Analysis of Brownfield Cleanup Alternatives (ABCA)

Former Savannah Fertilizer Plant

Southeast Corner of North Main Street and Seneca Street
Savannah, NY, 13146

Prepared for: Wayne County Economic Development Corporation

Prepared by: Montrose Engineering & Geology, D.P.C.

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List of Acronyms and Abbreviations

ABCA	Analysis of Brownfield Cleanup Alternatives
ACBM	Asbestos-Containing Building Material
ACM	Asbestos-Containing Material
CFR	Code of Federal Regulations
HUD	Department of Housing and Urban Development
ESA	Environmental Site Assessment
HEPA	High Efficiency Particulate Air
LF	Linear Foot
NESHAP	National Emission Standard for Hazardous Air Pollutants
NYSDOL	New York Department of Labor
OSHA	Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyl
RACM	Regulated Asbestos-Containing Material
SF	Square Foot
USEPA	United States Environmental Protection Agency
WEDC	Wayne County Economic Development
WCLB	Wayne County Regional Land Bank

1 Introduction

This Analysis of Brownfield Cleanup Alternatives (ABCA) has been prepared by Montrose Engineering & Geology, DPC[1] (Montrose) on behalf of the Wayne County Economic Development (WEDC) and the subrecipient Wayne County Regional Land Bank (WCLB) for the building located at the intersection of North Main Street and Seneca Street, Savannah, New York (the "Site"). A map depicting the general location of the Site is attached as **Figure 1** and a Site Plan is shown on **Figure 2**.

The ABCA was prepared in part to meet the requirements for submittal by the WEDC and WCLB for building demolition to allow for redevelopment of the Site. The building could be demolished first by asbestos abatement followed by standard demolition methods, or by controlled demolition with asbestos in-place. The goal of the project is to either manage or remove regulated building materials prior to or during demolition to mitigate the potential for hazardous materials to become airborne and creating an environmental risk to demolition workers and the public.

1.1 Site Description and Location

The Site (tax parcel ID: 77111-10-317717) is situated on a 1.47-acre parcel located at the intersection of North Main Street and Seneca Street in the Town of Savannah, Wayne County, New York (**Figure 1**). The Site is currently developed with a former warehouse structure in severe disrepair that is approximately 14,558 square feet in size. The on-Site building primarily consists of a brick warehouse style building with a two-story wooden structure along the southwest corner. On the eastern portion of the Site there is a mobile home, an empty field, and undeveloped wooded area (**Figure 2**). The on-Site structure's roof and other structural building components are visibly failing and falling down in several locations. The structure has been condemned by the Town Code Officer and Savannah's Town Board has found that the property is blighted (see **Appendix A** and **Appendix B**) in accordance with the US Department of Housing & Urban Development in 24 CFR Part 570. The blighted building poses a significant risk to public health and safety.

The Site is located in a mixed residential and commercial use area. It is bordered to the north by Seneca Street, to the west by North Main Street, to the east by residential properties, and to the south by a railroad.

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1.2 Site Assessment History

1.2.1 2025 Phase I Environmental Site Assessment

Montrose performed a Phase I ESA for the Site in June 2025 (Montrose, 2025). Due to the ongoing foreclosure process, Montrose was not permitted to access to the interior of the Site during the Phase I ESA Site visit (June, 2025) which precluded the ability to assess the potential presence of underground storage tanks (USTs); above ground storage tanks (ASTs); chemical storage; hazardous, non-hazardous, or universal wastes; pits, lagoons, sumps, or floor drains; equipment; stressed vegetation; or disturbed land. The presence of asbestos-containing building materials (ACBM), lead-based-paint (LBP), and polychlorinated biphenyls (PCBs), was suspected based only on the age of the distribution warehouse, not via direct observation or measurement.

From the Phase I ESA, the following Recognized Environmental Conditions (RECs) and Significant Data Gaps were identified:

- REC #1 Historical Operations as a Fertilizer Plant: Historical use of the subject property for industrial operations including a fertilizer plant, may have resulted in the storage, use and/or release of hazardous substances and/or petroleum products. The historical use of the subject property is considered a REC.
- REC #2 Adjoining Railroad Spur: The presence of a railroad along the southern boundary of the subject property is considered a REC. Rail lines are often associated with contaminants including, but not limited to, volatile organic compounds (VOCs) and petroleum products, semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs) (specifically creosote), pesticides/herbicides, metals, coal ash, PCBs and various other substances from spills and leaks.

No Historic RECs (HRECs), Controlled RECs (CRECs) Business Environmental Risks (BERs), or *de minimis* conditions, were identified for the Site in the Phase I ESA.

- Significant Data Gap #1: Access to the subject property was not permitted and the subject property owner was not available for an interview. The Phase I ESA Site Visit was completed only from the public right of way along North Main Street and no on-Site observations were made of the interior of the property or on-Site structures. The inability to walk the subject property and interview the Site owner is a significant data gap.

The Phase I ESA (Montrose, 2025) also identified the following non-scope items (other potential issues):

- Asbestos: Based on the construction dates of the subject building (prior to 1902), the potential exists for construction material in the building to contain asbestos.
- Lead-Based Paint: Based on the estimated construction dates of the subject property (prior to 1902), the potential exists for the subject building to contain LBP.
- PCBs in Building Materials: Based on the estimated construction dates of the subject buildings (prior to 1902), the potential exists for PCBs to be present in building materials.

Based on the findings of the Phase I ESA, the following actions were recommended as the focus of a Phase II Environmental Site Assessment (Phase II ESA):

- Additional assessment (i.e., Phase II ESA) work be completed to identify the potential presence of subsurface impacts associated with historical operation on-Site and from adjacent off-Site operations.
- A regulated building material (RBM) survey was initially recommended to identify the potential presence of RBMs; however, the former distribution warehouse has been slated for controlled demolition due to the unsafe structural conditions for personnel to enter and the RBM survey was removed from consideration.

1.2.2 2025 Phase II Environmental Site Assessment

Montrose performed a Phase II ESA in 2025 which included a utility clearance of the Site and proposed investigation locations, surface soil sampling at 15 locations, subsurface soil sampling at eight (8) locations, installation of four (4) temporary monitoring wells, and collection of three (3) groundwater samples. The Phase II ESA did not include sampling of RBM given that it was condemned and unsafe to enter the structure.

The conclusions and recommendations of the assessment are summarized below.

Surface Soil Findings

Fifteen surface soil samples were collected as part of this Phase II ESA sampling event. Visual or olfactory indications of impacts were not observed at any surface soil locations. Surface soil samples were collected from each location between 0 to 2 in below ground surface (bgs) and analyzed for Volatile Organic Compounds (VOCs) by Environmental Protection Agency (EPA) Method 8260, Semi Volatile Organic Compounds (SVOCs) by EPA Method 8270, Resource Conservation and Recovery Act (RCRA) metals by EPA Method 6010/7471, pesticides by EPA Method 8081, herbicides by EPA Method 8151, phosphorus and nitrate by EPA Method SM 4500, and Polychlorinated Biphenyls (PCBs) by EPA Method 8082. Chemicals of concern were detected above Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) in 12 locations and cadmium was detected above Commercial Use (CU) SCO in one (1) location (SS-03).

Subsurface Soil Findings

Eight (8) soil borings (SB-08 through SB-15) were advanced as part of this Phase II ESA sampling event to investigate historical Site operations. Visual or olfactory indications of impacts were not observed other than a slight to moderate petroleum odor from 18 to 20 ft bgs at soil boring SB/TMW-15. Elevated Photoionization Detector (PID) readings above background levels were registered at soil boring SB-15 (3.1 ppm). No VOCs, SVOCs, pesticides, herbicides or PCBs exceeded their respective regulatory criteria. Metals were detected above UU SCOs in three (3) shallow subsurface soil samples, and barium was detected above the CU SCO for one (1) location (SB-12S). As such, further evaluation of these impacts is warranted.

Groundwater Findings

Four (4) temporary monitoring wells were installed (TMW-01, -02, -13, and -15) as part of this Phase II ESA to evaluate groundwater conditions at the Site. Groundwater samples were collected from three (3) of the locations (TMW-01, -02, and -15). Visual or olfactory indications of impacts were not noted other than a slight petroleum odor in SB/TMW-15. SVOCs were detected above Technical and Operational Guidance Standard (TOGS) 1.1.1 in two (2) locations TMW-01 and Field Duplicate (FD) FD-01 (parent sample TMW-15), metals and nitrogen were detected above TOGS 1.1.1 in TMW-01 and nitrogen above TOGS 1.1.1 in TMW-02. As such, further evaluation of these impacts is warranted.

Based on the results of this Phase II ESA as described herein, Montrose recommended the following:

1. Depending on the future use of the Site it is recommended that mitigation measures be evaluated. Should the Site be used for unrestricted purposes, such as a park, then mitigation measures are recommended such as installation of cap/cover, further delineation of impacts through testing, and/or soil removal and installation of clean fill. These mitigation measures and potential additional shallow soil characterization should be taken into account during future design. Should the Site be used for commercial or industrial purposes then, based on the results of this Phase II ESA, no mitigation measures are recommended at this time.
2. Any soil that will be generated for off-Site disposal during future redevelopment should be managed in accordance with NYS Part 360 requirements.

1.2.3 Structural Assessment

As presented in **Appendix A** the Town of Savannah Code Enforcement Office determined the building is vacant; poses an imminent and immediate threat; and the building condition poses health and safety risks to the surrounding community. Due to these considerations, it is not possible to deconstruct the building with people inside without representing a safety hazard to those individuals. The deconstruction process will have to be performed from the exterior of the building and therefore the brick and other materials within the building cannot be salvaged.

2 Project Goal and Re-Use Plan

The Land Bank owns the Site and has the intention to demolish the blighted structure to support revitalization efforts in the Town of Savannah, New York and remove the safety hazard imposed by the building. The plan for the Site is to demolish the existing buildings with the removing and backfilling building foundations and floor slabs.

3 Applicable Regulations and Cleanup Standards

3.1 Cleanup Oversight Responsibility

The current owner of the Site, the Wayne County Land Bank (WCLB), is responsible for environmental cleanup, including that which is related to buildings at the Site in accordance with applicable laws and regulations.

3.2 Laws and Regulations Applicable to the Cleanup

The following are applicable laws and regulations for ACMs, lead, polychlorinated biphenyls (PCBs), and other hazardous materials.

3.2.1 Asbestos Laws and Regulations

Asbestos is regulated by the USEPA National Emission Standard for Hazardous Air Pollutants (NESHAP), the Toxic Substances Control Act (TSCA), and the Clean Air Act (CAA), and New York State Department of Labor (NYSDOL) Code Rule 56.

To protect construction workers, all asbestos abatement work must be performed in accordance with US Occupational Safety and Health Administration (OSHA) asbestos regulations as promulgated in Title 29 of the Code of Federal Regulations (CFR), Section 1926.1101.

3.2.2 Lead Laws and Regulations

The United States Department of Housing and Urban Development (HUD) promulgates the rules for evaluating and controlling lead-based paint hazards commonly referred to as Title X (ten). Although HUD Title X specifically focuses on residential housing and child-occupied facilities, the evaluation framework promulgated by HUD for lead paint evaluation is the generally accepted guideline for performing paint surveys/inspections.

Further, to protect construction workers, lead-related work must be performed in accordance with US OSHA lead regulations as promulgated in 29 CFR, Sections 1926.62.

3.2.3 PCBs and Other Hazardous Materials

USEPA regulations specify requirements for managing the following hazardous materials: PCBs, batteries, pesticides, mercury-containing equipment, lamps, household hazardous waste, and conditionally exempt small quantity generator waste. In addition to the USEPA universal waste regulations, the following Federal regulations may also include, but not be limited to the following:

- 6 New York Codes, Rules and Regulations Part 371, New York State Department of Conservation
- Applicable Federal OSHA regulations;
- Title 40, Code of Federal Regulations, Part 61 Subpart M – National Emission Standards for Hazardous Pollutants;

- Title 40, Code of Federal Regulations, Part 260 – Hazardous Waste Management System;
- Title 40, Code of Federal Regulations, Part 261 - Identification and Listing of Hazardous Waste;
- Title 40, Code of Federal Regulations, Part 262 - Standards Applicable to Generators of Hazardous Waste;
- Title 40, Code of Federal Regulations, Part 264 - Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities;
- Title 40, Code of Federal Regulations, Part 265 - Interim Status Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities;
- Title 40, Code of Federal Regulations, Part 273 -Standards for Universal Waste Management;
- Title 40, Code of Federal Regulations, Part 268 - Land Disposal Restrictions;
- Title 40, Code of Federal Regulations, Part 761 - Polychlorinated Biphenyls Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions; and
- Title 49, Code of Federal Regulations, Parts 100-199 – Transportation of Hazardous Materials.

4 Evaluation of Cleanup Alternatives

4.1 General Cleanup Considerations

The following is a discussion of some key redevelopment, site attributes, and other considerations relevant to selection and evaluation of cleanup alternatives for the Sites.

1. The baseline "No Action" alternative is required to be considered as one of the alternatives.
2. There is currently no planned re-use. As such, the remedial alternatives included herein do not include addressing the impacted soils present such as installation of a soil cap or surface cover; removal and disposal of impacted soils; or implementation of a Site Management Plan. These components are dependent upon the future design and re-use of the Site.
3. It is assumed the buildings contain asbestos. The Site buildings have been condemned and are unsafe to enter; thereby demolition via Controlled Demolition with asbestos managed in-place would be required. Otherwise, to allow abatement of asbestos prior to demolition, the buildings would need to be structurally supported to allow workers to enter safely and test to confirm its presence.
4. Workers performing intrusive activities at the Site must be certified by NYSDOL to carry out asbestos removal/abatement and conform with USEPA laws related to asbestos and the potential danger from handling asbestos during abatement.

4.2 Cleanup Alternatives Considered

Based on the general cleanup considerations presented in Section 4.1, the following three remedial alternatives were considered.

- Alternative #1: No Action
- Alternative #2: ACM Abatement Prior to Demolition
- Alternative #3: Controlled Demolition with Asbestos In-Place

4.2.1 Alternative 1 – No Action

The "no action" scenario is required by the USEPA ABCA process. No action (e.g., not removing the buildings and assumed asbestos present at the Site) is the baseline against which all other alternatives will be measured.

4.2.2 Alternative 2 – ACM Abatement Prior to Demolition

Alternative #2 considers traditional removal/abatement of ACMs using standard industry practices prior to building demolition utilizing standard demolition practices. Due to the condemned nature of the on-Site buildings they would need to be structurally supported to allow ACM abatement workers to enter safely to sample and perform abatement.

The buildings would first be shored and structurally braced to enable personnel to safely enter to perform work both inside and on the exterior of the buildings.

Asbestos removal/abatement must be performed by appropriately licensed abatement contractor with a written notification of planned removal activities at least 14 days prior to the commencement of asbestos removal/abatement activities.

Regulated areas would be established prior to the removal of asbestos-containing building materials (ACBM), utilizing a variety of controls such as polyethylene sheeting to establish primary and secondary barriers, negative pressure systems/containments, and/or other applicable measures to prevent asbestos fiber migration beyond the regulated area(s). Abatement procedures require that ACBMs be adequately wetted to control potential spreading of damaged or friable asbestos and airborne particulates. The work would also require decontamination facilities for both abatement workers and for equipment/materials. To aid in the remedial efforts, debris, particulates, and other residual materials would be vacuumed with a high efficiency particulate air (HEPA) unit.

Waste would be containerized in air and leak tight containers to contain ACM in manageable quantities and would be kept adequately wet until final disposal. Waste would be labeled with appropriate OSHA warning labels, Class 9 labels and generator information and disposed in a landfill permitted to accept regulated asbestos-containing material (RACM) waste. Landfill disposal authorizations would be confirmed before starting the project. This creates a waste generation stream and associated liabilities for the generator.

Any disturbance of asbestos would include air monitoring and project monitoring by AHERA-certified individuals to ensure appropriate work methods are being adhered to. Final clearance would be provided following a visual inspection of the work area followed by receipt of acceptable phase contrast microscopy (PCM) air sampling in accordance with National Institute for Occupational Safety and Health (NIOSH) 7400 methodology.

4.2.3 Alternative 3 – Controlled Demolition With Asbestos In-Place

Alternative 3 consists of demolition with removal of all debris as regulated asbestos waste from the condemned building. Alternative 3 differs from Alternative 2 in that the Site building will be demolished without structural bracing or abatement and the entire waste stream disposed of as asbestos. In accordance with the asbestos NESHAP, demolition, handling, loading and transportation will require materials to be adequately wet and contained. For this alternative, all structure debris will be treated as regulated asbestos containing material (RACM)and must be handled and disposed of according to all Federal, State, and Local regulations.

This alternative assumes the Site structures are unsafe to the extent that the abatement contractor could not safely implement Alternative 2. This approach requires special approval by the governing regulatory agencies and local code official. RACM demolition must be performed by a NYSDOL-licensed abatement

contractor. This approach, if approved by the regulatory agencies, has the positive aspect of accelerating the period of abatement, demolition, and disposal.

This approach increases the volume of material that must be handled as ACM, which would take greater volume from existing capacity of regional landfills. This option also creates a waste generation stream and associated liabilities for the generator.

4.3 Effectiveness, Implementability, and Costs for Cleanup Alternatives

To assist in the evaluation and recommendation of a preferred remedial alternative for the Site, this section presents an evaluation of the effectiveness, implementability, and Opinions of Probable Cost estimates for each remedial alternative.

4.3.1 Effectiveness

Effectiveness has both short-term and long-term components. The short-term effectiveness of a remedial alternative is evaluated relative to its effect on human health and the environment during the implementation of the remedial action. Potential risks to community, potential impacts on workers, the effectiveness and reliability of protective measures, potential environmental impact of the remedial action and the effectiveness/reliability of the mitigation measures during implementation, etc. are some of the factors frequently considered. Long-term effectiveness and permanence of a remedial alternative are evaluated with respect to the following factors: magnitude of residual risk to human health and environment from the untreated or residual waste at the completion of remedial activities; an assessment of type, degree, and adequacy of long-term management (engineering controls, monitoring, maintenance, etc.) required for untreated or residual waste; an assessment of the long-term reliability of long-term management to provide continued protection from the untreated/residual waste; and the potential need for replacement of the remedy and continuing need for repairs to maintain the performance of the remedy.

4.3.1.1 Alternative 1 – No Action

This alternative would be ineffective and unacceptable for continued Brownfield redevelopment for the Site for the following reasons:

- It is likely to be considered unacceptable to the community because residents, visitors, nearby workers and construction workers could unknowingly be placed at risk in the future. No action provides neither remedy nor elimination of the exposure for projection of public health.
- This approach does not provide mitigation of known human carcinogens to potential human receptors (adult and child).
- The continued presence of ACM in the Site buildings would continue to pose a long-term health and safety risk to the public and to workers entering or working around the vicinity of the building.

- The condemned nature of the building would continue to pose a threat to the surrounding community.
- This alternative would not meet the project goal and re-use plan.

4.3.1.2 Alternative 2 – ACM Abatement Prior to Demolition

The ACMs are first removed prior to demolition by standard demolition practices. This approach is problematic due to the added structural bracing that would be required at the condemned building to allow asbestos testing and abatement, and partially collapsed roof conditions but is technically effective as a definitive and direct physical elimination of contaminants that provide a public risk. Follow-up inspections and maintenance would not be required. With removal and off-site disposal of contaminants, the approach requires no special post-remedy institutional or land use controls for the property. Removal of all ACMs reduces the potential for environmental contamination due to climate change conditions (damage from storms).

4.3.1.3 Alternative 3 – Controlled Demolition With Asbestos In-Place

The ACMs are permanently removed concurrently during the demolition process. This approach is technically effective as a definitive and direct physical elimination of the contaminants available to public exposures. Follow-up inspections and maintenance would not be required. Removal of all ACMs reduces the potential for environmental contamination due to climate change conditions (damage from storms).

4.3.2 Implementability

Implementability refers to the technical and administrative feasibility of implementing an alternative, and the various materials and services required during its implementation. Examples of such factors for implementation of an alternative include: ability to construct, operate and monitor; time required to obtain necessary permits and approval; availability of equipment, material, contractor, etc. The implementability of the three remedial alternatives is evaluated below.

4.3.2.1 Alternative 1 – No Action

This alternative is implementable as it requires no action. However, the ACM would still pose a hazard to those entering the buildings and asbestos fibers could continue to be released to ambient air and the Site buildings would be expected to degrade further providing ongoing physical exposure concerns to nearby residents, workers, and visitors.

4.3.2.2 Alternative 2 – ACM Abatement Prior to Demolition or Renovation

This alternative allows ACMs to be removed by a licensed abatement contractor, following the installation of building bracing systems at the condemned building making it safe for entry, using standard techniques, prior to demolition. The required bracing systems would add cost and also result in an extended construction schedule. Stabilization of the severely degraded wood portion of the building located on the southwest corner of the Site may not feasible.

4.3.2.3 Alternative 3 – Controlled Demolition With Asbestos In-Place

This alternative is technically achievable although it may require a work practice variance from various regulatory agencies. The approach requires specialized equipment readily available in the local demolition and engineering markets. Demolishing buildings without conducting abatement will result in all demolition debris being classified as asbestos waste, and a large volume of specialized waste with associated additional requirements for tracking and pre-disposal approvals. A site-specific variance would need to be submitted to NYSDOL for review and approval as appropriate to allow demolition of RACM in place.

4.3.3 Opinions of Probable Cost

Opinions of Probable Cost estimates presented in this section are based on: a) an estimate obtained from a qualified contractor accustomed to working in Lyons, New York; and b) unit costs for mobilization, personnel, equipment, demolition, hauling, oversight, and reporting related unit costs estimated by Montrose based on previous project experience. Detailed cost estimates to provide further context on Alternatives 2 and 3 are provided in **Tables 1** and **2** as noted below.

4.3.3.1 Alternative 1 – No Action

There is no direct cost for this alternative. However, it is likely that Site security will be needed to keep unauthorized personnel from accessing the Site structures. Additionally, it is likely weather would further degrade the building and create the spread of asbestos contamination to nearby properties and reduce property value and increase cleanup costs. The condemned building would continue to deteriorate and potentially collapse.

4.3.3.2 Alternative 2 – ACM Abatement Prior to Demolition

The Opinion of Probable Cost to complete Alternative 2 is: $1,294,700

Due to the anticipated engineering design cost and the associated work to secure the Site building with shoring and structural bracing; followed by asbestos abatement to allow standard demolition practices to be employed; pre-demolition asbestos removal is not a feasible alternative for removing the on-Site building.

4.3.3.3 Alternative 3 – Controlled Demolition With Asbestos In-Place

The Opinion of Probable Cost to complete Alternative 3 is: $990,000. Based on cost, Alternative 3 is a feasible alternative for removal of the on-Site building.

4.3.4 Changing Climate Conditions

The USEPA requires each ABCA consider the resilience of the remedial options to address potential adverse impacts caused by extreme weather events and changing climate conditions. The alternatives are generally equal regarding extreme weather and changing climate conditions.

Alternative 3 (Controlled Demolition) may remove the Site buildings faster, rather than have an interim period after abatement but prior to demolition when building materials would have been removed, and some structures would be more vulnerable to damage from extreme weather such as floods or fires.

4.4 Recommended Remedial Action Alternatives

The evaluation of Alternative 1 (No Action) demonstrates that this alternative does not meet the remedial objectives of demolishing the Site building to remove the blighted structure and reduce hazards to the surrounding community. The evaluation of Alternative 2 (ACM Abatement Prior to Demolition) demonstrates that this alternative supports and is consistent with the project goals and reuse plans, eliminates toxic exposure to workers, visitors, and residents, eliminates long-term obligations (inspection, repair, safety concerns, security), and reduces blight. However, Alternative 2 is not practical due to anticipated costs to make structures safe for abatement. The recommended cleanup alternative for the Site is Alternative 3 (Controlled Demolition With Asbestos In-Place), which also satisfies the project goals and reuse plans, eliminates toxic exposure to workers, visitors, and residents, eliminates long-term obligations (inspection, repair, safety concerns, security), and reduces blight, while taking into consideration the structural instability of the Site structure.

5 References

Montrose Engineering & Geology, DPC, Phase I Environmental Site Assessment, North Main Street, Savanah, New York, prepared for Wayne County, June 2025.

Montrose Engineering & Geology, DPC, Phase II Environmental Site Assessment, North Main Street, Savanah, New York, prepared for Wayne County Land Bank, November 2025.

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Tables

Table 1
OPINION OF PROBABLE COST
ALTERNATIVE 2 - ACM Abatement Prior to Demolition
Analysis of Brownfield Cleanup Alternatives – Former Savannah Fertilizer Plant
Savannah, Wayne County, New York

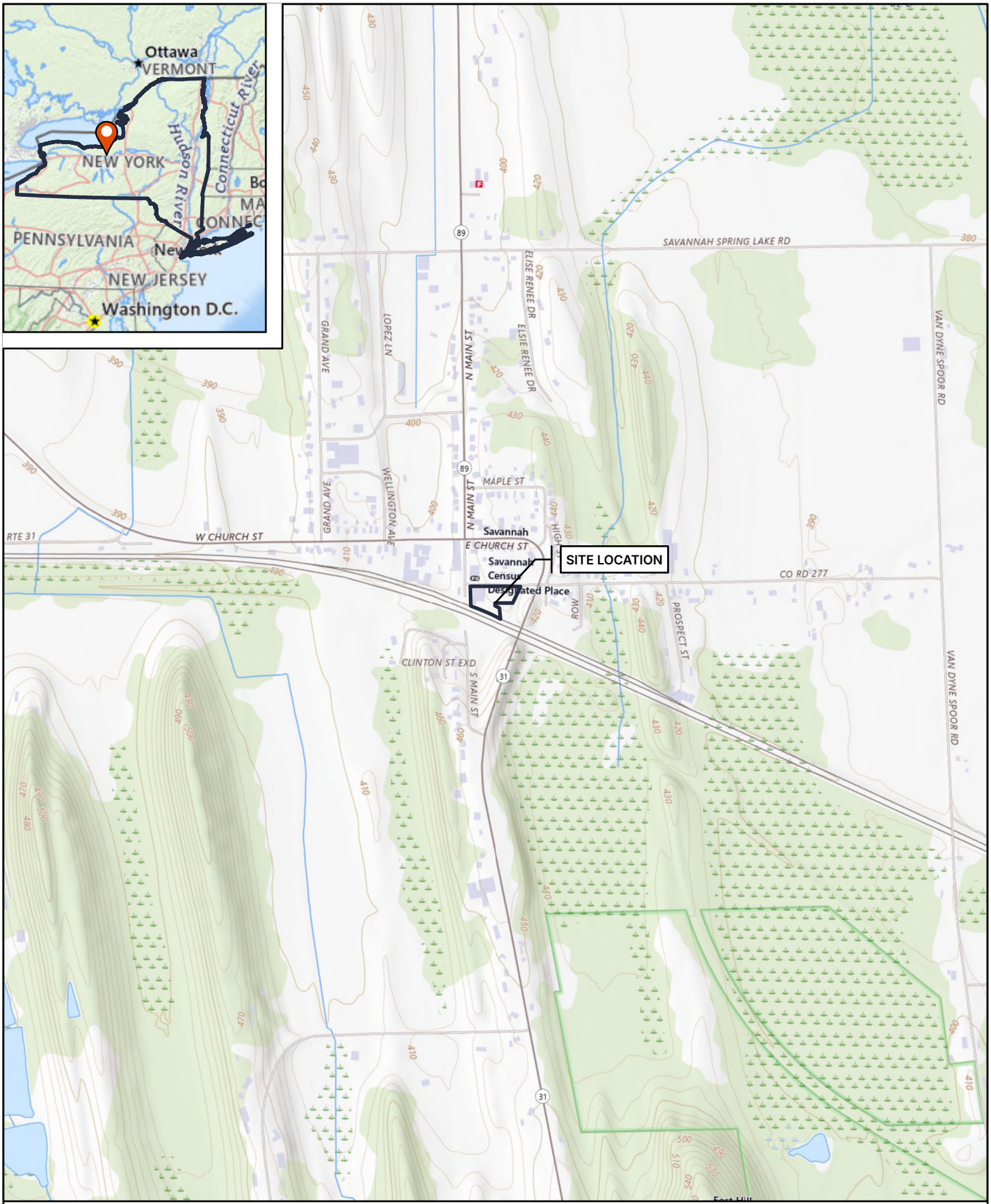
Task / Item	Description	Unit	Unit Cost	Estimated Quantity	Extended Cost	Source(s)
Task 1. Professional Services						
	Health & Safety Plan, Design, Contract Documents, Bidding, Contract Award	Lump Sum	$ 50,000.00	1	$ 50,000.00	Project Experience
	Building Bracing and Construction Demolition Oversight and Asbestos Project Monitor	Lump Sum	$ 150,000.00	1	$ 150,000.00	Project Experience
	Regulatory Reporting/Construction Completion Reporting	Lump Sum	$ 12,000.00	1	$ 12,000.00	Project Experience
	Post-Building Stabilization Asbestos Inspection	Lump Sum	$ 15,000.00	1	$ 15,000.00	Project Experience
				Task 1. Subtotal:	**$ 227,000.00**	
Task 2. Abatement & Demolition						
Subcontracted Services						
	Shoring/Bracing	Lump Sum	$ 300,000.00	1	$ 300,000.00	Contractor Estimate
	Abatement	Lump Sum	$ 300,000.00	1	$ 300,000.00	Contractor Estimate
	Demolition	Lump Sum	$ 350,000.00	1	$ 350,000.00	Contractor Estimate
				Task 2. Subtotal:	**$ 950,000.00**	
				Project Total:	$ 1,177,000.00	
				Contingency 10%:	$ 117,700.00	
				ALTERNATIVE 2 OPINION OF PROBABLE COST:	**$ 1,294,700.00**	

Table 2
OPINION OF PROBABLE COST
ALTERNATIVE 3 - Controlled Demolition with Asbestos In-Place
Analysis of Brownfield Cleanup Alternatives – Former Savannah Fertilizer Plant
Savannah, Wayne County, New York

Task / Item	Description	Unit	Unit Cost	Estimated Quantity	Extended Cost	Source(s)
Task 1. Professional Services						
	Health & Safety Plan, Design, Contract Documents, Bidding, Contract Award	Lump Sum	$ 38,000.00	1	$ 38,000.00	Project Experience
	Construction Demolition Oversight and Asbestos Project Monitor	Lump Sum	$ 102,000.00	1	$ 102,000.00	Project Experience
	Regulatory Reporting/Construction Completion Reporting	Lump Sum	$ 10,000.00	1	$ 10,000.00	Project Experience
				Task 1. Subtotal:	**$ 150,000.00**	
Task 2. Demolition Construction Services - Controlled Building Demolition, Material Removal and Disposal						
	Site preparation including mobilization, temporary office trailer and facilities, permitting and utility location, dust suppression, additional site clearing, controlled building demolition, disposal, controlled removal and disposal of building foundation, material removal and disposal from inside the building (residual fertilizers, pesticides, herbicides)	Lump Sum	$ 750,000.00	1	$ 750,000.00	Contractor Estimate
				Task 2. Subtotal:	**$ 750,000.00**	
				Project Total:	$ 900,000.00	
				Contingency 10%:	$ 90,000.00	
				ALTERNATIVE 3 OPINION OF PROBABLE COST:	**$ 990,000.00**	

Note:
1. Estimated costs do not include the installation of a soil cap or surface cover, removal and disposal of impacted soil, or implementation of a Site Management Plan as these components are dependent on the future design and use of the Site.

Figures



NOTES:
1. Coordinate System: NAD 1983 State Plane NY Central FIPS 3102 (US Feet)
2. Source: New York State GIS Clearinghouse

500 250 0 500 1,000 1,500 Feet

Scale: 1:12,000

N

TITLE:	SITE LOCATION MAP N MAIN STREET SAVANNAH, NEW YORK
PROJECT:	ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
DATE:	October 01, 2026
PROJECT NO.	PROJ-037113
REV. NO.	00
DRN BY:	EB
APR BY:	KN

Onterris™

FIGURE 1





LEGEND

- SITE BOUNDARY
- OFF-SITE PARCEL BOUNDARY
- INFRERRED LIMITS OF REC #1 - HISTORICAL OPERATIONS
- INFRERRED LIMITS OF REC #2 - ADJOINING RAIL SPUR
- FORMER SITE ROAD (RAILROAD STREET, PRE-1952)
- FORMER STRUCTURE

NOTES:
1. Coordinate System: NAD 1983 State Plane NY Central FIPS 3102 (US Feet)
2. Source: New York State GIS Clearinghouse
3. Basemap Source: ArcGIS Online Basemap

80 40 0 80 Feet

1 inch = 80 feet

N

TITLE:

SITE PLAN

PROJECT:
ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
N MAIN STREET
SAVANNAH, NEW YORK

DATE:	PROJECT NO.	REVISION NO.	DRAWN BY:	APPROVED BY:
October 01, 2026	PROJ-037113	00	EB	KN

Onterris™

FIGURE 2

Document Path: C:\Users\EvanBatte\GIS Projects\Savannah\Savannah.aprx

Appendix A – Condemnation Letter from the Town of Savannah

Town of Savannah

1564 N. Main Street
PO Box 296
Savannah, NY 13146
Phone: (315)365-4008

Date: June 2, 2026

Wayne County Regional Land Bank Corporation
16 William Street
Lyons, NY 14489

Ms. Flynn:
REFERENCE: North Main St (Parcel Number: 77111-10-317717)
Phone: (315)-365-4008 ext 2

Pursuant to the authority conferred on the Code Enforcement Office, of the Town of Savannah, by the Code of the Town of Savannah, on June 2, 2026 11:16 AM, an inspection was conducted on the premises identified above. I conducted a thorough inspection of the above listed property upon request made by the above listed representative of the property owner. Due to its continued neglect and current condition I have determined the following:

1. The building is vacant;
2. The building poses imminent and immediate threat,
3. The building condition poses health and safety risks to the surrounding community

PLEASE TAKE NOTICE; Due to the condition of the building, through the power given to the Code Enforcement Officer by the Town of Savannah, I have deemed them condemned and as a result am suggesting that the aforementioned shall be demolished as soon as feasibly possible. Access to the above noted building and adjacent building areas should be limited to personnel involved in the planning, execution and supervision of work to support the demolition of the structure. This Department is in support of the application of an ICR 56-11.5 - Controlled Demolition approach to demolish the noted building sections with the asbestos containing material in place so as not to place workmen in a dangerous situation.

If you have any questions contact the Town of Savannah Building Department, at 315-365-4008 ext 2.

Sincerely,

B. Schultz

Appendix B –Town of Savannah Resolution

Michael J. Kolczynski
Supervisor
John Sloan
John Gill
Town Council
Richard Sloan
Town Justice

TOWN OF SAVANNAH

P. O. Box 296
1564 N. Main Street
Savannah, NY 13146

Phone 315-365-4008

Mara Gill
Town Clerk
Julie VanLeeuwen
Fred Baker
Town Council
Heath TenEyck
Town Justice

The following resolution was presented by Supervisor Kolczynski:

Resolution No. 18-2026

Town of Savannah Draft resolution for consideration at the May 11, 2026 Board Meeting:

AUTHORIZATION DELCARING NORTH MAIN STREET, SAVANNAH, NY (PARCEL ID 77111-10-317717) A BLIGHTED PROPERTY

WHEREAS, there exists in the Town of Savannah, County of Wayne, a blighted property and condemned building located at North Main Street (Tax ID# 77111-10-317717) that is owned by the Wayne County Regional Land Bank (Land Bank) that poses a significant threat to public health and safety of residents; and

WHEREAS, the Town of Savannah recognizes and supports the Land Bank's mission to address the problems of vacant, abandoned, derelict, contaminated, or tax deliquent properties in Wayne County; and

WHEREAS, this property is contiguous with two public parking lots, the U.S. Post Office and is adjacent to residential properties and the Main Street Central Business core, and

WHEREAS, a need exists to address and arrest the adverse conditions that have led to and perpetuate the identified deterioration, decay and blight; and

WHEREAS, the Land Bank has caused to be performed Phase 1 & Phase 2 Environmental Site Assessments, which identified that the property is recognized as a brownfield, and

WHEREAS, the following building conditions that create an unsafe situation include:

- The roof and other structural building components are visibly failing in several places.
- Asbestos:Based on the construction dates of the subject building (prior to 1902), the potential exists for construction material in the building to contain asbestos.
- Lead-Based Paint: Based on the estimated construction dates of the subject property (prior to 1902), the potential exists for the subject building to contain LBP.
- PCBs in Building Materials: Based on the estimated construction dates of the subject buildings (prior to 1902), the potential exists for PCBs to be present in building materials.
- It is a vacant, dilapedated, and condemned building adjacent to the U.S. Post Office, residenctial properties and the downtown central business district; and

WHEREAS, Onterris Engineering has submitted a letter confirming that, in their opinion and based on site visit and the Environmental Site Assessments, the building at 0 North Main Street poses a significant threat to the public health and safety of residents and therefore qualifies as a blighted structure, and

WHEREAS, the Town Code Enforcement Officer has visited the property, reviewed the Phase 1 & 2 reports, and agrees with the conclusion that this property poses a significant public health and safety situation to the neighborhood and recommends declaring the property a blighted property, and

WHEREAS, the conditions found at the identified property, as described above, are consistent with the definitions for "slum and blight" as set forth by the United States Department of Housing and Urban Development in 24 CFR Part 570;

NOW THEREFORE, BE IT RESOLVED, the North Main Street, Savannah, NY (Parcel Number 77111-10-317717), is declared and identified as blighted, consistent with all Federal and State laws.

A motion to adopt the above resolution as written was made by Councilman Baker, seconded by Councilman VanLeeuwen. Councilman Gill and Councilman Sloan voted "Aye". The motion caried. The motion passed with five (5) votes in favor.

Michael J. Kolczynski
Supervisor
John Sloan
John Gill
Town Council
Richard Sloan
Town Justice

TOWN OF SAVANNAH

P. O. Box 296
1564 N. Main Street
Savannah, NY 13146

Phone 315-365-4008

Mara Gill
Town Clerk
Julie VanLeeuwen
Fred Baker
Town Council
Heath TenEyck
Town Justice

Town Clerk
Town of Savannah

I, herby certify that I have compared the foregoing copy of a resolution with the original duly adopted by the Town Board of the Town of Savannah at a session held on the 11th day of May 2026 and the same is a true copy of the whole thereof.

IN WITNESS WHEROF, I have hereinto subscribed my name affixed the official seal of the Board this 15th day of May 2026.

Mara Gill - Town Clerk