1. **Applicant Identification:**
   Village of Greenwich
   6 Academy Street
   Greenwich, NY 12834

2. **Funding Requested:**
   a. **Assessment Grant Type:** Site-Specific
   b. **Federal Funds Requested:** $200,000

3. **Location:** Village of Greenwich, Washington County, NY

4. **Target Area and Priority Site/Property Information:**
   Former Dunbarton Mill Site
   52 John Street
   Greenwich, NY 12834

5. **Contacts:**
   a. **Project Director:**
      Mayor Pamela Fuller
      Tel: 518.692.2755
      mayor@villageofgreenwich.org
      Greenwich Village Hall
      6 Academy Street
      Greenwich, NY 12834
   b. **Chief Executive/Highest Ranking Elected Official:**
      Mayor Pamela Fuller
      Tel: 518.692.2755
      mayor@villageofgreenwich.org
      Greenwich Village Hall
      6 Academy Street
      Greenwich, NY 12834

6. **Population:** 1,651 (Village of Greenwich, 2020 Census)

7. **Other Factors Checklist:**

The Village of Greenwich is an equal opportunity provider and employer.

***

Phone: (518) 692-2755
Fax: (518) 692-8657
<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less</td>
<td>4</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>1</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.</td>
<td>N/A</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

8. **Letter from the State or Tribal Environmental Authority:** Attached.

9. **Not applicable.**

\[Signature\]

Pamela Fuller, Mayor

[Date]

---

The Village of Greenwich is an equal opportunity provider and employer.

Phone: (518) 692-2755
Fax: (518) 692-8657
May 30, 2031

Mayor Pamela Fuller
Greenwich Village Hall
6 Academy Street
Greenwich, NY 12834

Dear Mayor Fuller:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Chazen Companies on behalf of the Village of Greenwich, dated November 2, 2021, for a state acknowledgement letter for a Federal Year 2022 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Village of Greenwich plans to submit a Brownfield Site-Specific Assessment grant application for hazardous substances and petroleum in the amount of $200,000. Focus of the funding will be to complete additional data collection and to address recommendations presented in the 2016 Phase II ESA for the former Dunbarton Mill, a former textile and paper mill. Known contamination at the mill consists of metals, including lead, asbestos, and SVOCs. The purpose of the additional assessment work is to determine eligibility for entry into the New York State Brownfield Cleanup Program. Funding will also be allocated for remediation planning (including reuse planning) and community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Karen Diligent
Director, Bureau of Program Management

cc: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
R. Mustico, DEC Albany
B. Huyck, DEC Region 5
N. Greenberger, The Chazen Companies
1.a. Target Area and Brownfields

1.a.i Background & Description of the Target Area

The Village of Greenwich is in southern Washington County, a largely rural, agricultural county built around small hamlets and villages - like Greenwich - as activity centers.

Local business once thrived during Greenwich’s industrial past. The Village’s location on the Battenkill and the availability of rail allowed development of a robust paper and textile industries. While surrounding towns in the County largely rely on agriculture, the Village of Greenwich was where goods came to market and raw materials were refined into finished paper and textile products. Mill operations in the Village have ceased operation, including the former Dunbarton Mill (“Site”) that is the subject of this proposal. With the closure of these mills, employment numbers in the Village have steadily declined, forcing residents of Greenwich to seek alternative, often lower-paying jobs or employment requiring long commutes.

Former industrial properties are now underutilized waterfront sites, limiting public access to the waterfront, depressing neighboring property values, and raising dire public safety concerns. The meandering, picturesque Battenkill is a recreational asset, world renowned for its trout fishing and picturesque path through Washington County, yet largely inaccessible in the Village. Waterfront brownfield properties also pose a threat of contamination into the river and to the local population that interacts with the Battenkill while fishing, kayaking, and swimming. Residents, including children, illegally trespassing on these properties to gain access to the waterfront, increases the risk of exposure to hazardous materials and the potential for further damage. Safety concerns from trespassing and illegal activities at abandoned industrial brownfield sites have caused economic hardship, particularly in the immediately adjacent areas.

1.a.ii Description of the Priority Brownfield Site(s)

The Dunbarton Site is located at John St. Extension and Corliss Ave. in the Village of Greenwich and is significant in both its size (9 ac.) and strategic location between a freight rail, residential neighborhood, and Battenkill waterfront, and just 0.3 miles from the Village’s Main Street and historic district. The Site is partially within the FEMA 100-year floodplain. The Site adapted as an integral property through each phase of Greenwich’s history: first drawing on the waterpower provided by the Battenkill during the Village’s mill boom, then leveraging the rail’s logistical capabilities to maintain operations and significant employment for over a century.

The Site has been used for both textile and paper manufacturing at various points since the 1800s but has been abandoned since a 2002 fire that destroyed most of the Site buildings. What remains today are several dilapidated buildings, debris piles of various materials, concrete slabs of former buildings, and a hydro raceway that once provided the mill power. The rest of the Site is characterized by weeds and vegetation. In its current state, the Site poses a threat to public health and deters investment in the local economy, but it could also be the catalyst site in this physically attractive and desirable upstate Village.

The 2002 fire was the result of trespassing and caused significant damage and contamination that required an EPA Removal Action to remove hazardous waste. The persons known to be associated with the Site’s current owner have been uncooperative and unwilling to disclose who its shareholders are. The Village commenced an eminent domain action to acquire the Site in 2015 but cannot take title until the extent of contamination of the property and associated necessary remediation is known. The extent of contamination on the Site was assessed in a 2016 EPA TBA (ACRES ID 235929). The Phase II ESA found that the Site had metal concentrations above the Restricted Residential Use (SCOs and NYSDEC AWQS in soil and groundwater, respectively. Lead was the only chemical seen in both soil and groundwater at
levels exceeding standards. The Phase II ESA concluded that the Site’s contamination is primarily in surface soil and on-site debris piles. Groundwater has several metal exceedances; lead was detected in groundwater within one area. Subsurface soil had little to no detections.

Since completion of the 2016 Phase II ESA, additional redevelopment planning work for the Site has been initiated, creating a clear, community-supported vision for the Site’s future. However, realizing this vision requires remediation, and planning for remediation. Absent this key step, the Site has continued to deteriorate, heightening safety concerns due to continued trespassing into the Site’s ACM-containing, crumbling buildings.

The Village is seeking to build on the additional planning work conducted in the intervening years to prepare the site for remediation and subsequent development. In general, the soil contamination detected at the property is fairly manageable and most likely associated with the debris and soil piles on the Site. Remediation by soil/debris pile removal on and around the concrete pads should be sufficient in managing the bulk of the subject property contamination.

1.b. Revitalization of the Target Area

1.b.i Redevelopment Strategy and Alignment with Revitalization Plans

The Village has conducted a series of planning exercises focused on reactivating the Site. SUNY ESF’s Center for Community Design and Research (CCDR) conducted community visioning exercises in 2009/10 resulting in a Community Vision that identified the Site’s redevelopment as a strategic opportunity and potential catalyst for other development. In 2019, the Village secured NYSDOS BOA funds to prepare a Nomination Study, and the Site was selected as a strategic site. A Subcommittee of the BOA Advisory Committee was established focused on the Site’s redevelopment.

As part of the BOA Nomination planning, the Village, with the assistance of planning and design consultants and through continued public engagement, developed a redevelopment vision for the Site. The public engagement process for the Site’s redevelopment included a community visioning survey, site tour, a series of public meetings, market study, a review of concept alternatives, a series of stakeholder interviews, and a developer roundtable.

Identified redevelopment priorities for the site included mixed-income housing, cooperative housing models, and/or senior housing; cultural and community spaces; commercial activity; and open space and public access to the waterfront. A preferred alternative identifies 40 cohousing units, a small hotel, approximately 5,000 SF of food and beverage, and a recreational area with a cultural amphitheater space and a waterfront esplanade along the Battenkill.

The Village has built considerable support for a public/private partnership to redevelop the Site. The Village will work with a developer to secure funding for key redevelopment options once the remediation scope is determined and the Village acquires the Site.

1.b.ii Outcomes and Benefits of Redevelopment Strategy

The outcome and benefits of the Site’s redevelopment strategy would reverse the negative effects of this brownfield on Greenwich by increasing property values and providing new employment opportunities, affordable workforce or senior housing, community spaces and recreational opportunities for the local population, and a brownfield success model that the other abandoned manufacturing facility sites in the Village can follow.

While unemployment in the Village is relatively low, per capita income stands at $30,821 (vs. $39,326 in NY; $34,103 in US). Additionally, the rate of individuals in the area categorized as “Asset-Limited, Income-Constrained, Employed” (ALICE) is 30%. This group is of particular concern because it represents families and individuals who work but do not have sufficient resources to meet basic needs. These figures are the result of “underemployment” in Greenwich.
due to prevalence of low paying jobs. The availability of jobs locally has also continued to decline: Village employment decreased by ~24% from ‘10 to ‘15, with 750 jobs lost in this period. As a result, 95% of Village residents must travel outside of their place of residence for employment. The redevelopment program for the Site is estimated to create over 50 new jobs, bringing additional local income potential and helping to offset the high costs of commuting to distant employment centers that many local residents are forced to make today.

A market study was conducted for the Village as part of the BOA Nomination Study which identified a significant gap in available housing for those most in need: those earning under $15,000. Looking at housing demand for the next 20 years, demand for housing is expected to grow the most for those earning less than $35,000, indicating a continued, unmet need to house the most vulnerable. The Site’s redevelopment would include housing to meet this need. By determining the site’s BCP eligibility as part of this grant request, future developer(s) would have further incentives to construct affordable housing units on the Site.

Another intended outcome of the Site’s redevelopment is increasing property values in an area characterized by a greater prevalence of substandard housing. The Village’s median home value is $171,400 (vs. $313,700 in NYS). Further, data from Zillow.com indicate that 35 residential properties in the immediate vicinity of the Site have a median home value of just $157,100, indicating the property value depressing effects of the Site. In 2011, New Partners for Community Revitalization, Inc. analyzed the anticipated impact of returning brownfield properties back to productive use through its analysis of the NYS BOA program. Their report identified a 5-15% increase in property values within ¼ mile from redeveloped brownfield sites.

Lastly, the 2019 Washington County Health Assessment found that more than half of the residents in the county are very concerned about the potential impacts of environmental contaminants. This indicates that the perception of contamination may influence housing choices near brownfield sites. Notably, the vacancy rate is exceptionally high in the Village (15%) despite lower housing prices than in the Town and State, and comparable prices with the County. Near the Site, median housing prices are 8% lower than in the Village as a whole, and 50% lower than the State according to estimates from Zillow.com. Addressing the contamination concerns will help reverse years of underinvestment and vacancy in the surrounding neighborhood.

The Village of Greenwich is uniquely positioned to rebound from economic decline to revitalization through the clean-up of the Site. The Village is blessed with scenic river valley landscapes that support outdoor recreation, charming historic architecture, and a location adjacent to booming Saratoga Springs. The Site has over 1,000 linear feet of shoreline along the Battenkill- and unprecedented views/vistas of the river. Once redeveloped, the Site will spur investment based on its unique strategic location enabling connection between the Main Street corridor and Battenkill waterfront. Nearby residents will experience improved quality of life with the ability to utilize recreational and scenic assets of the River finally realized. Further, the unlocked Battenkill access will serve as a draw for further commercial investment as the Village of Greenwich realizes its potential as a scenic and quaint destination for families, businesses, and visitors. Several local developers have expressed serious interest in the Site if and when the environmental investigation is completed, and remedial costs can be quantified and factored into financing programs like the BCP tax credit program.

1.c. Strategy for Leveraging Resources
1.c.i Resources Needed for Site Reuse

With the $200,000 Brownfields Assessment grant, the Village will be able to build on the Phase II prepared through the EPA TBA program and the additional NYSDOS BOA planning
work to prepare the Site for remediation and future development. The Village must determine the remediation scope to determine the Site’s value and complete the eminent domain process initiated in 2015. This information, combined with additional work to determine the Site’s BCP eligibility will assist the Village in attracting a private developer to the site through a future RFP.

The Village is in the process of preparing a NYSDOS BOA Nomination Study, which includes the Site. It is anticipated that the BOA Nomination will be completed in the spring of 2022 and that the Village (and Site) will be designated a BOA by the NYS Secretary of State by the summer of 2022. Once designated, the Village will be eligible to apply for NYSDOS BOA Pre-Development funding. With the remediation investigation scope and work plan completed through the EPA brownfield program (as requested in this application), the Village will be able to focus the NYSDOS funding request on the additional pre-development items needed prior to the site’s redevelopment, including zoning changes, infrastructure upgrades, and site marketing, in addition to advancing other project components, including potential OPRHP funding for the recreation component of the project. Absent the EPA funding, the Village will be left to wait until the next NYS funding cycle to initiate the needed supplemental environmental assessment, pushing back the site’s acquisition and redevelopment and prolonging the current unsafe conditions on the property.

The requested EPA Brownfield funding would also determine the site’s BCP eligibility, which will have implications on the content and conditions of the site’s future RFP. Private developers who attended the developer forum for the Site indicated the importance of knowing this information prior to responding to an RFP. Absent BCP eligibility, a future developer would be eligible for BOA tax credits, a benefit of the site’s anticipated 2022 BOA designation.

1.c.ii Use of Existing Infrastructure

The Site is currently served by municipal water and roadway infrastructure as well as electrical and telecommunications infrastructure from public utilities. While portions of the Village are served by a public wastewater system, the Site is not served by the system; lots one block north of the site and one block east of the site are served by public wastewater infrastructure. Recognizing the importance of connecting the Site to the wastewater system to facilitate economic development, in July 2019, the Village submitted a NYS EFC Wastewater Infrastructure Engineering Planning Grant to conduct a feasibility study of expanding sewer connections to the Site. Grant awards are expected to be announced in December 2021.

2.a. Community Need

2.a.i The Community’s Need for Funding

The Village has a limited tax base to fund environmental assessment efforts due to its small population (1,651), which has been in decline since the 1960s when many manufacturing sites closed, and low per capita income ($30,821). The presence of the abandoned Site has placed a significant economic burden on the Village by resulting in lower property values and a lack of a tax base contribution. All municipal revenue is required to provide basic needs. The Village was placed under a DEC Consent Order to install a water filtration system and replace water mains. Responding to this water quality and health issue is already putting a huge financial strain on a community with limited resources, having had to borrow over $3 million to complete the project. Therefore, Greenwich does not have the resources to finance this next phase of the Site’s assessment work, as critical as it is to the Village, and the EPA grant funding is critical.

2.a.ii Threats to Sensitive Populations

The Village of Greenwich lags behind the Town, County, and NYS across a spectrum of public health and societal well-being indicators, and the abandoned, contaminated Site causes
additional public health, welfare, and environmental quality concerns for the surrounding community related to trespassing, safety, and potential contamination exposure.

The disability rate for children in the Village is 6.2%, which is higher than the Town (4.5%), County (5%), and NYS (<4%). At the County level (the most local level for which data is available), there are higher rates of diabetes and respiratory mortality, incidence of obesity and cancer, when compared to NYS and US figures. The diabetes and respiratory mortality rates in the County are 35.4% and 69.3%, respectively, compared to diabetes mortality rates of 19.6% (NY) and 24% (US) and respiratory mortality rates of 35.1% (NY) and 46.1% (US). The percentage of obese children in the County (37.6%) exceeds that of NYS (33.8%) and the US (31.8%), and the incidence rate of cancer is higher in the County (611.2) than that NYS (554.6) and the US (500.6). Cancers linked to exposure of known contaminants, like lung and bronchus cancer, are higher in the County (102.4) than Upstate NY (84.3) and NYS (69.7), and deaths rates from these cancers (67.2) exceed those of Upstate NY (53.0) and NYS (43.5).

The high health/welfare incidence rates locally and at the County level can be attributed to local populations clustering in factory-centric villages where the major employers were often firms that used dangerous chemicals, metals, oils, and processes that not only affected personnel but nearby neighborhoods. Moreover, the loss of these employment centers has led to mental health issues and deteriorating social cohesion that increases an individual’s likelihood of engaging in behaviors that negatively impact health. These impacts have resulted in those negative behaviors demonstrated in the county’s high rate of smokers (22.3%), binge drinkers (21.7%), and people experiencing poor mental health (13.1%) when compared with New York State (14.2%, 18.4%, and 10.1% respectively). Additionally, the rate of self-inflicted hospitalizations (7.6) and suicides among 15 to 19-year old’s (9.2) is higher than other Upstate New York counties (4.1, and 6.1 respectively).

While not currently intended for public access, the contaminated Site has been the site of trespassing and other incidents for years; the 2002 fire was caused by an adolescent who had trespassed on the site. The Greenwich-Cambridge Police Department reported 25 incidents at the Site in recent years, including trespassing, mental health incidence, and drug and alcohol consumption. Exposure to the known surface soil contamination and dangerous building materials present on the site, such as lead based paint, and asbestos can lead to adverse health outcomes, cancer, and disabilities, threatening the already sensitive surrounding population.

Real risk of exposure is also a concern among sensitive populations, such as children and teens who walk past the property daily and bear the risk of exposure to hazardous substances. Based on the EPA’s EJSCREEN, risks to children are an especially significant concern for the Site, which is in a located in an area that is in the 63rd percentile in terms of percentage of the population under age 5, compared to the US and State. Therefore, the Site is causing both real and perceived negative environmental and public health concerns for the community’s most vulnerable population – its children - who are growing up in a more contaminated environment than the average child. Childhood exposure to the lead present on the site can lead to learning and behavioral problems, hearing and speech problems, and slowed growth and development in children, resulting in lifelong impacts on this sensitive population.

The site investigation and targeted site remediation will improve local health and safety; positively impacting the lives of children, low-income families, seniors and those with mobility impairments. A clean/reactivated site will allow safe access to all users to an improved waterfront encouraging public access to recreational trails along the Battenkill River. This will provide greater opportunities for community members to get outside and exercise, which has the
potential to help reduce obesity, high cholesterol, and high blood pressure issues as well as improve a variety of mental health and social well-being indicators.

Removing harmful contamination will have the greatest impact to those residents closest to the Site. Cleaning up a long dormant eyesore and hazard is anticipated to encourage residents and business owners to improve their properties, thus raising median home values and housing conditions. Redevelopment of the site will create new jobs, improve employment opportunities and increase local median household incomes. Local employment may reduce long commutes and transportation cost, allowing cost burdened households greater opportunity for employment and recreation.

The Site’s redevelopment will support Environmental Justice by ensuring that those most vulnerable who reside by and trespass on the Site are protected from environmental and health hazards. The development program itself will also ensure that low-income communities benefit, including creating over 50 local jobs and constructing a mix of approximately 40 housing units targeted across a range of incomes, including potentially co-operative housing.

2.b. Community Engagement

2.b.i Project Involvement & 2.b.ii Project Roles

The requested EPA grant would be used for work that is a continuation of a multi-year planning project centered around the Site. As part of that planning work, a range of entities, organizations, and stakeholders have been involved in the process and will continue to do so moving forward. Key organizations and entities that will be involved in the project, including points of contact and anticipated roles, are presented in the table below.

<table>
<thead>
<tr>
<th>Name of Organization/Entity/Group</th>
<th>Point of Contact (Name, Email &amp; Phone)</th>
<th>Specific Involvement in the Project or Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater Greenwich Chamber of Commerce</td>
<td>Kelly Eustis <a href="mailto:kelly@greenwichchamber.org">kelly@greenwichchamber.org</a> 518-692-7979</td>
<td>Consistent with outreach conducted during the BOA Nomination planning process, the Village will conduct outreach at well-attended public events sponsored by the Greenwich Chamber to raise awareness of the project’s progress and solicit input.</td>
</tr>
<tr>
<td>Glens Falls Hospital</td>
<td>Ray Agnew <a href="mailto:fragnew@glensfallshospital.org">fragnew@glensfallshospital.org</a> 518-926-5900</td>
<td>The hospital will be contacted for some public health information research.</td>
</tr>
<tr>
<td>Greenwich Volunteer Fire Department</td>
<td><a href="mailto:greenwichfirecpr@gmail.com">greenwichfirecpr@gmail.com</a> (518) 692-9002</td>
<td>The Fire Department has previously provided some information on the two former on-site fires and will assist by providing as-needed assistance in the proper handling and disposal of contaminants encountered at the Site.</td>
</tr>
<tr>
<td>Greenwich Free Library</td>
<td>Sarah Murphy (518) 692-7157</td>
<td>The Library will serve as the meeting place for the community planning events and will assist in the dissemination of information to the public regarding the status of the project.</td>
</tr>
<tr>
<td>Village of Greenwich Public Works Department</td>
<td>Leo Flynn 518 692-7909</td>
<td>The Village DPW will coordinate and assist with Site access.</td>
</tr>
<tr>
<td>BOA Advisory Committee – Dunbarton Subcommittee</td>
<td>Andrew Kelly <a href="mailto:ack@ksrpllc.com">ack@ksrpllc.com</a> 518-692-1200</td>
<td>The BOA Advisory Committee has been instrumental to advancing the vision and plans for the Site’s redevelopment. The BOA Advisory Committee will be regularly updated and consulted with to ensure that the outcomes of the project will allow for the site’s redevelopment to be carried out.</td>
</tr>
<tr>
<td>Town Historian</td>
<td>Sandy McReynolds 518-692-7611</td>
<td>The Town historian will be consulted for additional information on the remaining buildings on the site and their historical significance in developing the remediation and building demolition work plan.</td>
</tr>
</tbody>
</table>
2.b.ii Incorporating Community Input

The project is a continuation of the BOA Nomination planning process, which involved extensive public engagement to form a unified vision for the Site. The Village has demonstrated a commitment to communications and engagement. The Village, with the support of a consultant, will continue communications with residents about the EPA grant and the environmental assessment process. Monthly Village Board meetings will be used to update the public about the project status and to solicit additional input from the public. Additional public events will be held at the Greenwich Free Library and/or well-attended events sponsored by the Greenwich Chamber of Commerce to maximize engagement. Similar to engagement during the BOA Nomination planning process, project updates, meeting minutes, and documents will be available to the public on the Village’s website and on the Village’s social media (Facebook) account. While digital outreach can be a means of incorporating community input, particularly during the COVID-19 pandemic, similar to community engagement during the BOA Nomination planning process, hard copies of project documents and notice of all public meeting will be posted in the Greenwich Free Library and in local newspapers.

3.a Description of Tasks/Activities and Outputs


The Phase II ESA included a series of recommendations for next steps needed to prepare the Site for redevelopment. The goal of this EPA funding request is to address the recommendations presented in the 2016 Phase II ESA by identifying the necessary next steps, while accounting for additional work completed in the intervening years through alternate funding streams. As an example, since the 2016 Phase II ESA was prepared, several of the Site buildings have fallen further into disrepair and The Chazen Companies prepared a Limited Structural Stability Assessment of the remaining on-site buildings in 2021 as part of the $200,000 NYSDOS-funded BOA Nomination planning study. This study determined that the remaining on-Site buildings are unstable, dangerous, and/or unsafe; as such, no additional sampling of regulated building materials (RBM), such as asbestos-containing material (ACM), will be performed. The remaining tasks to be completed, should the Village be awarded EPA Brownfield Assessment funding are outlined below and fulfill the objectives of securing the site for the safety of the community and initiating activities that will support the redevelopment of the Site.

<table>
<thead>
<tr>
<th>Task 1: Additional Data Collection</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation</strong>: This task will verify site eligibility for entry into the BCP. With eligibility confirmed the Village will be able to select a developer to enter the BCP and access the valuable site preparation and tangible property tax credits available once cleanup is completed. The proposed budget includes $156,000 to collect additional data to address data gaps with the objective of obtaining compelling evidence to support acceptance of the Site into the BCP. In addition to soil sampling ($50,000) and preparing a final report ($7,500), work plan ($6,000), and QAPP, FSP, and HASP ($10,000), this task includes temporarily shoring up to 1 historically significant building to allow for safe sample collection ($25,000); characterizing, removing, and properly disposing of existing debris...</td>
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piles and structures that impede the subsurface investigation and Site clearing and grubbing ($52,500); and conducting a Phase I ESA ($5,000), as there is not a current Phase I ESA of the Site.

### ii. Anticipated Project Schedule:
Once a qualified environmental consultant is selected, and accounting for seasonal constraints, it is anticipated that completion of Task 1 would take approximately one year.

### iii. Task/Activity Lead:
This task involved technical work requiring expertise in the area of environmental investigation and remediation. A qualified environmental consultant will be retained to lead this task, with oversight by the Village.

### iv. Outputs:
Work Plan, Soil Sampling Summary Report, and Phase I ESA needed to prepare the Site for entry into the BCP.

### Task 2: Remediation Planning

#### i. Project Implementation:
As recommended in the 2016 Phase II ESA, a professional engineer or scientist will prepare an updated construction health and safety plan ($2,500), construction contingency plans ($5,000), and a soils management plan ($5,000) to prepare the site for redevelopment. As all on-site buildings are unsafe to enter and assumed to contain ACM, a Demolition Work Plan will also be developed to address these on-site contaminants and prepare the site for remediation and redevelopment ($20,000).

#### ii. Anticipated Project Schedule:
Work on Task 2 would commence after completion of Task 1 and would have a total estimate duration of four months.

#### iii. Task/Activity Lead:
This task involved technical work requiring expertise in the area of environmental investigation and remediation. A qualified environmental consultant will be retained to lead this task, with oversight by the Village.

#### iv. Outputs:
Health and Safety Plan, Construction Contingency Plans, Soil Management Plan, and Demolition Work Plan developed to a level of detail necessary to determine the cost of remediating the site and preparing it for redevelopment.

### Task 3: Project Management

#### i. Project Implementation:
$8,000 of the requested funding is needed for the completion of Programmatic/grant administration activities associated with EPA quarterly and annual reporting, including ACRES reporting and preparation of payment requests and documentation in accordance with federal requirements and regulations.

#### ii. Anticipated Project Schedule:
Ongoing throughout the life of the grant (up to 3 years).

#### iii. Task/Activity Lead:
Consistent with previous and ongoing Village experience with grant-funded projects, the Qualified Environmental Professional will lead this task, with oversight and assistance from the Village Clerk and Village Treasurer.

#### iv. Outputs:
Timely quarterly and annual EPA reporting. Timely submission of payment requests and accompanying documentation. Timely ACRES reporting.

### Task 4: Community Outreach

#### i. Project Implementation:
$3,500 of the requested funding will be used for community outreach, education, and citizen participation. The Village, with the assistance of the environmental consulting firm selected for this project, will attend community meetings to provide updates on the performance of Site assessment activities. They will assist the Village with issuing public notices and newspaper articles to keep the local community informed of the environmental assessment activities and results. Part of the community outreach work will include announcements on the Village website and Facebook page to keep residents and businesses informed, particularly those owners who adjoin the Site.

#### ii. Anticipated Project Schedule:
Ongoing throughout the life of the grant (up to 3 years).

#### iii. Task/Activity Lead:
The Village will lead outreach efforts, with the support of the Qualified Environmental Professional.

#### iv. Outputs:
Public presentations, press releases, Village website/social media updates, flyers, and public notices to ensure the public is engaged and informed throughout the project.

### 3.b. Cost Estimates
3.b.i Development of Cost Estimates and 3.b.ii Application of Cost Estimates

The total project budget, broken down by task is provided below. In order to arrive at these costs estimates the Village consulted with experts in the field of remedial investigation, demolition, and asbestos abatement in the NYS Capital District. The estimated cost for the additional data collection task was developed based on the following assumptions: collection of 3 shallow soil samples at up to 30 locations and the removal and proper disposal of 350-500 yards of debris to allow for subsurface testing. The estimated contractual cost of the community outreach task assumes three public meetings/presentations, in addition to online engagement and press releases. The contractual cost estimates for all remaining project components were based on standard industry rates and information on the site that was provided to experts in the field. Tasks 3 and 4 include Village staff (Clerk and Treasurer) time based on current hourly rates and fringe benefits (breakdown in table footnotes), as well as supplies costs to cover printing and mailings. 94% of the Site-Specific EPA Brownfields Assessment Grant funding will be used for the performance of actual site assessment activities at the Site.

<table>
<thead>
<tr>
<th>Proposed Budget Table</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Budget Categories</strong></td>
</tr>
<tr>
<td><strong>Direct Costs</strong></td>
</tr>
<tr>
<td>Personnel</td>
</tr>
<tr>
<td>Fringe Benefits</td>
</tr>
<tr>
<td>Travel</td>
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<tr>
<td>Equipment</td>
</tr>
<tr>
<td>Supplies</td>
</tr>
<tr>
<td>Contractual</td>
</tr>
<tr>
<td>Other</td>
</tr>
<tr>
<td><strong>Total Direct Costs</strong></td>
</tr>
<tr>
<td><strong>Total Indirect Costs</strong></td>
</tr>
<tr>
<td><strong>Total Budget</strong></td>
</tr>
</tbody>
</table>

1 Based on 20 hours of J. Dowling’s time at $20.90/hour with 35% fringe benefits and 40 hours of K. Prime’s time at $22.44/hour with 32% fringe benefits.
2 Based on 40 hours of J. Dowling’s time at $20.90/hour with 35% fringe benefits.

3.c Measuring Environmental Results

Tracking and measuring the progress of outputs and task completion will be done on a quarterly basis through quarterly ACRES reports as well as by the completion of the additional data collection and remediation planning task outputs. In addition to the previously listed outputs, anticipated long-term outcomes include the Village acquiring the site and issuing an RFP for the site’s redevelopment (consistent with the BOA Nomination Plan concepts), the cleanup of the site, the creation of over 50 jobs and 40 mixed-income housing units, additional opportunities for safe public access to the Battenkill waterfront, and minimized exposure to hazardous substances for 35 residential properties and their inhabitants.

4.a Programmatic Capability
4.a.i Organizational Capacity, 4.a.ii Organizational Structure, and 4.1.iii. Description of Key Staff

The Village staff has experience in administering state/federally funded projects. The Village Board consisting of the Mayor and four Village Trustees also has a history of actively managing Village affairs including capital projects and planning efforts. The administration of this grant, if awarded, would begin just as the Village completes another $200,000 grant project (the NYSDOS BOA Nomination Study). If awarded this EPA Brownfields Assessment grant, the
Village will engage the services of an environmental consulting firm to oversee the completion of the programmatic and financial requirements of the grant.

The following Village staff will participate on this project: Jane Dowling, Village Clerk, will serve as the liaison between the Village and the selected environmental consulting firm and will manage the requisite EPA grant/ACRES reporting. Karen Prime, Village Treasurer, will process any EPA grant-related financial transactions. She will administer any funds coming to the Village related to the EPA grant, and will issue payments where needed. She will produce financial reports and audit records. Jane Dowling and Karen Prime have managed and administered multiple grants in recent years. Currently, both Ms. Dowling and Ms. Prime are administering a $200,000 NYSDOS BOA grant awarded to the Village in 2019. Ms. Dowling engages in all required NYS and MWBE reporting, and Ms. Prime administers all funds, tracks Village labor, and issues payments.

4.a.iv Acquiring Additional Resources

As the Village of Greenwich is a small village with limited resources, the Village often engages third-party organizations to assist in grant administration. This is the approach used by the Village for the 2019 NYSDOS BOA grant and for a 2014 $330,000 NYSHCR Home Improvement Program grant. The Village intends to take the same course of action if this proposal is awarded. The Village will employ a competitive qualifications-based procurement process to retain an outside consultant, in compliance with the EPA’s “Professional Service” procurement process (2 CFR 200.317-326).

4.b Past Performance and Accomplishments

(1) Purpose and Accomplishments

The Home Improvement Program grant was successfully implemented and facilitated work on 12 buildings within the Village, for the total $330,000 grant awarded. Grant requirements were met, the funds were properly spent, 12 buildings were improved and the grant was concluded by March 2016. In 2015 and 2016, the Village was awarded a NY Main Street Anchor grant of $500,000 and an ESD grant of $300,000 to revitalize and redevelop two anchor properties in the downtown. The most significant of the two is an iconic restaurant that formerly attracted people from all over the region to the Village and was reopened after decades of abandonment in 2021. The Village was awarded a $200,000 BOA Nomination grant from the NYSDOS in 2019, which is on track to be completed in the spring of 2021 - well within the contract period. The planning project has resulted in a community supported vision for the Village’s future, including the Site, and has garnered interest from developers across the State.

(2) Compliance with Grant Requirements

Greenwich has been awarded and administered many federal, state, and local grants and has been successful at building partnerships with the local and regional economic development agencies, businesses, and non-profits to ensure successful completion and positives outcomes to projects it undertakes. Due to the limited resources of Village staff, most grant proposals (including this application) include the procurement of a professional consultant to assist in grant administration pursuant to EPA’s “Professional Service” procurement process.

Regarding the 2014 housing improvement grant, requirements were met and funds were spent on time, concluding by the end of 2016. The NYSDOS BOA Nomination is proceeding well within the contract timeframe, with all reporting completed in a timely manner. As noted above, the Village team, while small, has been awarded grants larger in size than the EPA grant being requested and has administered these grants successfully.
Threshold Criteria Responses for Site-Specific Assessment Grant Applications

A statement of applicant eligibility if a city, county, state, or tribe

The Village of Greenwich is an incorporated municipality in New York State and is therefore an eligible applicant for federal funding.

Description of community involvement

The requested EPA grant would be used for work that is a continuation of a multi-year planning project centered around the Dunbarton site. As part of that planning work, a range of entities, organizations, and stakeholders have been involved in the process and will continue to do so moving forward. Key organizations and entities that will be involved in the project, including points of contact and anticipated roles, are presented in the table below.

<table>
<thead>
<tr>
<th>Name of Organization/Entity/Group</th>
<th>Point of Contact (Name, Email &amp; Phone)</th>
<th>Specific Involvement in the Project or Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater Greenwich Chamber of Commerce</td>
<td>Kelly Eustis <a href="mailto:kelly@greenwichchamber.org">kelly@greenwichchamber.org</a> 518-692-7979</td>
<td>Consistent with outreach conducted during the BOA Nomination planning process, the Village will conduct outreach at well-attended public events sponsored by the Greenwich Chamber to raise awareness of the project’s progress and solicit input.</td>
</tr>
<tr>
<td>Glens Falls Hospital</td>
<td>Ray Agnew <a href="mailto:fragnew@glensfallshospital.org">fragnew@glensfallshospital.org</a> 518-926-5900</td>
<td>The hospital will be contacted for some public health information research.</td>
</tr>
<tr>
<td>Greenwich Volunteer Fire Department</td>
<td><a href="mailto:greenwichfirecoordinator@gmail.com">greenwichfirecoordinator@gmail.com</a> (518) 692-9002</td>
<td>The Fire Department has previously provided some information on the two former on-site fires and will assist by providing as-needed assistance in the proper handling and disposal of contaminants encountered at the Site.</td>
</tr>
<tr>
<td>Greenwich Free Library</td>
<td>Sarah Murphy <a href="mailto:smurphy@salis.edu">smurphy@salis.edu</a> (518) 692-7157</td>
<td>The Library will serve as the meeting place for the community planning events and will assist in the dissemination of information to the public regarding the status of the project.</td>
</tr>
</tbody>
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Phone: (518) 692-2755
Fax: (518) 692-8657
The Village of Greenwich Public Works Department

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Information</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leo Flynn</td>
<td><a href="mailto:dpwflynn@yahoo.com">dpwflynn@yahoo.com</a> 518 692-7909</td>
<td>The Village DPW will coordinate and assist with Site access.</td>
</tr>
<tr>
<td>BOA Advisory Committee – Dunbarton Subcommittee</td>
<td>Andrew Kelly <a href="mailto:aek@ksrpile.com">aek@ksrpile.com</a> 518-692-1200</td>
<td>The BOA Advisory Committee has been instrumental to advancing the vision and plans for the Site’s redevelopment. The BOA Advisory Committee will be regularly updated and consulted with to ensure that the outcomes of the project will allow for the site’s redevelopment to be carried out.</td>
</tr>
<tr>
<td>Town Historian</td>
<td>Sandy McReynolds 518-692-7611</td>
<td>The Town historian will be consulted for additional information on the remaining buildings on the site and their historical significance in developing the remediation and building demolition work plan.</td>
</tr>
<tr>
<td>Neighboring Property Owners</td>
<td>Multiple</td>
<td>Outreach will be made to neighboring property owners in the form of targeted flyer distribution to advertise any public events and opportunities for input.</td>
</tr>
<tr>
<td>Battenkill Conservancy</td>
<td>Lorraine Ballard <a href="mailto:battenkillconservancy@gmail.com">battenkillconservancy@gmail.com</a> 518-677-2545</td>
<td>The Battenkill Conservancy is involved in the BOA Nomination Planning effort and will be consulted with and updated on all project progress, particularly as it relates to Battenkill water quality and access.</td>
</tr>
</tbody>
</table>

The project is a continuation of the BOA Nomination planning process, which involved extensive public engagement to form a unified vision for the Site. The Village has demonstrated a commitment to communications and engagement. The Village, with the support of a consultant, will continue communications with residents about the EPA grant and the environmental assessment process. Monthly Village Board meetings will be used to update the public about the project status and to solicit additional input from the public. Additional public events will be held at the Greenwich Free Library and/or well-attended events sponsored by the Greenwich Chamber of Commerce to maximize engagement. Similar to engagement during the BOA Nomination planning process, project updates, meeting minutes, and documents will be available to the public on the Village’s website and on the Village’s social media (Facebook) account. While digital outreach can be a means of incorporating community input, particularly during the COVID-19 pandemic, similar to community engagement during the BOA Nomination planning process, hard copies of project documents and notice of all public meeting will be posted in the Greenwich Free Library and in local newspapers.

Discussion on named contractors and subrecipients; or an affirmative statement that a contractor/subrecipient has not been procured/named

A contractor/subrecipient has not been procured/named.

Documentation of the available balance on each open Assessment Grant and Multipurpose Grant; or an affirmative statement that the applicant does not have an open Assessment Grant or Multipurpose Grant

The applicant does not have an open Assessment Grant or Multipurpose Grant

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Phone: (518) 692-2755
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Basic site information

Site name: Former Dunbarton Mill Site

Address: 52 John Street
Greenwich, NY 12834

Current Owner: Mark Four, Inc.
No known address

The persons known to be associated with the current owner of the property have been uncooperative and unwilling to disclose who its shareholders are. Therefore, there is no owner with whom the Village can negotiate, and the Village filed a petition with the Supreme Court of the State of New York on November 24, 2015 to acquire the property by eminent domain. The public purpose associated with the acquisition of the property is the elimination of a public nuisance pursuant to the Village's legislatively declared public policy in favor of eliminating public nuisances that constitute a hazard to the health, welfare, peace, comfort, safety and/or property of the citizens and property owners of the Village of Greenwich. Furthermore, on February 16, 2016, the State of New York Supreme Court granted the Village of Greenwich a Court Order which states that "pursuant to Eminent Domain Procedure Law sec. 404, the condemnor shall have the right prior to acquisition, to enter upon the property for the purpose of making surveys, test pits, and borings or other investigations."

Status of history of contamination at the site

The Site, which has been used for both textile and paper manufacturing at various points since the 1800s, has experienced two fires - one in the 1980s and one in 2002. The property has been abandoned since the fire in 2002 that destroyed most of the buildings on the property. What remains on the Site today are several dilapidated buildings, debris piles of various materials, the concrete slabs of former buildings, and a hydro raceway that once provided power to the mill. There are no current active uses on the Site.

At the request of the EPA Region 2 Office, CDM Smith conducted a TBA Phase II ESA at the site in 2016. CDM Smith concluded the following: "Of the three areas of concern sampled, all areas had metal concentrations above the Restricted Residential Use Soil Cleanup Objectives (SCO) and NYSDEC Ambient Water Quality Standards (AWQS) in soil and groundwater, respectively. Of the metals detected, lead was the only chemical seen in both soil and groundwater at levels exceeding standards. SVOC exceedances in surface soil were also seen in AOC-4." Contamination detected at the property is primarily in surface soil and debris piles spanning the property. Groundwater has several metal exceedances throughout the property.

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An affirmative statement that site meets the definition of a brownfield site

The Site meets the definition of a brownfield. The Site is not listed or proposed for listing on the NPL; is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and is not subject to the jurisdiction, custody, or control of the U.S. government.

Information on enforcement or other actions or an affirmation that there are no enforcement or other actions

On May 9, 2007, the U.S. District Court (Northern District of New York) issued a tax lien judgement in favor of the United States of America in the amount of $893,957.26 plus interest until paid in full (USA Civil Action No. 1:06-CV-00957). The judgement was issued against MARK FOUR, INC. in order to recover costs associated with a remediation action that was undertaken at the subject property by the EPA in late 2002 and early 2003.

Property-specific determination information or an affirmative statement that a Property-specific determination is not required

A property-specific determination is not required. The Site is not subject to planned or ongoing removal actions under CERCLA; does not have facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the US or an authorized state under RCRA, the FWPCA, the TSCA, or the SDWA; does not have facilities subject to RCRA corrective action to which a corrective action permit or order has been issued or modified to require the implementation of a corrective measure; is not a land disposal unit that has submitted a RCRA closure notification or is subject to closure requirements specified in a closure plan or permit; has not had a release of PCBs and is subject to TWCA remediation; and does not include facilities receiving monies for cleanup from the LUST Trust Fund.

Property ownership eligibility information for hazardous substances sites, if applicable

The Village of Greenwich did not arrange for the disposal of hazardous substances at the property, transport hazardous substances to the property, or contribute to the release of hazardous substances at the property. The current owner of the property has abandoned the site and is unresponsive, therefore there is no owner with whom the Village can negotiate. The Village filed a petition with the Supreme Court of the State of New York on November 24, 2015 to acquire the property by eminent domain. The public purpose associated with the acquisition of the property is the elimination of a public nuisance pursuant to the Village's legislatively declared public policy in favor of eliminating public nuisances that constitute a hazard to the health, welfare, peace, comfort, safety and/or property of the citizens and property owners of the Village of Greenwich.

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Furthermore, on February 16, 2016, the State of New York Supreme Court granted the Village of Greenwich a Court Order which states that "pursuant to Eminent Domain Procedure Law sec. 404, the condemner shall have the right prior to acquisition, to enter upon the property for the purpose of making surveys, test pits, and borings or other investigations."

Property ownership eligibility information for petroleum sites, if applicable

Not applicable.

Waiver request of the $200,000 limit, if applicable

Not applicable.

Pamela Fuller, Mayor

Date

11/30/21

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