



## **City Seeking Cleanup Help**

### **Elm Street incubator building is one of three considered**

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GLENS FALLS- The city is seeking state funding to clean up environmental contamination at an Elm Street warehouse that officials hope to convert into a hub for fledgling technology-related businesses.

Jim Thatcher, a consultant to the city, said small communities like Glens Falls can benefit from a recent state law that reduces the local matching-fund requirement on environmental cleanup grants from 25 percent to just 10 percent.

"That match is a fairly onerous problem for many small communities," Thatcher said Monday evening at a meeting conducted by the city Community Development office. The meeting was held to update the public on efforts to identify and evaluate the extent of environmental contamination in commercial buildings in the city.

Thatcher, of Avalon Associates, Inc. of Glens Falls, said he is preparing a grant application on behalf of the Greater Glens Falls Development Corp. for state funding to study and clean up environmental contamination at the 36 Elm St. building.

Thatcher said he has not yet decided on an exact dollar amount but expects to apply for about \$150,000.

Mayor Robert Regan and other city officials are negotiating to buy the Elm Street building to house a business incubator program.

Glens Falls Economic Development Director James Martin said if the city is successful with its grant application, the state grant could be used to match federal grants to buy and renovate the 36 Elm St. building.

Officials want to renovate the building to house start-up technology related businesses and educational programs.

Keith Ziobron, another consultant to the city, said engineers who inspected the building recently noticed that fuel storage tanks in the basement were surrounded by sand, which could be an indication of contamination.

"Sometimes that raises a red flag, not always," said Ziobron, an engineer with Clough, Harbour & Associates of Albany.

Engineers installed monitoring devices last week at 36 Elm St. and two other properties

in the city to evaluate the extent of environmental contamination, Ziobron said.

The other two sites being evaluated for environmental contamination are the former Adirondack Scenic building at 20 Elm St. and a vacant building at 100-117 Warren St. that used to house a car dealership.

A preliminary evaluation of a fourth site, a city-owned parking lot at 34-38 Warren St. revealed no evidence of contamination.

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