



Department of
Environmental
Conservation

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

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

FACT SHEET

Brownfield Cleanup Program

Former Grossingers Resort
Clements and Grossingers Roads
Liberty, NY 12754

December 2019

SITE No. C353015
NYSDEC REGION 3

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Grossingers Resort site ("site") located at Clements and Grossingers Roads in the Town of Liberty, Sullivan County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Sullivan Resorts LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C353015/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been or will be completed to achieve the remedial action objectives:

- Demolition and full removal of all on-site buildings and associated in-ground structures;
- Removal of two existing on-site underground storage tanks and associated piping;
- Excavation and off-site disposal of approximately 10,000 tons of soil to meet unrestricted soil cleanup objectives throughout the site;
- Implementation of a Site Management Plan (SMP) for management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting;
- Groundwater monitoring under the SMP until residual constituent concentrations are below NYSDEC standards;
- Groundwater treatment will be required under the SMP if contaminant concentrations do not decrease to acceptable levels within five years; and
- Recording of an Environmental Easement as an IC to prevent future exposure to any residual contamination remaining at the site.

BROWNFIELD CLEANUP PROGRAM

Should future monitoring results indicate that monitoring is no longer required, the BCP Volunteer may petition to have the easement removed.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Groundwater Monitoring

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 a portion of the Grossingers Resort, which was developed by the Grossinger family in 1916. Since its closure approximately 30 years ago, the hotel/resort had been shuttered. All on-site structures have since 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/x/EXTAPPS/DEREXTERNAL/index.cfm?pageid=3>

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 NYSDEC 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>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

