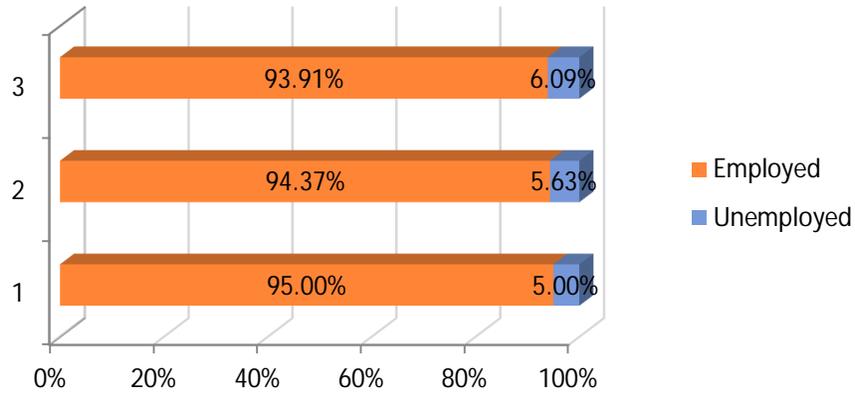


and the cost of living throughout the United States, and its impacts are recognizable in the Study Area (note that this data is not available for the City of Cohoes or the Study Area, but the county-level data provides an indication as to what could be occurring).

Figure 8. Labor Force Employment Status (16 years and older), 2010
Source: US Census Bureau



Over a quarter (25.7 percent) of individuals within the Study Area are employed in the Education, Health and Social Services fields according to the 2010 American Community Survey. Education, Health and Social Services is also the largest sector for the City of Cohoes and Albany County. The following sectors also comprise a significant percentage of Study Area employees:

- Retail Trade (16.9 percent);
- Arts, Entertainment, Recreation, Accommodation and Food Services (10.8 percent);
- Public Administration (9.9 percent); and
- Manufacturing (9.2 percent)

Income Levels

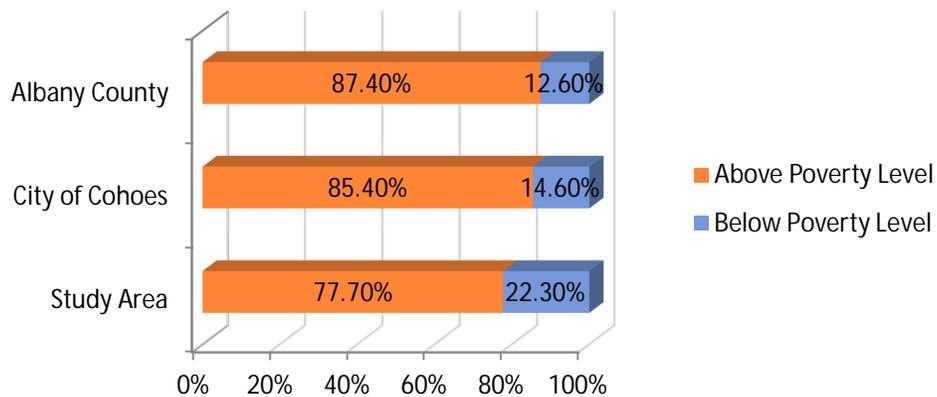
According to the 2010 American Community Survey, the median household income in the Study Area was \$30,290, which was almost 27 percent lower than the median household income for the City of Cohoes as a whole (see Table 2). Within the Study Area there is some variability in terms of median household income, with values ranging from a high of \$33,125 to a low of \$27,454. Generally speaking, the lowest median household incomes can be found in the northern portions of the Study Area, increasing as one moves south.

Table 2. Median Income, 2010
Source: US Census Bureau

Geographic Area	Median Household Income
Study Area	\$30,290
City of Cohoes	\$41,443
Albany County	\$56,090

Given the relatively low median incomes within the Study Area, poverty rates in the Study Area are considerably higher than those for the City of Cohoes and Albany County (see Figure 9). As with median incomes, poverty rates vary considerably within the Study Area and follow the same geographic pattern as do median incomes – poverty rates increase considerably as one moves north across the Study Area.

Figure 9. Poverty Statistics, 2010
Source: US Census Bureau



KEY FINDINGS: COMMUNITY SETTING

1. Both the City of Cohoes and the Cohoes Boulevard BOA experienced a 4 percent population increase between 2000 and 2010, a greater increase than in both Albany County and New York State.
2. The median value of owner-occupied housing units within the Study Area is significantly lower than the remainder of the City.
3. The Study Area possesses a housing vacancy rate of 13.7 percent and contains approximately 40 percent of all vacant housing units located within the City of Cohoes.

3.2 Existing Land Use

Understanding existing land use patterns is important when considering potential redevelopment scenarios for the Cohoes Boulevard BOA Study Area. Evaluating this information assists in the identification of how proposed development can best fit into the existing urban fabric, and identifies where zoning changes might be required to realize the shared vision for the BOA Study Area.

According to parcel data obtained from the City of Cohoes, the Cohoes Boulevard BOA comprises 1,320 parcels encompassing approximately 386 acres of land (lands committed to public road rights-of-way and surface waters are not designated land uses and thus not included in these totals, see Map 3 and Table 3). The following section describes the land uses in the Cohoes Boulevard BOA Study Area, organized according to categories defined by the New York State Office of Real Property Services (NYSORPS).

- *Residential* – Residential land uses comprise the largest class of properties in the Cohoes Boulevard BOA Study Area both in terms of the number of parcels and total area, with 663 parcels (50 percent of the Study Area) covering 79.6 acres (21 percent of the Study Area). The largest concentration of residential land uses within the Study Area is found west of Saratoga Street and Remsen Street. As with many older cities in the northeastern U.S., there are numerous residential units located in and around the central business district, particularly along Main Street. Almost one-half (45 percent) of all residential land uses are two-family units, which are fairly evenly distributed amongst all residential uses. As previously noted, a number of housing renovation projects have been occurring along Remsen Street, particularly upper story apartments. Additionally, the Cohoes Hotel is currently being considered for conversion to artisan housing.

Table 3. Current Land Use

Property Classification	Property Classification Code	Cohoes Boulevard BOA Study Area			
		No. of Parcels	Percent of Total	Acres	Percent Cover
Residential	200s	663	50.2%	79.6	20.6%
Vacant	300s	181	13.7%	40.4	10.5%
Commercial	400s	246	18.6%	66.3	17.2%
Recreation & Entertainment	500s	7	0.5%	9.6	2.5%
Community Services	600s	55	4.2%	42.7	11.1%
Industrial	700s	8	0.6%	49.3	12.8%
Public Services	800s	14	1.1%	19.4	5.0%
Wild, Conservation, Forest, & Parks	900s	7	0.5%	11.6	3.0%
No Data	--	139	10.5%	67.1	17.4%
TOTAL		1,320		386.0	

- *Vacant* – Vacant lands represent 11 percent, or 40 acres, of the land area within the Study Area. The largest of these areas is located along the Mohawk River waterfront, north of Dyke Avenue. These two parcels encompass 8.8 acres, which is approximately 25 percent of all the vacant land in the Cohoes Boulevard BOA Study Area. In total, there are 14 parcels covering 15.3 acres located along the Mohawk River waterfront, representing significant redevelopment opportunities for the City to explore as part of this BOA project. Aside from the waterfront, there are vacant parcels scattered throughout the Study Area, providing additional opportunities for small infill development projects.
- *Commercial* – The Cohoes Boulevard BOA Study Area includes 246 parcels classified as commercial properties, with 151 of these classified as apartment buildings or mixed-used commercial buildings with residential apartments. The majority of these apartment and mixed-use properties are located in the central business district, particularly along Remsen Street and Main Street. The juxtaposition of these mixed-use commercial/residential areas alongside single-family and multi-family residences creates the City's traditional urban feel. There are other pockets of commercial land located within the Study Area, including several large parcels along Saratoga Street and the Mohawk River waterfront. The parcels in these areas are classified as storage, warehouse, and distribution facilities. It is in these areas west of Saratoga Street, which are dominated by transportation infrastructure and large-scale commercial development, where the traditional urban character and form of the City begins to break down.
- *Industrial* – Despite only eight parcels being classified as industrial, this land use type covers 49 acres, or almost 13 percent of the Study Area. Of these 49 acres of industrial lands, approximately 34 acres are owned by the Norlite Corporation (a ceramic aggregate manufacturer) and located in the southwest corner of the Cohoes Boulevard BOA Study Area along Saratoga Street. A second large industrial parcel – Mohawk Paper Mills, Inc. – is located at the intersection of Saratoga Street and Dyke Avenue and covers 6.1 acres.
- *Recreation and Entertainment* – There are seven parcels classified as Recreation and Entertainment within the Study Area, all of which are classified as social organizations. According to NYSORPS, this land use category includes those organizations whose primary purpose is social activities for members (e.g., Elks, Moose, Eagles, and Veterans' Posts). Covering 10 acres, this is the smallest land use classification in the Study Area. The largest property is the St. Michaels Community Center (7.4 acres), located along Linden Street adjacent to the Mohawk River. The remaining social organizations within the Study Area include the Knights of Columbus on Remsen Street and Cohoes Rod and Gun Club on Lincoln Avenue.
- *Community Services* – The Community Service category includes facilities for education, religious assembly, health services, government buildings and properties, and cultural

facilities. This category encompasses only 43 acres, or eight percent of the total land area. The abandoned cemetery (Calvary Cemetery) is located at the intersection of Bridge Street and Lincoln Avenue in the southern portion of the Study Area; Remaining Community Services land uses are located in the northern portion of the BOA.

- *Public Services* – Public Services land uses are predominantly infrastructure and utility-related operations, such as communications, transportation, waste disposal, and energy. Fourteen parcels on 19 acres within the Study Area are classified as Public Service. The vast majority of these parcels (16.4 acres) are further classified as Ceiling Railroad properties and are located along the active railroad tracks running down the center of the Study Area.
- *Conservation and Parks* – Specific to the Study Area, lands within this use classification cover approximately 12 acres (3 percent of the Study Area) and include State Owned Public Parks, Recreation Areas, and Other Multiple Uses and City/Town/Village Public Parks and Recreation Areas. Of these 12 acres, 9.8 acres are part of the City-owned park located between Lincoln Avenue, George Street, Central Avenue, and Spring Street. This park offers one baseball/softball diamond and a large amount of open space. The remaining 0.3 acre is owned by the NYS Department of Transportation. Additionally, the western portion of the Study Area is bounded by the Mohawk-Hudson Bike-Hike Trail, which connects to more than 170 miles of trails in the region (see Section 3.9 for additional information on the trail system).

KEY FINDINGS: LAND USE

1. Over half (53 percent) of the Study Area is comprised of densely-developed residential properties.
 2. Mixed-use development along Remsen Street has caused a resurgence along Remsen Street and Main Street that should not only be fostered along these corridors, but also emulated on other streets within the central business district.
 3. Properties along the Mohawk River waterfront are generally vacant or underutilized, with non water-dependent uses.
 4. The close proximity of heavy industrial development (Norlite) negatively impacts dense residential development (Saratoga Sites) in the southern portion of the Study Area.
-

3.3 Zoning Districts

The City of Cohoes is divided into nine zoning districts, of which six are present in the Study Area. The zoning code and district map for the City were updated in 2007. Map 4 identifies the zoning designations of properties within the Study Area, while Table 4 provides the number of parcels and the total acres within each district. A brief description of each of these six districts can be found below:

- *C-1: Office/Retail Commercial* – The C-1 District assures that appropriate opportunities are provided for areas primarily dedicated to office and retail use. Within the C-1 District, particular attention should be paid to facade treatments and signage, pedestrian circulation and, if applicable, building location and vehicle circulation so that the existing development pattern remains intact. This district is located primarily in the northeast corner of the Study Area, between Mohawk Street, Bridge Avenue and the Mohawk River. A small area is also located along the southern edge of the Study Area, situated between SR 787 and SR 32.
- *I-1: Industrial* – The I-1 District identifies areas best suited for industrial-related uses. Industrial areas should be easily accessed by major roadways and/or rail and have appropriate buffers from residential and commercial uses. This district covers the largest amount of land in the Study Area, the entirety of which is at its southern end below Dyke Avenue.
- *MFR: Multi-Family Residential* – This district provides an area for mixed or multifamily residential development at a density consistent with the surrounding residential uses. In existing mixed use areas of the MFR District, and subject to a special use permit, small commercial uses may also be appropriate, generally in existing buildings. Generally, these areas are located near commercial/service centers, and provide a transition between residential and commercial/industrial areas. Specific to the Study Area, this district encompasses 55 acres along its western edge, south of Columbia Street and west of Main Street.
- *MU-1: Mixed-Use* – The MU-1 District provides for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. First floor residential uses in mixed use structures or structures that were originally designed to have retail uses on the first floor are prohibited. This district encompasses most of the central business district and also extends south along Remsen Street and Saratoga Street.
- *MU-2: Waterfront Mixed-Use* – The purpose of this district is to provide for the location of shops, services, waterfront related services, offices, small workplaces, and civic and residential buildings central to the city's waterfront. All private development, where applicable, in the Waterfront Mixed Use District is to include public access directly adjacent to the water in the form of a 50-foot easement, which may be waived by the Planning Board

in cases where the City does not feel access is appropriate for reasons of public health, safety or welfare.

- *Parks* – This district includes existing neighborhood and regional parks, including George Street Park located between Lincoln Avenue, George Street, Central Avenue, and Spring Street, Silliman Park across from City Hall and a linear section of land along the railroad corridor that forms the Study Area’s western boundary.

The City’s zoning was updated to reflect recommendations made during recent planning efforts and initiatives, and seeks to preserve traditional neighborhoods, revitalize downtown, encourage an appropriate mix of uses, and reinvigorate the waterfront.

Table 4. Current Zoning

Zoning District	Cohoes Boulevard BOA Study Area		
	Parcels	Acres	Percent Cover
Office/Retail Commercial (C-1)	120	34.4	10.1%
Industrial (I-1)	45	75.3	22.2%
Residential- Multi-family (MFR)	380	55.2	16.3%
Mixed Use (MU-1)	644	82.4	24.3%
Waterfront Mixed Use (MU-2)	86	55.7	16.4%
Parks	7	16.8	5.0%
Right-of-Way	18	19.7	5.8%
TOTAL	1,300	339.6	

KEY FINDINGS: ZONING

1. Existing zoning allows for Mixed Use development within the central business district, as well as along the Mohawk River waterfront.
 2. The City of Cohoes Zoning Code includes a requirement for public access to the Mohawk River for all private development occurring within the Waterfront Mixed Use (MU-2) district, ensuring public access to the river where appropriate.
 3. Industrial zoning in the southern portion of the Study Area permits residential land uses that conflict with existing heavy industrial development.
-

3.4 Brownfields

One of the primary objectives of the NYS Brownfield Opportunity Area program is to address blighted properties that are or have been impacted by the presence of brownfields. Brownfields are properties whose redevelopment may be complicated by the real or perceived presence of contamination. Typically these include industrial or commercial properties that may have compromised the area's environmental integrity through their use. A brownfield site may have an active commercial or industrial operation, or may be a vacant or abandoned property. Impacts of brownfields can be far-reaching, affecting the community at-large by lowering property values, discouraging reinvestment, or by imposing health and safety threats on the surrounding community.

Despite these challenges, brownfields also provide the opportunity for community redevelopment. When assessed in a strategic manner, as afforded by the BOA program, they enable communities to develop area-wide redevelopment strategies. Development of existing brownfields additionally removes development pressures from greenfield areas that may be present in outlying suburban areas. One benefit of redeveloping brownfields before greenfields involves stormwater runoff. The Environmental Protection Agency estimates that redevelopment of brownfields may reduce stormwater runoff 47 percent to 62 percent compared to greenfield development scenarios, which introduce impervious surfaces to formerly

The inventory is intended to provide the City with a reference tool of historic land use and environmental condition so that it may easily identify next steps for properties when redevelopment is proposed. Recommendations stemming from the exercise are pertinent to a change in land use or ownership, and are not intended to suggest necessary actions on the part of existing land owners who are actively and appropriately using their properties. This research serves as one layer of analysis that should be taken into context with strategic sites and existing land use to refine site specific recommendations.

permeable areas.

Community benefits associated with brownfield redevelopment are increasingly evident as projects are initiated and completed. Environmental site assessments are conducted and remediation, if determined necessary, is completed. This process is accomplished through Phase I, Phase II and Phase III Environmental Site Assessments (ESA's, see sidebar above), as determined necessary. As properties become shovel-ready, developers are eligible for tax credits and other financial benefits. Redevelopment may additionally encourage reuse of surrounding properties.

3.4.1 Methodology

Each site within the Cohoes Boulevard BOA was evaluated for the likelihood of environmental impacts. The purpose is to create an inventory of sites that identifies known or potential environmental impacts and categorize each site according to the potential severity of contamination or other environmental impacts. These sites may be active and viable businesses, new developments, or vacant and derelict properties.

To identify potential brownfield sites, research was conducted on the historic use and potential environmental status of each parcel located within the Cohoes Boulevard Study Area. Facility and site information, maintained at both the state and federal level, was reviewed to determine preliminary site conditions. Information was obtained from five main sources including:

- *Spills Incident Database (NYS DEC)* – Maintained by the NYS DEC, this contains a listing of chemical and petroleum spills

ENVIRONMENTAL SITE ASSESSMENTS

Curbside Assessments

Completed as part of this investigation, these are visual assessments that are intended to identify the types of activities taking place on a site and characteristics of a site that allude to prior environmental impact (i.e. the presence of groundwater monitoring wells).

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment is a voluntary, non-intrusive investigation into historical uses of the site and visible evidence of environmental conditions based on publicly available records and sources. Generally this phase consists of:

- site inspection;
- interviews of site owners;
- review of available documents and databases; and
- consideration of potential impacts from adjacent properties.

Phase II Environmental Site Assessment

If a Phase I establishes that there is a recognized environmental condition, a Phase II ESA may be conducted to evaluate the potential impacts. Typically this includes sampling of environmental media which may include soil, air, groundwater and surface water.

Phase III Environmental Site Assessment

Based on the Phase II report, a Phase III may be determined necessary. A Phase III consists of:

- design and implementation of remediation measures; and
- necessary reports and permits to achieve cleanup of the site to site specific standards.

throughout New York State, dating back to 1978. Information includes the type and/or volume of contaminant spilled, media impacted, and the status of the spill.

- *Remedial Site Database (NYS DEC)* – This database contains listing of all properties that are currently enlisted in one of the DEC’s remediation programs. The DEC programs are distinguished by property ownership, type of assistance and level of cleanup required.
- *Bulk Storage Database (NYS DEC)* – This database contains information on all Bulk Storage Facilities within New York State including petroleum bulk storage, chemical bulk storage, and major oil storage facilities. Facilities are classified by the volume of substance stored on-site.
- *Envirofacts Database (US EPA)* – Information contained within this database is used to identify whether or not a facility is certified to handle hazardous waste. The EPA utilizes specific testing methods to determine whether or not material is hazardous.
- *Property Assessment Database (City of Cohoes)* – This database contains the New York State Office of Real Property Services (NYSORPS) land use classes, which identify the types of activities that occur on individual properties.

Sites listed in any of the NYS DEC or EPA databases often warrant further attention because of documented historic contamination, or because the nature of the facility is such that the potential for environmental contamination is increased.

A visual site assessment was conducted for each property identified through preliminary site review to gain a better understanding of the types of activities taking place on each property. A total of 57 sites were identified as candidates for curbside

BROWNFIELD QUICK REFERENCE GUIDE

“Closed” Spill Event:

- Has been adequately addressed, according to the NYS DEC, and no further actions are required.
- In some cases, this does not indicate that the site has been fully remediated.
- A spill may be closed for administrative reasons, such as multiple reporting of the same incident.
- The NYS DEC retains the right to require additional remedial work in the future if it determines further action is necessary.

“Active” Spill Event:

- Indicates that actions are necessary prior to acceptance for closure (i.e. groundwater monitoring or soil removal and disposal).

Chemical Bulk Storage Facility: storage of any of the more than 1,000 chemicals identified by the DEC.

Major Oil Storage Facility: storage of more than 400,000 gallons of product.

Petroleum Bulk Storage Facility: has combined capacity of more than 1,100 gallons.

Hazardous Waste: The EPA has specific procedures in place for identifying hazardous wastes, which it defines as any waste that is potentially hazardous to health or the environment.

Large Quantity Hazardous Waste Generator: Any facility that is certified to generate more than 1,000 kilograms of hazardous waste per month.

assessments. According to the latest NYSORPS data, only five of these properties are currently identified as vacant. Findings from the curbside assessment were incorporated into a GIS database to create an interactive site profile form. The database is designed to streamline the City's understanding of property-specific information.

Brownfield properties located within the Cohoes Boulevard Study Area are illustrated on Map 5 and described further below. Site Profile Forms for priority sites within the BOA are included in Appendix H, with Site Profile Forms for additional sites included in Appendix K.

3.4.2 Summary of Brownfield Sites

Overview

Upon completion of database research and visual site assessments, brownfield sites were categorized according to three levels:

LEVEL 3: Properties were generally considered to be a Level 3 Environmental Site if the environmental history of the site is minor and not anticipated to have significantly impacted the property.

LEVEL 2: Properties were generally identified as Level 2 Environmental Sites if they were listed in an environmental database, if prior use was unknown, if there was visual evidence of environmental impact or if groundwater wells were present on the property.

LEVEL 1: Sites that are considered Level 1 Environmental Sites have multiple environmental concerns and/or rigorous land uses that suggest that contamination is likely to be or have been present on-site.

Level 3 Environmental Sites

None of the sites listed in this category warrant any additional environmental investigation prior to reuse, and therefore are not discussed in further detail.

Level 2 Environmental Sites

Thirty-one of the 57 parcels identified for curbside assessments were categorized as Level 2 sites, comprising 54 percent of all properties that received curbside assessments. Typically, these properties may be considered eligible for Phase 1 or Phase 2 Environmental Site Assessments during BOA Step 3 if their redevelopment is anticipated as part of Master Plan implementation.

SPILL EVENTS

Within the Study Area, 19 of the Level 2 sites have historic spills where the quantity of material spilled is unknown. Only one of these properties is considered vacant, according to the latest NYSORPS data. This property is a sliver of land located at 35 Mechanic Street, adjacent to a

residential property. Each of these sites with history of a spill event would most likely require a Phase 1 ESA prior to any redevelopment.

BULK STORAGE FACILITIES

Seven sites were classified as Level 2 sites due to listing as petroleum bulk storage facilities. If storage tanks are not properly maintained, leaks or spills may occur, impacting soil and possibly groundwater.

HAZARDOUS WASTE GENERATORS

Two properties were designated as Level 2 sites because of their status as hazardous waste generators. The properties located at 625 Saratoga Street and 18 New Cortland Street are listed as Conditionally Exempt Small Quantity Generators (CESQG). To qualify as a CESQG, a site must generate less than 27.5 gallons (220 pounds) of hazardous waste per month, and store no more than 275 gallons of hazardous waste on-site. Hazardous wastes are those that are dangerous to public health or the environment, as defined by the EPA through sampling and testing methods. These sites are subject to stringent federal requirements to mitigate environmental impacts. Although listing as a CESQG does not indicate hazardous waste was generated, the facility has the necessary certification to undertake activities that may result in hazardous waste.

Curbside assessments indicate that the property at 625 Saratoga Street is currently a vacant gravel lot with evidence of a prior structure. A printing business and distribution facility are present at 18 New Cortland Street, though visibility of the site from the street was limited. A Phase I ESA would be required to more thoroughly identify the historic use of each of these sites and to determine if a Phase 2 would be warranted prior to any site redevelopment.

Level 1 Environmental Sites

Prior to any redevelopment, all of the sites listed as Level 1 sites will require a Phase 1 Environmental Site Assessment (ESA), and many will likely require a Phase 2 ESA. Findings from a Phase 1 ESA will indicate which sites are likely to need more extensive environmental investigations. Recommendations from a Phase 2 ESA will generally identify whether remediation, a soil management plan, or other mitigation measures are necessary prior to site redevelopment.

Sites categorized as Level 1 Environmental Sites include industrial uses with known site history (i.e. service garage, prior dry cleaner, etc.) or those with evident environmental concerns. In addition, sites listed as Large Quantity Hazardous Waste Generators, active spill locations, or as NYS DEC environmental sites with actions required are considered Level 1 sites. Sites that are determined to have already been remediated will not warrant any additional environmental investigations. In addition to being listed in one of the environmental databases with criteria that warrants additional investigation, sites were considered Level 1 if the following observations were made:

- Active petroleum or bulk storage facility, not in compliance with regulations.
- Petroleum Bulk Storage (PBS) or Chemical Bulk Storage (CBS) tanks not registered or abandoned. *Petroleum Bulk Storage (PBS) and Chemical Bulk Storage (CBS) facilities are parcels that currently possess, or possessed in the past, aboveground and/or underground storage tanks for the purpose of storing chemical and petroleum products.*
- Leaking drums observed.
- Possible on-site discharge of chemicals or sewage.
- Extensive on-site fill or dumping activity.

Twenty-one sites were identified as Level 1 sites, constituting 37 percent of all properties that received curbside assessments. Many of these properties were identified in multiple databases, indicating that rigorous industrial or commercial activities have taken place at the site. See Table 5 for a complete summary.

Table 5. Level 1 Environmental Sites

Address	Site Name or Owner	Land Use (bold indicates vacant land use class)	Hazardous Waste Generator	Spill Event History	Bulk Storage Facility	DEC Remediation Program	Recommended Action if a Redevelopment Opportunity	Rationale for High Concern Ranking
601 Saratoga St	Hess Station	Office/Retail Commercial	X	X	X	Phase 1		Listing as a hazardous waste generator and as a bulk storage facility indicates the handling of large volumes of material that are dangerous to public health and the surrounding environment. In addition, all of these sites have history of spill
465 Saratoga St	Mohawk Paper Mills Inc	Office/Retail Commercial	X	X	X	Phase 1 & Phase 2		
461 Saratoga St	Mohawk Paper Mills Inc	Office/Retail Commercial	X	X	X	Phase 1 & Phase 2		
628 Saratoga St	Norlite Corporation	Industrial	X	X	X	Phase 1 & Phase 2		
628 Saratoga St	Norlite Corporation	Industrial	X	X	X	Phase 1 & Phase 2		
41 Euclid St	Private Owner	Waterfront Mixed Use	X	X		Phase 1		This site has listing as a hazardous waste generator and has historic spill events, indicating the likelihood for future spills to occur and the potential to mis-handle hazardous material.
8 Linden St	Private Owner	Office/Retail Commercial	X			X	Phase 1 & Phase 2	This site is enlisted in a DEC remediation program, indicating known contamination on-site.
114 Saratoga St	Berdar Auto Service	Mixed Use		X	X	Phase 1		Bulk storage tanks require a higher level of regulation due to the volume of contaminants being handled. If a site is not in compliance with NSY DEC regulations, the threat for spills is higher. The history of spills at these sites additionally indicates the likelihood that on-site
112 Saratoga St	Berdar Auto Service	Mixed Use		X	X	Phase 1		
230 Remsen St	Langley Service Station	Mixed Use		X	X	Phase 1 & Phase 2		
211 Ontario St	Listed as Cohoes DPW	Office/Retail Commercial		X	X	Phase 1 & Phase 2		
465 Saratoga St	Mohawk Paper Mills Inc	Industrial		X	X	Phase 1 & Phase 2		
94 Columbia St	Stewart's	Mixed Use		X	X	Phase 1 & Phase 2		
628 Saratoga St	Norlite Corp	Industrial		X		Phase 1 & Phase 2		This history of multiple spill events at each of these sites indicates that activities may be taken place that will result in future spills.
3 White St	Private Owner	Mixed Use		X		Phase 1 & Phase 2		
Not listed	Rite Aid	Mixed Use		X		Phase 1 & Phase 2		
Sandusky St	Albany County	Mixed Use				X	Phase 1 & Phase 2	This site is enlisted in a DEC remediation program, indicating known contamination on-site.
191 Main St	Unknown	Mixed Use		X			Phase 1	This site is an active automotive service site with a closed spill event. The potential for contamination on-site is high due to the nature of activities.
Linden St	St Michael C C Inc	Office/Retail Commercial					Phase 1 & Phase 2	This site has groundwater well clusters throughout the property, indicating that environmental evaluation and possibly remediation is already being conducted.
Whitehall St	City Of Cohoes	Waterfront Mixed Use					Phase 1 & Phase 2	Property is a former landfill with a visible berm hill. It is unknown the type of waste that was disposed of at this location. Further environmental investigation is warranted.
1 Whitehall St	Nathan H Kelman Inc	Waterfront Mixed Use					Phase 1 & Phase 2	Property is a scrapyard that may handle products containing materials that are harmful to public health and the environment. A Phase II ESA would be recommended to better identify contamination that may be present.

SPILL EVENT SITES

Fifteen of the 21 Level 1 Environmental Sites have had multiple documented petroleum spills that have impacted soil, air, and, in many cases, groundwater. These sites are located throughout the Study Area and are generally larger commercial and industrial properties. Many of the sites have had multiple spills that indicate the potential for contamination.

The highest number of spills was documented for the City of Cohoes Department of Public Works, Mohawk Paper Mills Inc. and Norlite Corporation. Norlite Corporation, which is located on Saratoga Street, manufactures ceramic materials and has more than 25 spill events, some of which are still active. Likewise, the Mohawk Mills Paper Co. and Department of Public Works sites both have a history of spill events that have impacted soil and surface water.

BULK STORAGE FACILITIES

Two of the 11 Level 1 Environmental Sites are unregulated petroleum bulk storage facilities, indicating that tanks have been closed and removed. The property located at 94 Columbia Street is currently a Stewart's convenience store, but was used as a service station in the past. Historically there were four underground storage tanks (USTs) that have since been closed and removed. This site would require both a Phase I and Phase II ESA prior to be converted to a different use. The second unregulated property is Langley Automotive, an active service station, located at 230 Remsen Street. The pump pad appeared to be intact during site visits and several vent pipes were visible throughout the property. No wells are present to indicate that environmental investigation has been initiated on the property. A Phase I and II ESA would be required if this site were to be redeveloped.

HAZARDOUS WASTE GENERATORS

Six sites located within the Cohoes Boulevard BOA are classified as hazardous waste generators. The EPA classifies hazardous waste generators by the volume of hazardous waste produced and requires waste to be treated on-site, off-site, or arranged for off-site disposal. Waste that is characterized as hazardous must be disposed of at certified landfills. Within New York State, the only landfill certified to accept hazardous waste is located in Niagara Falls, NY.

Three of the six sites are Large Quantity Hazardous Waste Generators, which are certified to generate more than 1,000 kilograms of hazardous waste per month. Two of the sites are associated with Norlite Corporation. The third large quantity hazardous waste generator is located at 8 Linden Avenue and is a former manufactured gas plant (MGP) site that is part of NYS DEC's Voluntary Cleanup Program. Each of these sites would require a Phase I and Phase II ESA. The status of environmental investigation underway at Linden Avenue is discussed further in the following section.

The remaining sites are classified as Conditionally Exempt Small Quantity Hazardous Waste Generators. These sites are associated with Mohawk Paper Mills Inc. and the Hess Corporation. The nature of activities on each property is such that a Phase I and likely Phase II ESA would be required if these sites were to be redeveloped.