NR	NR	NR	0
MOSF UST	0.100		0	NR	NR	NR	NR	0
AST	0.100		4	NR	NR	NR	NR	4
CBS AST	0.100		0	NR	NR	NR	NR	0
MOSF AST	0.100		0	NR	NR	NR	NR	0
MOSF	0.100		1	NR	NR	NR	NR	1
CBS	0.100		1	NR	NR	NR	NR	1
INDIAN UST	0.100		0	NR	NR	NR	NR	0
FEMA UST	0.100		0	NR	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS	0.100		0	NR	NR	NR	NR	0
INST CONTROL	0.100		0	NR	NR	NR	NR	0
RES DECL	0.100		0	NR	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.100		0	NR	NR	NR	NR	0
VCP	0.100		0	NR	NR	NR	NR	0
<i>State and tribal Brownfields sites</i>								
ERP	0.100		0	NR	NR	NR	NR	0
BROWNFIELDS	0.100		0	NR	NR	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.100		0	NR	NR	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
DEBRIS REGION 9	0.100		0	NR	NR	NR	NR	0
ODI	0.100		0	NR	NR	NR	NR	0
SWRCY	0.100		0	NR	NR	NR	NR	0
SWTIRE	0.100		0	NR	NR	NR	NR	0
INDIAN ODI	0.100		0	NR	NR	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL	0.100		0	NR	NR	NR	NR	0
DEL SHWS	0.100		0	NR	NR	NR	NR	0
US HIST CDL	0.100		0	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
HIST UST	0.100		8	NR	NR	NR	NR	8
HIST AST	0.100		3	NR	NR	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Local Land Records								
LIENS 2	0.100		0	NR	NR	NR	NR	0
LIENS	0.100		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.100		0	NR	NR	NR	NR	0
NY Spills	0.100		41	NR	NR	NR	NR	41
NY Hist Spills	0.100		33	NR	NR	NR	NR	33
SPILLS 90	0.100		0	NR	NR	NR	NR	0
SPILLS 80	0.100		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.100		8	NR	NR	NR	NR	8
DOT OPS	0.100		0	NR	NR	NR	NR	0
DOD	0.100		0	NR	NR	NR	NR	0
FUDS	0.100		0	NR	NR	NR	NR	0
CONSENT	0.100		0	NR	NR	NR	NR	0
ROD	0.100		0	NR	NR	NR	NR	0
UMTRA	0.100		0	NR	NR	NR	NR	0
US MINES	0.100		2	NR	NR	NR	NR	2
TRIS	0.100		1	NR	NR	NR	NR	1
TSCA	0.100		1	NR	NR	NR	NR	1
FTTS	0.100		2	NR	NR	NR	NR	2
HIST FTTS	0.100		2	NR	NR	NR	NR	2
SSTS	0.100		0	NR	NR	NR	NR	0
ICIS	0.100		2	NR	NR	NR	NR	2
PADS	0.100		0	NR	NR	NR	NR	0
MLTS	0.100		0	NR	NR	NR	NR	0
RADINFO	0.100		0	NR	NR	NR	NR	0
FINDS	0.100		20	NR	NR	NR	NR	20
RAATS	0.100		0	NR	NR	NR	NR	0
RMP	0.100		4	NR	NR	NR	NR	4
HSWDS	0.100		0	NR	NR	NR	NR	0
UIC	0.100		0	NR	NR	NR	NR	0
MANIFEST	0.100		14	NR	NR	NR	NR	14
DRYCLEANERS	0.100		0	NR	NR	NR	NR	0
SPDES	0.100		1	NR	NR	NR	NR	1
AIRS	0.100		1	NR	NR	NR	NR	1
E DESIGNATION	0.100		0	NR	NR	NR	NR	0
INDIAN RESERV	0.100		0	NR	NR	NR	NR	0
SCRD DRYCLEANERS	0.100		0	NR	NR	NR	NR	0
COAL ASH	0.100		0	NR	NR	NR	NR	0
PRP	0.100		0	NR	NR	NR	NR	0
COAL ASH EPA	0.100		0	NR	NR	NR	NR	0
Financial Assurance	0.100		1	NR	NR	NR	NR	1
2020 COR ACTION	0.100		1	NR	NR	NR	NR	1
US AIRS	0.100		2	NR	NR	NR	NR	2
PCB TRANSFORMER	0.100		0	NR	NR	NR	NR	0
US FIN ASSUR	0.100		1	NR	NR	NR	NR	1
EPA WATCH LIST	0.100		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
COAL ASH DOE	0.100		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	0.100		0	NR	NR	NR	NR	0
EDR US Hist Auto Stat	0.100		7	NR	NR	NR	NR	7
EDR US Hist Cleaners	0.100		1	NR	NR	NR	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 02/01/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: N/A
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/10/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/04/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 06/10/2013
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 04/10/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/05/2013	Source: EPA
Date Data Arrived at EDR: 03/01/2013	Telephone: 703-412-9810
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 12	Next Scheduled EDR Contact: 03/11/2013
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/19/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2012	Telephone: 703-603-0695
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 02/18/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/17/2013	Telephone: 202-267-2180
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 02/19/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/20/2013	Telephone: 518-402-9622
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 03/21/2013
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VAPOR REOPENED: Vapor Intrusion Legacy Site List

New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

Date of Government Version: 01/01/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/20/2013	Telephone: 518-402-9814
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 02/20/2013
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Facility Register

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/07/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/09/2013	Telephone: 518-457-2051
Date Made Active in Reports: 01/16/2013	Last EDR Contact: 04/08/2013
Number of Days to Update: 7	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LTANKS: Spills Information Database

Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 02/19/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/20/2013	Telephone: 518-402-9549
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 04/05/2013
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks

A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 07/08/2005	Telephone: 518-402-9549
Date Made Active in Reports: 07/14/2005	Last EDR Contact: 07/07/2005
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 04/29/2013
Number of Days to Update: 59	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012	Source: EPA Region 1
Date Data Arrived at EDR: 11/01/2012	Telephone: 617-918-1313
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 02/01/2013
Number of Days to Update: 162	Next Scheduled EDR Contact: 05/13/2013
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013	Source: EPA Region 4
Date Data Arrived at EDR: 02/08/2013	Telephone: 404-562-8677
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2013	Telephone: 415-972-3372
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

TANKS: Storage Tank Facility Listing

This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9543
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

UST: Petroleum Bulk Storage (PBS) Database

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: No Update Planned

CBS UST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 10/24/2005
Next Scheduled EDR Contact: 01/23/2006
Data Release Frequency: No Update Planned

MOSF UST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: Varies

AST: Petroleum Bulk Storage

Registered Aboveground Storage Tanks.

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: No Update Planned

CBS AST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CBS: Chemical Bulk Storage Site Listing

These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

MOSF: Major Oil Storage Facility Site Listing

These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/02/2013
Date Data Arrived at EDR: 01/02/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 02/08/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 11/07/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 156

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/03/2012
Date Made Active in Reports: 11/05/2012
Number of Days to Update: 94

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6137
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/21/2013	Source: EPA Region 9
Date Data Arrived at EDR: 02/26/2013	Telephone: 415-972-3368
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 04/29/2013
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 04/18/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Registry of Engineering Controls

Environmental Remediation sites that have engineering controls in place.

Date of Government Version: 02/19/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/20/2013	Telephone: 518-402-9553
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 03/21/2013
Number of Days to Update: 23	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INST CONTROL: Registry of Institutional Controls

Environmental Remediation sites that have institutional controls in place.

Date of Government Version: 02/19/2013
Date Data Arrived at EDR: 02/20/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 03/21/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Quarterly

RES DECL: Restrictive Declarations Listing

A restrictive declaration is a covenant running with the land which binds the present and future owners of the property. As a condition of certain special permits, the City Planning Commission may require an applicant to sign and record a restrictive declaration that places specified conditions on the future use and development of the property. Certain restrictive declarations are indicated by a D on zoning maps.

Date of Government Version: 11/18/2010
Date Data Arrived at EDR: 12/23/2010
Date Made Active in Reports: 02/11/2011
Number of Days to Update: 50

Source: NYC Department of City Planning
Telephone: 212-720-3401
Last EDR Contact: 03/29/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: No Update Planned

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 10/02/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 14

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

VCP: Voluntary Cleanup Agreements

New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 02/19/2013
Date Data Arrived at EDR: 02/20/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 03/21/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Semi-Annually

State and tribal Brownfields sites

ERP: Environmental Restoration Program Listing

In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a \$200 million Environmental Restoration or Brownfields Fund as part of the \$1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/19/2013
Date Data Arrived at EDR: 02/20/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 03/21/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Quarterly

BROWNFIELDS: Brownfields Site List

A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 02/19/2013
Date Data Arrived at EDR: 02/20/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 03/21/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 12/20/2012
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/26/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: No Update Planned

SWRCY: Registered Recycling Facility List

A listing of recycling facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/07/2013
Date Data Arrived at EDR: 01/09/2013
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 7

Source: Department of Environmental Conservation
Telephone: 518-402-8705
Last EDR Contact: 04/08/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: Semi-Annually

SWTIRE: Registered Waste Tire Storage & Facility List
A listing of facilities registered to accept waste tires.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 11/15/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8694
Last EDR Contact: 04/26/2013
Next Scheduled EDR Contact: 08/05/2013
Data Release Frequency: Annually

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/05/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/14/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/04/2013
Next Scheduled EDR Contact: 06/17/2013
Data Release Frequency: Quarterly

DEL SHWS: Delisted Registry Sites

A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 02/19/2013
Date Data Arrived at EDR: 02/20/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 03/21/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Registered Storage Tanks

HIST UST: Historical Petroleum Bulk Storage Database

These facilities have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. It is no longer updated due to the sensitive nature of the information involved. See UST for more current data.

Date of Government Version: 01/01/2002	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 06/02/2006	Telephone: 518-402-9549
Date Made Active in Reports: 07/20/2006	Last EDR Contact: 10/23/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 01/22/2007
	Data Release Frequency: Varies

HIST AST: Historical Petroleum Bulk Storage Database

These facilities have petroleum storage capabilities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. No longer updated due to the sensitive nature of the information involved. See AST for more current data.

Date of Government Version: 01/01/2002	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 06/02/2006	Telephone: 518-402-9549
Date Made Active in Reports: 07/20/2006	Last EDR Contact: 10/23/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 01/22/2007
	Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/16/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/26/2012	Telephone: 202-564-6023
Date Made Active in Reports: 06/14/2012	Last EDR Contact: 04/29/2013
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

LIENS: Spill Liens Information

Lien information from the Oil Spill Fund.

Date of Government Version: 02/22/2013	Source: Office of the State Comptroller
Date Data Arrived at EDR: 02/27/2013	Telephone: 518-474-9034
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 02/11/2013
Number of Days to Update: 16	Next Scheduled EDR Contact: 05/27/2013
	Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2012	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 01/03/2013	Telephone: 202-366-4555
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 04/02/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/15/2013
	Data Release Frequency: Annually

SPILLS: Spills Information Database

Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/19/2013
Date Data Arrived at EDR: 02/20/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 04/05/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Varies

HIST SPILLS: SPILLS Database

This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 11/02/2010
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/14/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/12/2013
Number of Days to Update: 40

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 04/03/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/05/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 15

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/11/2013
Next Scheduled EDR Contact: 06/24/2013
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 01/15/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 57

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/01/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 03/13/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/13/2013
Next Scheduled EDR Contact: 06/24/2013
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/25/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 09/08/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 21

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/06/2013
Next Scheduled EDR Contact: 06/17/2013
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 09/01/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 131

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/26/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/28/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/25/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/25/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/29/2013
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011	Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 04/15/2013
Number of Days to Update: 61	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/19/2013
Number of Days to Update: 98	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/21/2011	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/15/2011	Telephone: 301-415-7169
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 03/11/2013
Number of Days to Update: 60	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/08/2013
Date Data Arrived at EDR: 01/09/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/11/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/23/2011
Date Data Arrived at EDR: 12/13/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 79

Source: EPA
Telephone: (212) 637-3000
Last EDR Contact: 03/12/2013
Next Scheduled EDR Contact: 06/24/2013
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/26/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HSWDS: Hazardous Substance Waste Disposal Site Inventory

The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 01/01/2003
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 518-402-9564
Last EDR Contact: 05/26/2009
Next Scheduled EDR Contact: 08/24/2009
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells

A listing of enhanced oil recovery underground injection wells.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 36

Source: Department of Environmental Conservation
Telephone: 518-402-8056
Last EDR Contact: 03/13/2013
Next Scheduled EDR Contact: 06/24/2013
Data Release Frequency: Quarterly

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 02/07/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 36

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/07/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Annually

DRYCLEANERS: Registered Drycleaners

A listing of all registered drycleaning facilities.

Date of Government Version: 01/18/2013
Date Data Arrived at EDR: 01/23/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 51

Source: Department of Environmental Conservation
Telephone: 518-402-8403
Last EDR Contact: 03/18/2013
Next Scheduled EDR Contact: 07/01/2013
Data Release Frequency: Varies

SPDES: State Pollutant Discharge Elimination System

New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

Date of Government Version: 01/28/2013
Date Data Arrived at EDR: 01/30/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-8233
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: No Update Planned

AIRS: Air Emissions Data

Point source emissions inventory data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 08/02/2012
Date Made Active in Reports: 10/03/2012
Number of Days to Update: 62

Source: Department of Environmental Conservation
Telephone: 518-402-8452
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Annually

E DESIGNATION: E DESIGNATION SITE LISTING

The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/22/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 52

Source: New York City Department of City Planning
Telephone: 718-595-6658
Last EDR Contact: 03/26/2013
Next Scheduled EDR Contact: 07/08/2013
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 04/23/2013
Next Scheduled EDR Contact: 08/05/2013
Data Release Frequency: Varies

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 11/15/2012
Date Data Arrived at EDR: 11/16/2012
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 91

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 04/01/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/13/2012	Telephone: 617-520-3000
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 02/12/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: 05/27/2013
	Data Release Frequency: Quarterly

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 11/20/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2012	Telephone: 202-566-1917
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 02/19/2013
Number of Days to Update: 89	Next Scheduled EDR Contact: 06/03/2013
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/18/2012	Telephone: 703-308-4044
Date Made Active in Reports: 05/25/2012	Last EDR Contact: 02/15/2013
Number of Days to Update: 7	Next Scheduled EDR Contact: 05/27/2013
	Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash disposal site locations.

Date of Government Version: 01/08/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/09/2013	Telephone: 518-402-8660
Date Made Active in Reports: 01/16/2013	Last EDR Contact: 04/08/2013
Number of Days to Update: 7	Next Scheduled EDR Contact: 07/22/2013
	Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 04/18/2013
Number of Days to Update: 76	Next Scheduled EDR Contact: 07/29/2013
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/15/2013
Next Scheduled EDR Contact: 06/24/2013
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 10/31/2008
Date Data Arrived at EDR: 11/25/2008
Date Made Active in Reports: 12/11/2008
Number of Days to Update: 16

Source: Department of Environmental Conservation
Telephone: 518-402-8712
Last EDR Contact: 04/08/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 01/08/2013
Date Data Arrived at EDR: 01/09/2013
Date Made Active in Reports: 01/21/2013
Number of Days to Update: 12

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 04/08/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: Quarterly

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 11/15/2012
Date Data Arrived at EDR: 11/16/2012
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 91

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 04/01/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Annually

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/02/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 04/04/2013
Next Scheduled EDR Contact: 07/15/2013
Data Release Frequency: Quarterly

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/01/2013
Next Scheduled EDR Contact: 05/13/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing

A listing of aboveground storage tank sites located in Cortland County.

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 12/20/2012
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 27

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Quarterly

Cortland County Storage Tank Listing

A listing of underground storage tank sites located in Cortland County.

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 12/20/2012
Date Made Active in Reports: 01/16/2013
Number of Days to Update: 27

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Quarterly

NASSAU COUNTY:

Registered Tank Database

A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 05/21/2003
Date Data Arrived at EDR: 05/27/2003
Date Made Active in Reports: 06/09/2003
Number of Days to Update: 13

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 04/08/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: No Update Planned

Storage Tank Database

A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

Registered Tank Database

A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 05/21/2003
Date Data Arrived at EDR: 05/27/2003
Date Made Active in Reports: 06/09/2003
Number of Days to Update: 13

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 04/08/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Storage Tank Database

A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011	Source: Nassau County Office of the Fire Marshal
Date Data Arrived at EDR: 02/23/2011	Telephone: 516-572-1000
Date Made Active in Reports: 03/29/2011	Last EDR Contact: 02/04/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Varies

ROCKLAND COUNTY:

Petroleum Bulk Storage Database

A listing of aboveground storage tank sites located in Rockland County.

Date of Government Version: 02/08/2013	Source: Rockland County Health Department
Date Data Arrived at EDR: 02/08/2013	Telephone: 914-364-2605
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

Petroleum Bulk Storage Database

A listing of underground storage tank sites located in Rockland County.

Date of Government Version: 02/08/2013	Source: Rockland County Health Department
Date Data Arrived at EDR: 02/08/2013	Telephone: 914-364-2605
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 03/11/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/24/2013
	Data Release Frequency: Quarterly

SUFFOLK COUNTY:

Storage Tank Database

A listing of aboveground storage tank sites located in Suffolk County.

Date of Government Version: 09/13/2006	Source: Suffolk County Department of Health Services
Date Data Arrived at EDR: 01/11/2007	Telephone: 631-854-2521
Date Made Active in Reports: 02/07/2007	Last EDR Contact: 02/04/2013
Number of Days to Update: 27	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Annually

Storage Tank Database

A listing of underground storage tank sites located in Suffolk County.

Date of Government Version: 09/13/2006	Source: Suffolk County Department of Health Services
Date Data Arrived at EDR: 01/11/2007	Telephone: 631-854-2521
Date Made Active in Reports: 02/07/2007	Last EDR Contact: 02/04/2013
Number of Days to Update: 27	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Annually

WESTCHESTER COUNTY:

Listing of Storage Tanks

A listing of aboveground storage tank sites located in Westchester County.

Date of Government Version: 02/20/2013	Source: Westchester County Department of Health
Date Data Arrived at EDR: 02/21/2013	Telephone: 914-813-5161
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 02/04/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 05/20/2013
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Listing of Storage Tanks

A listing of underground storage tank sites located in Westchester County.

Date of Government Version: 02/20/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 22

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 02/04/2013
Next Scheduled EDR Contact: 05/20/2013
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/18/2013
Date Data Arrived at EDR: 02/18/2013
Date Made Active in Reports: 03/21/2013
Number of Days to Update: 31

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/18/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/19/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/23/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 57

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/23/2013
Next Scheduled EDR Contact: 08/05/2013
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 39

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/25/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

Date of Government Version: 02/15/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 22

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 01/21/2013
Next Scheduled EDR Contact: 05/06/2013
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011

Date Data Arrived at EDR: 07/19/2012

Date Made Active in Reports: 09/27/2012

Number of Days to Update: 70

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 03/18/2013

Next Scheduled EDR Contact: 07/01/2013

Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Providers

Source: Department of Health

Telephone: 212-676-2444

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands

Source: Department of Environmental Conservation

Telephone: 518-402-8961

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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Appendix F
Hudson-Ciba Waterfront Revitalization Plan
