

400 Upper Broadway Periodic Review Report
NYSDEC Site Number: E517007
Village of Saranac Lake, Franklin County, NY

Prepared for:

Village of Saranac Lake
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Prepared by:



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Established 2001



July 5, 2017 – Revised August 23, 2017

Table of Contents

I. EXECUTIVE SUMMARY	1
II. SITE OVERVIEW.....	2
III. EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS.....	3
Results of Site Inspection During Current Reporting Period	3
IV. IE/EC PLAN COMPLIANCE REPORT	3
V. MONITORING PLAN COMPLIANCE REPORT.....	4
VI. O&M PLAN COMPLIANCE REPORT	4
VII. OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS	4

Attachments:

- Site Location and Boundary Map
- ES517007 Institutional and Engineering Controls Certification Form



I. Executive Summary

This report presents the findings of the annual Periodic Review of 400 Broadway, DEC Site E517007. The property was inspected by Michael R. Martin of Cedar Eden Environmental (CEE) on November 5, 2016 and July 3, 2017 and by Michael R. Martin of CEE and Dominic Fontana, P.E. of Saranac Engineering on August 23, 2017.

The site is located in the Village of Saranac Lake, Franklin County, New York and is identified as Block 2, Lot 3 on the Village of Saranac Lake Tax Map. The site is approximately 1.39 acres in size and bounded by a church and landscaped areas to the north, wooded undeveloped land to the south, Upper Broadway (Old Lake Colby Road) and residential dwellings to the east and NYS SR86 (Lake Colby Drive) to the west¹. A Remedial Investigation² determined that historic commercial and manufacturing activities resulted in impacts to soils and groundwater from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides and metals.

Remedial actions were completed in two phases. The first phase involved cleaning up the site (removal of waste materials) and was completed August & September, 2007. The second phase involved stabilizing the site to address the remaining contamination and took place in 2012, with additional work conducted in 2014 and 2017.

Minor elements of non-compliance during this reporting period included failure of some silt fence and lack of vegetated cover over the entire site. The remediation will be 100% complete and these non-compliance issues was resolved with the placement of additional topsoil followed by seeding and mulching, completed in August 2017. This work has achieved the objectives of the SMP as no further development is planned for the property.

No changes are recommended for the SMP. It is recommended that Site Closeout be granted after the installation of these measures following a final inspection and submission of a Final Engineering Report (FER) to be undertaken on or before July 1, 2018.

¹ Site Management Plan: 400 Upper Broadway Site, C. T. Male Associates. June 2010.

² Site Investigation Report for the 400 Broadway ERP Site, C.T. Male Associates. October 2008 (revised January 2009); Record of Decision, NYS DEC. March 2010.



II. Site Overview

The site is located in the Village of Saranac Lake, Franklin County, New York and is identified as Block 2, Lot 3 on the Village of Saranac Lake Tax Map (see Site Location and Boundary Map). The site is approximately 1.39 acres in size and bounded by a church and landscaped areas to the north, wooded undeveloped land to the south, Upper Broadway (Old Lake Colby Road) and residential dwellings to the east and NYS SR86 (Lake Colby Drive) to the west.

A Remedial Investigation determined that historic commercial and manufacturing activities resulted in impacts to soils and groundwater from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides and metals.

Site cleanup goals were to remove waste materials and stabilize/seal the remaining contamination using a soil cover. Remedial actions were completed in two phases. The first phase involved cleaning up the site, was completed August & September, 2007 and included:

1. Removal of waste materials from the site, including several 55 gallon and 20 gallon drums and their contents (predominantly sand, sludge and grease) and a 1000 gallon above ground tank containing hazardous, high-lead content tar-like sludge.
2. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any remaining contamination
3. Development of Site Management Plan for Lot 3 including Institutional and Engineering Controls, Monitoring Plan, O&M Plan and Reporting.

The second phase involved stabilizing the site to address the remaining contamination in accordance with the SMP, SWWP³ and EC/IC and included⁴:

1. 2012: Placement of a geomembrane to serve as visual demarcation layer, 2+ feet of cover material, seed & mulch lower portion
2. 2014: Additional stabilization, creation of soil berm to prevent material movement
3. 2017: regrade entrance to minimize flow of road onto site (complete); repair perimeter silt fence (complete); removal of berm and placement of topsoil, seed and mulch to stabilize entire site (complete)

³ Stormwater Pollution Prevention Plan: 400 Broadway. AES Northeast. July 13, 2012

⁴ Jeff Dora, Village of Saranac Lake DPW Superintendent, personal communication, July 5, 2017



III. Evaluation of Remedy Performance, Effectiveness and Protectiveness

The remedial goals were achieved by implementing the following:

1. Removal of waste materials on-site
2. Creation of an environmental easement on the property to protect future use
3. Creation of required site documents, including SMP, EC/IC and O&M Plan
4. Creating a vegetated soil cover over remaining contamination
5. Monitoring and Periodic Review Reporting

As of August 2017, all objectives have been met and are in place.

Results of Site Inspection During Current Reporting Period

Overall, the ECS was functioning as planned and stated in the SMP. Several deficiencies were noted for corrective action primarily dealing with controlling runoff onto and from the site and stabilizing the cover system. These deficiencies and recommendations included:

1. The upper property (east, above the berm) cover system should be further stabilized, which should include topsoil and seeding. (Completed August 2017) (Photograph 1)
2. The silt fence along the west and south sides of the property was laying down flat in a number of places, although still buried at the base. Corrective measures would include setting of new stakes where necessary. (Completed July 2017) (Photograph 2)
3. The existing berm that divides the property should be removed during the placement of topsoil and seeding/mulching. (Completed August 2017)
4. There was some gully erosion occurring along the driveway, indicating concentrated flows. Flow should be diverted at Old Lake Colby Road so it doesn't run down the property driveway and add more stabilizing rock on the driveway. This will minimize the amount of water that runs onto the property. (Completed July 2017)
5. Cover access road with topsoil, mulch and seed (Completed August 2017)

IV. IE/EC Plan Compliance Report

The Engineering Control System on the site consists of a cover system created through the placement of filter fabric over the surface soils which has been topped by a minimum of two feet of clean soil fill. The cover system is a permanent control and is acting to contain and protect the contaminated surface soils. Additional top soil and seeding/mulching was completed in August 2017 to further stabilize the cover system.



Institutional Controls have been implemented by the execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any remaining contamination.

V. Monitoring Plan Compliance Report

There is no Monitoring Plan requiring physical testing. Periodic visual inspections are conducted of all remedial components installed at the site and the findings are incorporated into the annual PRR.

VI. O&M Plan Compliance Report

The site remedy does not rely on any mechanical systems. Therefore, the operation and maintenance of such components is not included in the SMP.

VII. Overall PRR Conclusions and Recommendations

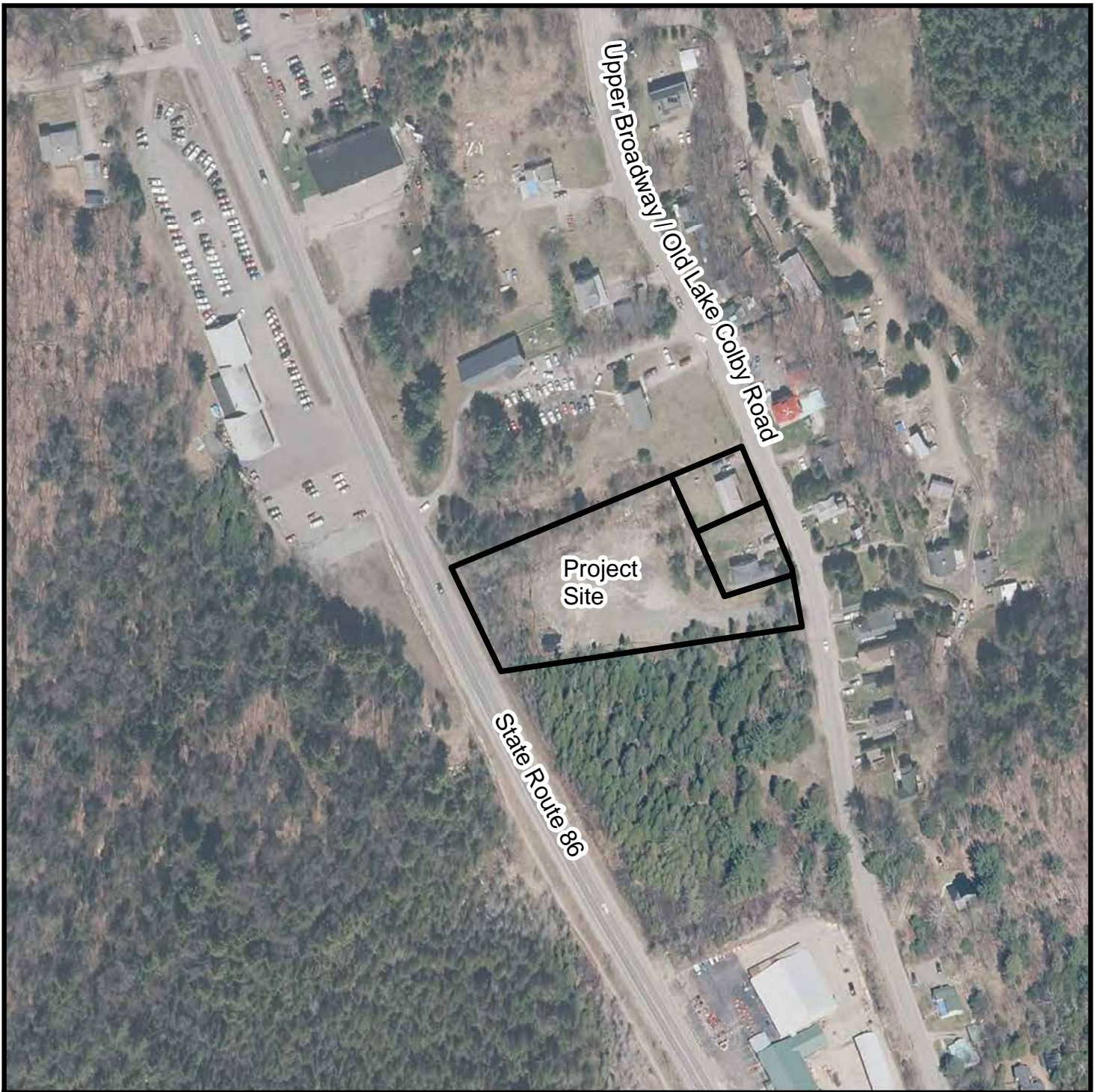
Each component of the SMP has been implemented and are operating fully as intended. Recommended site maintenance during this reporting period included fixing silt fences (completed July 5), fully stabilizing the cover system with topsoil, seed and mulch (completed August 2017) and rerouting stormwater runoff from Upper Broadway away from the property driveway (completed July 5). With the completion of these recommendations the remedial measures achieve the remedial objectives for the site. Further, it is believed that the requirements for site closure will be achieved and a determination to discontinue site management is requested. It is recommended that a final site inspection and reporting be conducted upon completion of all recommended site activities. A final inspection is planned for Spring 2018, followed by the preparation of a Final Engineering Report (FER) to be submitted for NYS DEC review on or before July 1, 2018. The FER will detail the site cover system and requirements for proper maintenance.




Photograph 1 Upper (east) side of property. Area needs topsoil and establishment of cover




Photograph 2 Area of downed silt fence along south edge of property



Legend


 Approx. Property Boundary

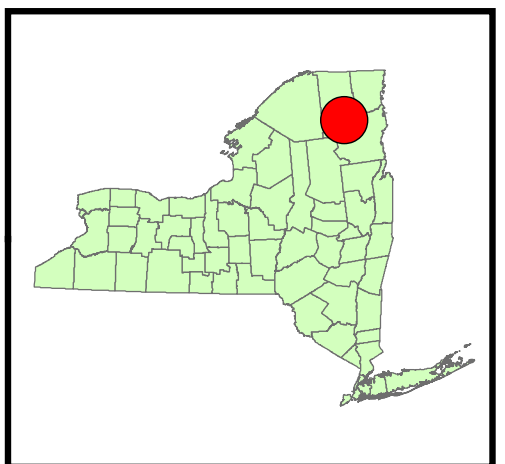
N


Site Location and Boundary Map

Project: 400 Upper Broadway Site Remediation
 Town: Village of Saranac Lake
 County: Franklin County

Notes:
 Digital orthophotos April 2014, NYS Orthos Online


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Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Site Management Periodic Review Report Notice
 Institutional and Engineering Controls Certification Form



	Site Details	Box 1
Site No. E517007		
Site Name 400 Upper Broadway Site		
Site Address: State Route 86	Zip Code: 12983	
City/Town: Saranac Lake		
County: Franklin		
Site Acreage: 2.6		
Reporting Period: June 01, 2016 to June 01, 2017		
		YES NO
1. Is the information above correct?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/> <input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?		<input type="checkbox"/> <input checked="" type="checkbox"/>
		Box 2
		YES NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial		<input checked="" type="checkbox"/> <input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?		<input checked="" type="checkbox"/> <input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.		
A Corrective Measures Work Plan must be submitted along with this form to address these issues.		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
446.43-2-3	Village of Saranac Lake	Monitoring Plan IC/EC Plan Ground Water Use Restriction Soil Management Plan Site Management Plan

The institutional controls are: Compliance with the EE by the Grantor and the Grantor's successors and assigns with all elements of the SMP; all engineering controls must be operated and maintained as specified in the SMP; all engineering controls on the controlled property (LOT 3) must be inspected and certified at a frequency and in the manner defined in the SMP; data and information pertinent to site management for the controlled property must be reported at a frequency and in a manner described in the SMP; all future activities on the property that will disturb the remaining contaminated material are prohibited unless they are conducted in accordance with the SMP; the property may be used for restricted residential use provided that EC/ICs included in the SMP are employed; the property may not be used for a less restrictive use; and, the site owner must submit to the NYSDEC a written statement that certifies that (1) controls employed at the controlled property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, nothing has occurred that impairs the ability to protect public health and the environment or that constitutes a violation with the SMP.

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
446.43-2-3	Cover System

A cover system will be installed should the site undergo development or disturbance. Any cover must adhere to specifications described in the site specific SMP. The cover system must be comprised of one of the following: minimum of 24" of clean soil, asphalt pavement, concrete covered sidewalks, and concrete building slabs. As of 2013, a partial cover has been established at the site. Procedures for inspection and maintenance of the cover is included in Section 4 of the site specific SMP.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. E517007

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jeffrey D. Dora at 39 Main Street Soane Vale, NY
print name print business address

am certifying as owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Jeffrey D. Dora
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

8/30/17
Date

IC/EC CERTIFICATIONS

Box 7

Professional Engineer Signature

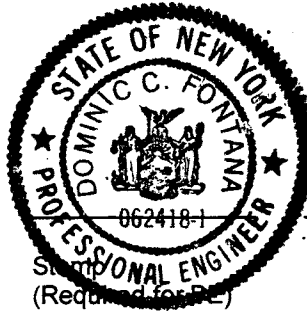
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Dominic C. Fontana 164 Kiwassa Rd Saranac Lake NY
print name print business address

am certifying as a Professional ~~Engineer~~ for the Village of Saranac Lake
(Owner or Remedial Party)

Dominic C. Fontana

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification



8-26-17

Date

(Required for PE)