

LETTER OF RESOLUTION
Among
The New York State
Office of Parks, Recreation and Historic Preservation,
Empire State Development Corporation,
and the City of Schenectady
Regarding the Proposed Demolition of the Former ALCO Industrial Complex
09PR02684

WHEREAS, the New York Empire State Development Corporation (“EDC”) has awarded a RESTORE NY Grant to the: City of Schenectady (“the City”) for the redevelopment of the former ALCO industrial complex (“Project Site”), Schenectady, New York; and;

WHEREAS, the Project Site has been determined to be eligible for inclusion in the New York State and National Registers of Historic for its industrial significance as the nation’s leading locomotive manufacturing facility with its origins in the 1840s and continuing into the mid 20th century; and;

WHEREAS, it has been determined that the Project Site, both its buildings and ground contain environmental contamination, including asbestos and lead, volatile organic compounds (VOC), non-aqueous phase petroleum products, trace amounts of PCBs, Polycyclic Aromatic Hydrocarbon (PAH) contaminants and semi-volatile compounds (SVOC) containing materials, and;

WHEREAS, it has been determined that due to the level and wide spread nature of the site contamination that any potential adaptive reuse of any of the existing structures (or future new structures) will require the use of a sub-slab depressurization system, and;

WHEREAS, retrofitting the existing industrial buildings with such a mitigation and abatement system is not feasible or prudent, and;

WHEREAS, the project’s proposed Remedial Measures will begin with remedial actions to address certain environmental contaminant conditions along with the controlled demolition of the structures, which will help facilitate the subsequent implementation of measures to address inaccessible contaminant conditions and permit better accessibility for remediation; and;

WHEREAS, consultation has taken place with the Office of Parks, Recreation and Historic Preservation (OPRHP) under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law to assess the impact of this project on historic resources, and;

WHEREAS, the OPRHP, ESDC, and the City of Schenectady upon consideration of the historic significance of the ALCO facility and the threats it presents to public health and safety, have concurred that the entire complex must be demolished, and;

NOW, THEREFORE, in accordance with the New York State Parks, Recreation and Historic Preservation Law, the OPRHP, ESDC, and the City of Schenectady agree that the project will

result in an adverse impact to the National Register eligible industrial complex, but may proceed subject to the following Stipulations:

STIPULATIONS:

1. The ALCO Facility shall be documented with photographs prior to site demolition. The documentation shall depict the current conditions of the facility and be suitable for inclusion in current historic retrospectives of the city's industrial heritage. An appropriate local repository of the documentation shall be secured by the City of Schenectady. A second copy of the images shall be provided to the New York State Museum or Archives. A narrative regarding the images shall accompany both sets.
2. A payment of \$5,000 will be provided to the Schenectady museum over the course of 2 years (2010 and 2011) to off set the costs of program/exhibit development associated with the ALCO site and the history of locomotive production in the City of Schenectady.
3. Non contaminated architectural salvage such as bluestone or decorative elements should be stored on site and evaluated for reuse in any redevelopment of the site.
4. As part of any future remediation /redevelopment plan any excavation work that will reach below the current fill levels and impact original soils will be reviewed by the NYS OPRHP FSB to determine if archaeological testing is appropriate. It is agreed that utility work will, if practicable, utilize existing areas of prior disturbance or use methods to minimize disturbance. The installation of underground utilities and the use of piles for future site development will not require additional testing.

Execution of this agreement and implementation of its stipulations evidences that the City of Schenectady and the ESDC have offered OPRHP the opportunity to comment on this undertaking and consider its impacts pursuant to Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980.

City of Schenectady

Name

Title

Empire State Development Corporation

Name

Title

NYS Office of Parks, Recreation and Historic Preservation,

Name
Title