

**Town of Fort Edward  
Former Grand Union Project  
U.S. Environmental Protection Agency Funding Summary**

In recent years, local officials have worked to revitalize Fort Edward in a thoughtful manner, thanks in large part to Brownfield Opportunity Areas (BOA) Program grants from the New York Department of State. The BOA grants afforded the establishment of steering committees made up of local and county officials, residents, and business owners who worked together to determine priority areas in town where future revitalization efforts will be focused. One of the chosen BOA priority areas is known as the approximately 85-acre Route 4 Uptown Corridor, which covers a portion of Broadway north of the Town/Village border.

The Route 4 Uptown Corridor includes several known brownfields, including the former Grand Union site at 354 Broadway. This prominent nearly six-acre site, which was formerly a grocery store, has sat vacant for more than a decade. Since that time, not only has Fort Edward gone without a grocery store and easy access to fresh food, but the site has also been subject to vandalism and a fire that left the building unusable. Despite the site's prime location, environmental concerns consisting primarily of PCB contamination in subsurface soils have prevented redevelopment of the site from occurring.

Following the completion of two environmental investigations funded by the U.S. Environmental Protection Agency (EPA), local officials now understand what is necessary to remediate the site to prepare it for redevelopment. To that end, the Town has received a \$200,000 cleanup grant from EPA to remediate the site. The Town has also secured EPA assessment grant funding that will be used to complete the environmental investigation of the site. This funding will also be used to demolish the building in the spring of 2014, prior to the beginning of remedial activities. Remediation will be overseen by the New York Department of Environmental Conservation (DEC) with additional support from EPA.

After recognizing the site's excellent location, Kaplan Realty Group (KRG) entered into a sales agreement for the Grand Union site, which is currently owned by the Town. The site must be owned by the Town for the duration of the EPA-funded cleanup. Once cleanup is complete, ownership of the site will be transferred to KRG, who plan to lease the site to a retail tenant. Thanks to KRG's involvement and the hard work of all project stakeholders, the site has been accepted into DEC's Brownfield Cleanup Program (BCP). The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on greenfields. Participation in the BCP makes the site eligible for tax credits.

Any questions or comments regarding the former Grand Union project should be directed to Darlene DeVoe, Town Grant Coordinator, at (518) 747-6563 or bigsmileywink@aol.com or to the Town's consultant, Beth Lander Morris of Brownfield Redevelopment Solutions, Inc. at (646) 246-9246 or beth@njbrownfield.com.

