



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Grossingers Resort
Clements and Grossingers Roads
Liberty, NY 12754

SITE No. C353015

NYSDEC REGION 3

October 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Liberty Public Library
189 N Main St
Liberty, NY 12754
(845) 292-6070

Who to Contact

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

Project-Related Questions
William Bennett, Project Manager
NYSDEC

Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
(518) 402-9659
william.bennett@dec.ny.gov

Health-Related Questions

Harolyn Hood
NYSDOH
Empire State Plaza Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed No Further Action remedy for the Former Grossingers Resort site ("site") located at Clements and Grossingers Roads in the Town of Liberty, Sullivan County. Please see the map for the site location.

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The report, called a Draft Remedial Investigation Report/Interim Remedial Measure Construction Completion Report (RIR/IRM-CCR), dated September 30, 2019, was prepared and submitted to NYSDEC by Sullivan Resorts LLC ("applicant").

How to Comment: NYSDEC is accepting written comments about the Draft RIR/IRM-CCR for 45 days, from **October 16 through November 30, 2019**.

- You may access the Draft RIR/IRM-CCR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C353015/>.
- Documents are also available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Proposed No Further Action Remedy: The no further action proposal is based upon the completion of expedited cleanups known as Interim Remedial Measures (IRMs) conducted by the applicant. The completed IRMs included the following:

- Demolition and full removal of all on-site buildings and associated in-ground structures;
- Removal of the two existing on-site underground storage tanks and associated piping; and
- Excavation and off-site disposal of approximately 10,000 tons of soils in exceedance of unrestricted soil cleanup objectives.

The following are the remaining elements proposed under the no further action remedy:

- A site management plan will be prepared which will include: groundwater monitoring until residual constituent concentrations are below NYSEC standards; and soil vapor intrusion monitoring to confirm the effectiveness of the remedy; and

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- An institutional control in the form of an environment easement will be placed on the site which will require periodic certification of site institutional and engineering controls. Should future monitoring results indicate that monitoring is no longer required, the BCP Volunteer may petition to have the easement removed.

Following completion of the IRMs, post-excavation soil sampling was conducted to confirm that remaining soil meets the soil cleanup objectives. The applicant will be submitting a Final Engineering Report for NYSDEC review, to document that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

Next Steps: NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant(s). Upon receiving the COC, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is located in a village suburban setting on Clements Road and Grossingers Road in the Town of Liberty. The Site is split into two sections, an approximately 0.87-acre square area near the intersection of Clements Road and the Route 52 to 17 ramp and an approximately 17.3-acre irregularly shaped area on Grossingers Road. The site is approximately one mile southeast of Liberty, New York. The site was previously the Grossingers Resort, which was developed by the Grossinger family in 1916. Since its closure approximately 30 years ago, the hotel/resort has been shuttered and all on-site structures have been demolished.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C353015) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: A remedial investigation (RI) was conducted at the site following building demolition. The RI identified concentrations of semi-volatile organic compounds (SVOCs), pesticides and metals above unrestricted soil cleanup objectives (SCOs). Soils exceeding unrestricted SCOs were excavated and properly disposed of off-site as part of the IRM. An investigation of site groundwater was completed following the IRM. Groundwater samples exceed NYSDEC groundwater criteria for volatile organic compounds (VOCs) and screening levels for per- and polyfluoroalkyl substances (PFAS). VOC and PFAS impacts to groundwater will be monitored under a Site Management Plan. VOC impacts to groundwater are expected to diminish within the next five years.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

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Site Location Map

