

# Charlestown Mall Site

## Site Cleanup Activities and Current Status

### Frankfort and Utica, New York

December 2022

### Introduction

The Charlestown Mall site is in a mostly commercial area. The 11-acre site includes properties at 2205 Bleecker Street in Frankfort and at 311 Turner Street in Utica. Manufacturing and commercial businesses were on site starting in the early 1900s. Initially, it was a weapons manufacturing factory. Later, a retail shopping outlet and a commercial business complex were on site. The area has been mostly vacant since 2005.

The New York State Department of Environmental Conservation (NYSDEC) referred the Charlestown Mall site to the U.S. Environmental Protection Agency (EPA) in 2008 after unpermitted demolition activities at several site buildings released asbestos, a hazardous substance, into the environment. EPA's Emergency Response program led two cleanups at the site, in 2010-2011 and 2020-2022, to protect people's health and the environment. EPA's activities have finished. This fact sheet serves as a resource for community members, prospective purchasers and local governments and provides information about site cleanups, the status of the site's property ownership, current site features, and potential for site reuse.



*Before (August 2020): View of site structures after a fire in August 2020 (image credit: Anubis Drone Photography – TJ Grady).*



*After (October 2022): View of site conditions, from the northwest corner of the site. Turner Street is visible to the right. Remaining concrete slabs are shown in the foreground. Bleecker Street is visible in the background.*

## **What has been done to protect human health and the environment?**

Both EPA cleanups included gathering hazardous substances such as [asbestos](#), [polychlorinated biphenyls \(PCBs\)](#), as well as other toxic, flammable and corrosive liquids, and taking them off site for disposal. EPA demolished and removed remnants of six buildings from the east side of the site in 2010 and 2011 to address the threat of asbestos in building materials and debris. After a major fire in August 2020, EPA fenced the site to prevent access. In 2022, EPA demolished the remnants of 15 more structures at the site.

In total, EPA removed hazardous materials from about 750,000 square feet of former manufacturing space and safely disposed of 45,000 tons of demolition debris.

## **What is the site's status?**

The site is privately owned. Charlestown Mall of Utica, LLC acquired the site's three properties in 2007. The owner signed a settlement agreement with EPA to partially cover cleanup costs. No further EPA cleanup or assessment is planned at this time. Site properties, shown on the next page, are available for purchase and reuse.

## **What features remain on site?**

*Concrete Slabs:* EPA finished demolishing buildings at the site in fall 2022. All building foundations and slabs remain in place. Slab conditions vary. Some concrete surfaces were broken during demolition, while others remain intact.

*Natural Features:* A half-acre shallow pond in the center of the site was once a source of water for a boiler house. An unnamed stream runs underground and beneath Bleecker Street from a forested wetland south of the site. The stream appears briefly on site before continuing underground in a culvert to the northwest.

## **Is the site ready for reuse and redevelopment?**

Across the country, hundreds of once-contaminated sites have been cleaned up and returned to beneficial use. At the Charlestown Mall site, EPA removed known threats of hazardous substances from site buildings and structures, and the site's three properties are available for purchase and reuse. The site is in an area zoned for industrial uses and should be evaluated for environmental conditions, as would be appropriate at any former industrial property. Prospective buyers and interested parties should conduct due diligence before acquiring site properties to become informed and as a condition for obtaining federal Superfund liability protection. EPA recommends contacting the New York State Department of Environmental Conservation's Watertown Regional Office (315-785-2239) for more site information.

## **What resources are available for prospective buyers, community members and other parties interested in learning more?**

EPA's Superfund Redevelopment Program is available to work with local stakeholders to assess potential future uses at the site, address questions from prospective buyers and assist with addressing any barriers to reuse at the site. The program offers tools and services to help stakeholders return once-contaminated sites to beneficial use.

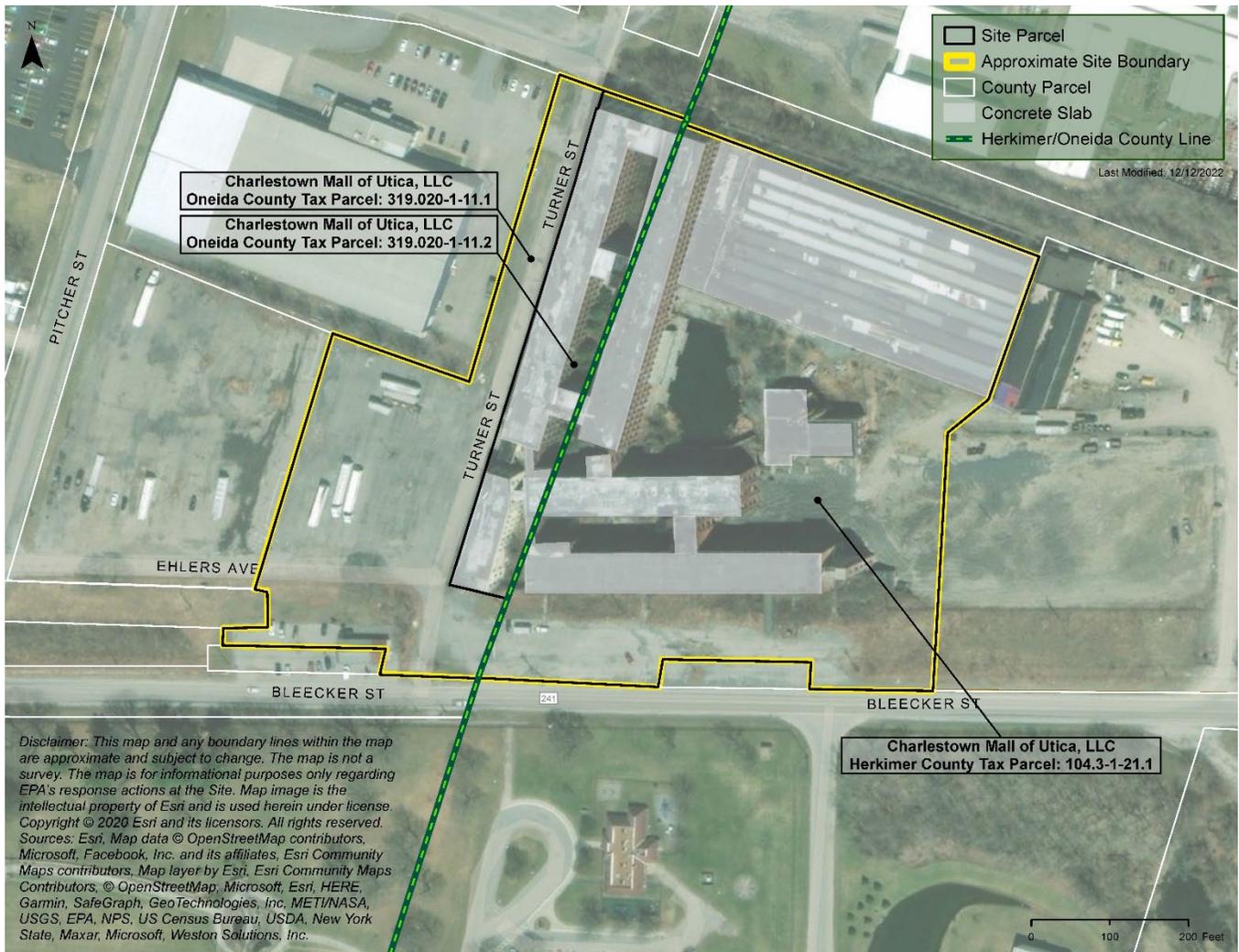
EPA also offers informational meetings, called Prospective Purchaser Inquiry (PPI) calls, to provide prospective buyers, tenants and other Superfund site stakeholders with information about the status of cleanups, how site properties can be reused safely, and the availability of federal Superfund liability protections.

To learn more about each of these resources, please see the Contact Information and Resources text box on the last page.

## Parcels available for reuse

The site includes three properties. They are listed in the table and shown on the map below.

Property Address	Tax ID	Owner	Acres
311 Turner St., Town of Frankfort	104.3-1-21.1	Charlestown Mall of Utica, LLC	7.60
311 Turner St., City of Utica	319.20-1-11-1	Charlestown Mall of Utica, LLC	2.71
311 Turner St., City of Utica	319.20-1-11-2	Charlestown Mall of Utica, LLC	1.16





## Contact Information and Resources

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To learn more about Superfund reuse planning support and technical assistance, please visit [EPA Superfund Redevelopment Program Technical Assistance](#)

For more information on acquiring properties at Superfund sites, check out [The Top Ten Questions to Ask When Buying a Superfund site](#)