



Maryland Department of the
Environment

FACTS ABOUT: Former Seagram Property

Site Description:

This 12.096-acre property is located at 7101 Sollers Point Road in the Dundalk area of Baltimore County, Maryland. The property is bordered to the north by residences, to the east by Sollers Point Road and commercial development beyond, to the west by the Baltimore and Ohio rail line with residences beyond and to the south by mixed commercial and residential development.

Topographically, the property slopes downward towards the west-southwest. The closest surface water body is Colgate Creek. The site is served by municipal water and sewer services provided by Baltimore City. The site was previously supplied by on-site potable wells.

The property contains eight brick warehouse buildings, a 100,000 gallon aboveground water tank, and a telecommunications compound with associated antennas mounted on the brick stack. The remnants of four former warehouses remain on the property and include graded brick and other construction debris. An abandoned rail spur is located along the western portion of the property.

Site History:

This property was utilized as distillery from the early 1930s to approximately 1992. In 1994 the property was purchased from Joseph E. Seagram & Sons, Inc. by Brewery Station, Inc. Brewery Station, Inc. leased portions of the property to various tenants including contractors, a welder, print shop, a lawn care company and a furnisher refinisher. In 2008 the property was purchased by the current owner, VO, LLC. The property is currently vacant.

Environmental Investigations and Actions:

Two 15,000 gallon and two 16,000 gallon fuel oil underground storage tanks (USTs) were reportedly abandoned in place in 1998. In November 2007, a Phase I and a limited Phase II environmental assessment were completed at the property. In February 2009, one gasoline UST located near the main entrance off Sollers Point Road was removed. Supplemental Phase II work consisting of 19 test pits to evaluate surface and subsurface soil conditions was completed in February 2009. Nine sub-slab soil gas screening samples were collected on June 26, 2009. Based on the screening results, three additional sub-slab samples were collected on September 15, 2009.



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Current Status:

VO, LLC submitted an application package to the Voluntary Cleanup Program on October 16, 2008 seeking a Certificate of Completion as an inculpable person requesting restricted residential (Tier 1B) usage. The property was accepted for participation in the VCP on November 10, 2009 and the applicant notified that a Response Action Plan must be developed to address potential risks associated with metals and PAHs detected in the soil and groundwater at the site. A RAP to address the soil and soil groundwater issues was submitted to the Department on June 25, 2012. A public informational meeting will be held on July 17, 2012 at 6:30 p.m. at the Baltimore County North Point Branch Library located at 1716 Merritt Boulevard in Dundalk, Maryland.



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