

Adirondack Regional Business Incubator Brownfield Project

City of Glens Falls, New York

The City of Glens Falls and the Greater Glens Falls Local Development Corporation (LDC) identified an under-utilized former garment factory near the center of the downtown business district as a desired location for a technology business incubator facility.

The property was used for the storage of restaurant equipment for nearly 30 years before the LDC purchased the building. Constructed in the 1920s, the 18,000 square foot structure had also been used as a lingerie factory and an auto repair garage. Records also showed that a gas station and garage operated for several decades across the street from the site.

In 2004, the City was awarded funding from the NYS Department of Environmental Conservation (DEC) to investigate and clean up the property to facilitate its renovation and reuse.



The site investigation was conducted in early 2007 and found the following problems:

- ▶ **Above-ground fuel oil storage tanks enclosed in a cinder-block vault in the basement;**
- ▶ **Extensive asbestos and lead-based paint throughout all three floors and the basement;**
- ▶ **An underground tank along the sidewalk in the front of the building.**

The Project also includes extensive soil and groundwater investigation as well as the removal of the basement tanks, closure of the underground tank in the sidewalk, and removal of lead-based paint, asbestos, and other unknown chemicals that were found in the building.

Funding Summary:

- ▶ \$325,000 DEC Environmental Restoration Program (90% Grant / 10% Cash from the LDC)
- ▶ Separate public and private funds for building renovation and incubator operating costs.



AVALON ASSOCIATES prepared the DEC funding application, coordinated all project activities performed by engineers and environmental contractors, and submitted payment requests and required grant reports to the State.