

O'Neill, Christopher (DEC)

From: Moline, Kirk <k.moline@ctmale.com>
Sent: Friday, November 5, 2021 8:47 AM
To: O'Neill, Christopher (DEC)
Cc: Bill Hoblock; Mike Arcangel (marcangelandassociates@gmail.com); j.marx@ctmale.com; s.bieber@ctmale.com; Lshaw@nyenvlaw.com; Berninger, Steven G (HEALTH)
Subject: First Prize Site (C401076) - Building Trench Drain Cleaning (Bldg. 2a/2b)
Attachments: Building #2 Trench Cleaning Plan 11042021.pdf

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Chris,

As indicated in the attached letter, we accept the modifications indicated in your letter dated November 1, 2021.

If you have any further comments or questions, please contact us at your convenience.

Thank you, Kirk

Kirk Moline, PG
Managing Geologist



50 Century Hill Drive, Latham, NY 12110
Phone: 518.786.7502
Mobile: 518.265.1708
Email: k.moline@ctmale.com
www.ctmale.com

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



November 5, 2021

Mr. Christopher O'Neill, P.E.
Professional Engineer 1
NYSDEC, Division of Environmental Remediation, Region 4
1130 North Westcott Road
Schenectady, NY 12306-2014

Re: *Building #2 Trench Cleaning Plan*
First Prize Center Site, DEC Site No. C401076
CTM Project No. 17.7536

Dear Mr. O'Neill:

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male), on behalf of First Prize Development Partners is responding to your letter dated November 1, 2021 (attached) in regard to the request for approval to clean and remove the trench drain system within Building 2a/2b at the First Prize Center Site located in Albany/Colonie, New York.

The modifications and clarifications provided in the NYSDEC November 1, 2021 letter (Items 1, 2, 3 and 4) are acceptable to First Prize Development Partners.

We appreciate your prompt response to this request and will provide at least 1-week notice prior to the start the work.

Sincerely,

C.T. MALE ASSOCIATES

A handwritten signature in black ink, appearing to read 'K. Moline'.

Kirk Moline, P.G.
Project Manager

C: William Hoblock, First Prize Development Partners LLC
Michael Archangel, First Prize Development Partners LLC
Jeff Marx, P.E. & Steve Bieber, CHMM, C.T. Male Associates

Attachments

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2045 | F: (518) 357-2460
www.dec.ny.gov

November 1, 2021

VIA EMAIL ONLY

William Hoblock
First Prize Development Partners
8 Paddocks Circle
Saratoga Springs, NY 12866

**RE: First Prize Center Site, C401076
Building Trench Drain Cleaning (Bldg. 2a/2b)**

Dear William Hoblock:

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed the "Request for Department Approval – Building Trench Drain Cleaning (Building 2a/2b)" {Bldg#2 Trench Cleaning Plan} for the First Prize Center Site in Albany/Colonie. The Bldg#2 Trench Cleaning Plan, dated October 19, 2021, was submitted on behalf of First Prize Development Partners (First Prize) by C.T. Male Associates (CT Male).

The NYSDEC/NYSDOH hereby provides Approval with Modifications for the Bldg#2 Trench Cleaning Plan provided that First Prize accepts the following modifications/clarifications.

1. Community Air Monitoring will be performed and reported in accordance with the Community Air Monitoring Plan (CAMP) approved by NYSDEC in May 2021.
2. Contaminated soil management will be performed consistent with the Remedial Investigation Work Plan (RIWP) approved by NYSDEC in November 2018.
3. Imported soil for backfilling of excavations will have prior approval by NYSDEC in accordance with 6NYCRR Part 375-6.7(d) and NYSDEC's DER-10 guidance document on site investigation and remediation.
4. Building slab removal work related to the drain and hydraulic lift work will be performed in accordance with the Outbuildings Demolition Plan approved by NYSDEC in May 2021.

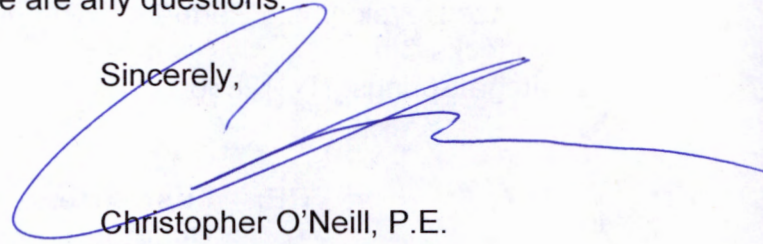
Please contact me by letter or email by **November 20, 2021** regarding First Prize's acceptance of the above modifications/clarifications for the "Request for Department

Approval – Building Trench Drain Cleaning (Building 2a/2b)” (referred to as the Bdlg#2 Trench Cleaning Plan).

If the modifications/clarifications provided above are acceptable to First Prize, then this Approval with Modifications letter and the letter/email of First Prize’s acceptance can be attached to the 10/19/2021 plan as an addendum and work can proceed in accordance with the modifications. If there are questions or objections, please contact me as soon as possible to expedite further discussions.

I can be reached at 518-357-2394 if there are any questions.

Sincerely,



Christopher O’Neill, P.E.
Professional Engineer 2

EC: W. Hoblock, First Prize Development
M. Arcangel, RBC
L. Shaw, Knauf Shaw
K. Moline, CT Male
S. Berninger, NYSDOH
W. Kuehner, NYSDOH
J. Deming, NYSDOH
M. Ferris, Albany County Health
S. Repsher, NYSDEC

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

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October 19, 2021

Mr. Christopher O'Neill, P.E.
Professional Engineer 1
NYSDEC, Division of Environmental Remediation, Region 4
1130 North Westcott Road
Schenectady, NY 12306-2014

**Re: Request for Department Approval
Building Trench Drain Cleaning (Building 2a/2b)
First Prize Center Site, DEC Site No. C401076
CTM Project No. 17.7536**

Dear Mr. O'Neill:

As recently discussed, C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male Associates) is seeking approval to clean and remove the trench drain system within Building 2a/2b at the First Prize Center Site located in Albany/Colonie, New York. The cleaning of the trench drains is currently part of the scope of work in the Interim Remedial Measures (IRM) work plan which is not yet approved. Approval of this work is necessary to allow its completion prior to the demobilization of site demolition equipment. If this work is approved, it ultimately will be removed from the draft IRM work plan currently under review by the Department.

Cleaning and removal of the trench drain system is necessary prior to removal of the concrete floor slab and foundations of Building 2a/2b which has been demolished. Demolition was completed in accordance with the DEC approved Out Buildings Demolition Plan (05/11/2021) and, and all asbestos-containing materials have been removed from the remaining building slabs in accordance with NYSDOL 12 NYCRR Part 56 and Variance File # 20-1371.

Building 2a/2b is situated on the northeast corner of the project site. It was most recently used as a garage for vehicle repair and material storage. Building 2a, the northern side of the structure, is approximately 21,150 square feet (SF). Building 2b, the southern side of the structure, is approximately 22,709 SF. The approximate locations of the floor drains are depicted in the attached figure.

Cleaning and sampling will be done per the draft IRM Work Plan. The sections from the plan regarding to the cleaning and sampling of the floor drains, trenches, and pits are provided below.

C.T. MALE ASSOCIATES

October 19, 2021

Mr. Christopher O'Neill, P.E.

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Cleaning of Floor Drains, Trenches, and Pits (Draft IRM Section 1.4.2)

Floor drains, trenches, and pits (oil/water separators) in the Site building floor slabs will be cleaned of sediment and/or liquids prior to demolition of the slabs. Sediment and liquids within the drains, trenches and pits will be removed by an environmental contractor and transferred into 55-gallon drums (or other suitable shipping container) for profiling and off-site disposal at a permitted TSDF. The floor drain, trench and pit outlets will then be plugged and or capped if not previously performed.

The Remediation Engineer's (C.T. Male) construction observer will then inspect the drainage apparatus for any gross staining and/or residues. Identified staining/residues will be cleaned by the environmental contractor. The cleaning liquids will be transferred into 55-gallon drums (or other suitable shipping container) for profiling and off-site disposal at a TSDF. The drums of sediment, liquids and cleaning fluids will be staged at a secure location within the Site until transported off-site.

If the drainage apparatus cannot be field cleaned/decontaminated, the stained sections will be removed, profiled and disposed of off-site at an approved and permitted TSDF. Approval will be obtained from the Remediation Engineer and the receiving facility prior to disposal off-site.

Hydraulic Lifts and Drainage Systems Closure Sampling (Draft IRM Section 1.4.3)

Upon removal of the hydraulic lifts and drainage systems, the Remediation Engineer's field representative will assess the soils surrounding the hydraulic lifts and drainage systems for field evidence of contamination.

If the soils do not exhibit evidence of field contamination, one (1) sample each will be collected from the bottom of each hydraulic lift removal void space and at the terminus of each drainage system. The samples will be analyzed for the Target Compound List (TCL)/Target Analyte List (TAL) of parameters.

If the soils surrounding any of the hydraulic lifts and/or drainage systems exhibit evidence of field contamination, additional excavation will be conducted until the soils no longer exhibit evidence of field contamination. Floor and sidewall samples will be collected from the excavation(s) for analyses for the TCL/TAL parameters to document that the impacted soils have been sufficiently remediated. The sampling frequency will be one (1) floor sample per 900 square feet of excavation bottom and one (1) sidewall sample per each 30 feet of excavation sidewall. At a minimum, one (1) floor sample and four (4) sidewall samples will be collected from each excavation.

The planned work will be performed in accordance with the site-specific approved Quality Assurance Work Plan and the Site-Specific Health and Safety Plan.

C.T. MALE ASSOCIATES

October 19, 2021

Mr. Christopher O'Neill, P.E.

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Once the slab removal and related work have been completed, the disturbed area will be stabilized in accordance with the approved site-specific Storm Water Pollution Prevention (SWPP) plan.

The observations, data and information related to this work will be summarized and reported in the Remedial Investigation Report unless directed otherwise.

The removal of the building slab is tentatively scheduled to be completed in mid-November 2021. If you have any questions or require any additional information, please contact me at your convenience.

Sincerely,

C.T. MALE ASSOCIATES

A handwritten signature in black ink, appearing to read "K. Moline", written over a faint, dotted grid background.

Kirk Moline, P.G.

Project Manager

C: William Hoblock, 1st Prize Development Partners LLC
Michael Archangel, 1st Prize Development Partners LLC
Jeff Marx, P.E., C.T. Male

Attachment

Building 2a/2b

First Prize Center (Not to Scale)

Exchange St

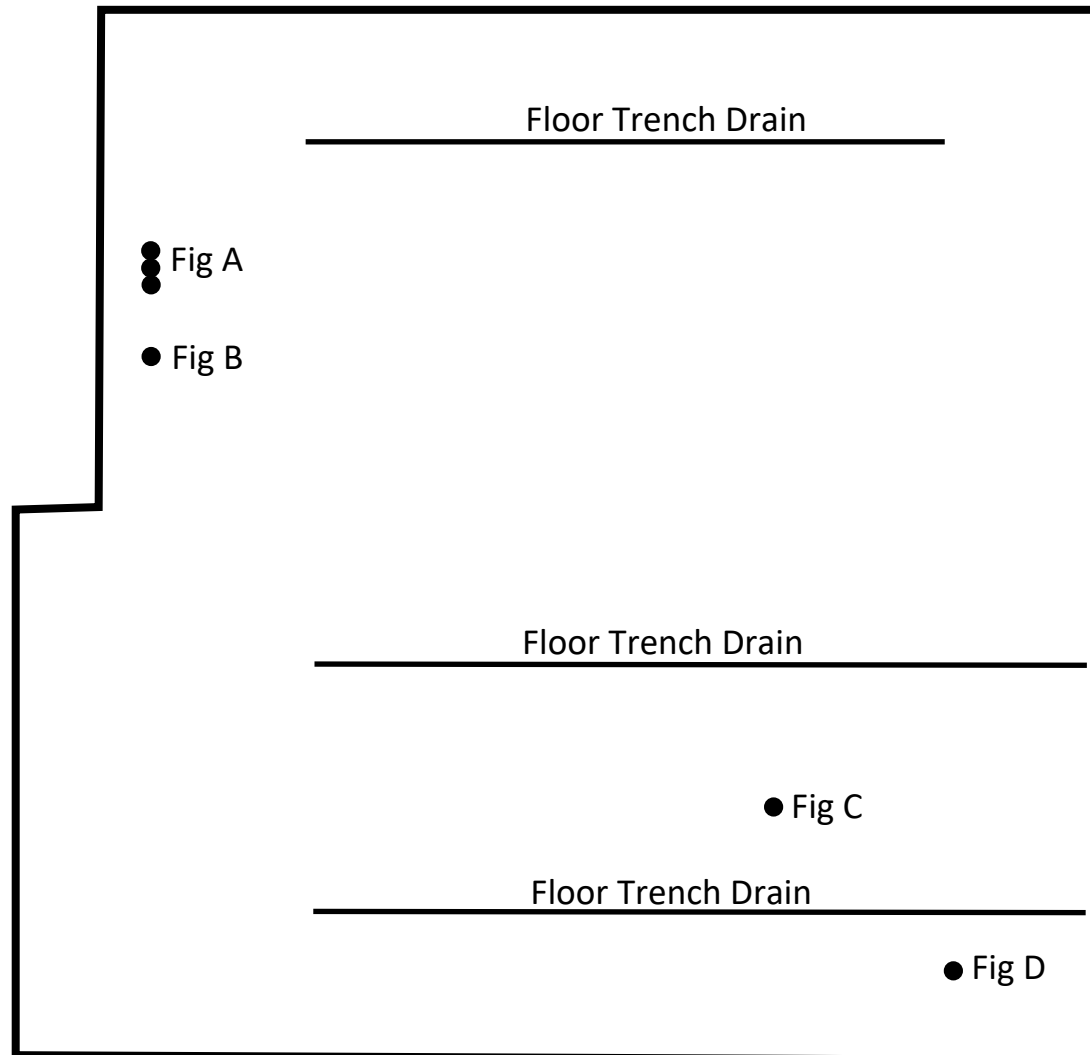




Fig A - Oil-Water Separator



Fig B - Floor Drain



Fig C - Hydraulic Lift



Fig D - Hydraulic Lift