



# Mohawk Valley Economic Development District, Inc.

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## DECISION DOCUMENT MEMORANDUM

To: Patrick Peck, EPA RLF Project Officer

Cc: Cailyn Locci and Sarah DeStefano, Weston & Sampson

Date: May 18, 2026

From: Heather Devitt, Mohawk Valley Economic Development District, Inc. (MVEDD)

Re: Former Newport School – Brownfields Cleanup Decision Memorandum - Newport, NY

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### PURPOSE

The purpose of this Decision Document Memorandum is to document the proposed environmental cleanup for the former Newport School property located at 7456 East Street in Newport, NY (the Site). This Decision Document Memorandum is based on the approved Analysis of Brownfield Cleanup Alternatives (ABCA) dated November 14, 2024, and serves as a notice to proceed with the approved EPA Brownfield Revolving Loan Fund (RLF) funded activities.

### SITE SUMMARY

The Site consists of a single, 1.10-acre parcel (Parcel ID# 094.47-2-8.2) located within a mixed residential and commercial area. The Site has been vacant since 1990 but was previously used as a public school since at least the 1920s. The Site is improved with a three-story, 24,584 square-foot former school building constructed in 1928. The remainder of the Site includes a driveway and vegetated areas. Three underground storage tanks (USTs) have been associated with the Site from 1941 to 2003, used for heating (#2 fuel oil) and fueling buses (gasoline). The location and status of the gasoline USTs is unknown.

The surrounding area is mostly residential to the north and south, with some commercial businesses to the west along School Street and Main Street. Undeveloped vegetated land adjoins the Site to the east. The Village of Newport seeks to redevelop the Site for housing, with additional temporary usage for community gathering (e.g. farmer's market).

In 2022, a hazardous building materials (HBM) survey to identify asbestos-containing materials (ACMs) was conducted at the Site to assist the Village of Newport in redevelopment planning. The HBM survey concluded that asbestos materials were identified at the Site and must be removed and properly disposed of by a licensed asbestos abatement contractor prior to and/or during any future building demolition. Significant amounts of debris were also observed within the building, which has deteriorated since its vacancy.

An ABCA was completed to evaluate the potential remedial alternatives to address the ACMs at the Site based on the site assessment results and the proposed future use of the site (housing). As documented in the ABCA, Remedial Alternative #3 - Demolition with Regulated ACM (RACM) in-place, is the recommended cleanup alternative. Remedial Alternative #3 involves treating all structural debris as RACM (i.e. asbestos materials that are regulated under 40 CFR Part 61) during the demolition of the building and

was chosen due to costs associated with structurally stabilizing the deteriorating building for staff to safely abate RACM prior to demolition.

All documents related to this project, including the ABCA, can be accessed through the project's repository, hosted by MVEDD: <https://mvedd.org/brownfield-cleanups>

#### **PUBLIC COMMENT**

On November 14, 2024, the Village of Newport held an open public meeting to discuss the final ABCA. On December 14, 2024, the 30-day public comment period ended for the ABCA review. There were minimal comments received regarding the proposed remedial plan; however, there were several comments regarding project logistics such as the potential for bats currently residing within the Site building to impact nearby residences during demolition. In response, the Village of Newport stated they would seek to demolish the Site building during the winter months when bats relocate, or engage a licensed wildlife control specialist to manage the risk of bat migration from the Site.

All documents are available to the public at the following website: <https://mvedd.org/brownfield-cleanups>

Prior to the start of abatement work, an email notification regarding the availability of plans and related materials on MVEDD website noted above, will also be distributed to the members of the public who requested to receive project updates.

#### **PROJECT SCHEDULE**

The project is expected to commence upon receipt of all necessary local and state approvals, and the abatement work is estimated to take place in Spring of 2025.

#### **ESTIMATED COST**

The total estimated cost including remediation activities, engineering and reporting is \$479,300.

#### **DECISION TO PROCEED**

After consideration of all factors listed in the Decision Document Memorandum, the Village of Newport and MVEDD have approved the decision to proceed with Remedial Alternative #3 - Demolition with Regulated ACM (RACM) in place, as described in the final ABCA.