400 UPPER BROADWAY SITE

VILLAGE OF SARANAC LAKE, FRANKLIN COUNTY, NEW YORK

Site Management Plan

NYSDEC Site Number: E517007

Prepared for:
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3 Main Street
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1.0 INTRODUCTION AND DESCRIPTION OF REMEDIAL PROGRAM

1.1 INTRODUCTION

This document is required as an element of the remedial program at the 400 Upper Broadway Site (hereinafter referred to as the "Site") under the New York State (NYS) Environmental Restoration Program (ERP) administered by New York State Department of Environmental Conservation (NYSDEC). The site was remediated in accordance with State Assistance Contract (SAC) # C303210, which was executed on January 16, 2007.

1.1.1 General

The Village of Saranac Lake entered into a SAC with the NYSDEC to investigate and remediate a 2.6 acre property located in Village of Saranac Lake, New York. This SAC required the Village of Saranac Lake to investigate and remediate contaminated media at the site. A map showing the site location and boundaries of this 2.6-acre site is provided in Figure 1. The subject site consists of two adjoining parcels. The northern parcel is approximately 1.39 acres in size and is identified as Village of Saranac Lake Tax Map Parcel I.D. number 446.43, Block 2 and Lot 3 (LOT 3). The southern parcel is approximately 1.22 acres in size and is identified as Village of Saranac Lake Tax Map Parcel I.D. number 446.43, Block 2 and Lot 4 (LOT 4).

According to the NYSDEC Record of Decision, the site's northern LOT 3 parcel is referenced as the "Controlled Property" and is the subject of this SMP. LOT 4 does not have land use restrictions placed on it and is not the subject of this SMP and is not subject to institutional controls. The boundaries of LOT 3 are more fully described in the metes and bounds site description that accompanies the Environmental Easement. The Environmental Easement, when finalized, will be appended to this SMP.

After completion of the remedial work described in the Record of Decision, some contamination was left in the surface soils and the subsurface of LOT 3, which is hereafter referred to as 'remaining contamination." This Site Management Plan (SMP) was prepared to manage remaining contamination at LOT 3 in perpetuity or until extinguishment of the Environmental Easement in accordance with ECL Article 71, Title 36. Remedial action work on the site began in April 2007, and was completed in December 2008. All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State.

This SMP was prepared by C.T. Male Associates, P.C., on behalf of the Village of Saranac Lake, in accordance with the requirements in NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation, dated November 2009, and the guidelines provided by NYSDEC. This SMP addresses the means for implementing the Institutional Controls (ICs) and Engineering Controls (ECs) that are required by the Environmental Easement for the site.

1.1.2 Purpose

LOT 3 contains remaining contamination after completion of the remedial action. Institutional Controls (ICs) and Engineering Controls (ECs) have been incorporated into the LOT 3 remedy to provide proper management of remaining contamination in the future to ensure protection of public health and the environment. An Environmental Easement will be granted to the NYSDEC, and recorded with the Franklin County Clerk, that provides an enforceable legal instrument to ensure compliance with this SMP and all ECs and ICs placed on LOT 3. The ICs place restrictions on site use, and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs. This SMP specifies the methods necessary to ensure compliance with all ECs and ICs required by the Environmental Easement for contamination that remains at LOT 3. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

This SMP provides a detailed description of all procedures required to manage remaining contamination at LOT 3 after completion of the Remedial Action, including: (1) implementation and management of all Engineering and Institutional Controls; (2) operation and maintenance of all treatment, collection, containment, or recovery systems;

and (3) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports.

To address these needs, this SMP includes an Engineering and Institutional Control Plan for implementation and management of ECs/ICs, which includes: (1) a reporting plan for the submittal of data, information, recommendations, and certifications to NYSDEC; (2) a Monitoring Plan for implementation of Site Monitoring; and (3) an Operation and Maintenance Plan for implementation of remedial collection, containment, treatment, and recovery systems.

It is important to note that:

- This SMP details the site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of Environmental Conservation Law and the environmental easement, which is grounds for revocation of the Certificate of Completion (COC);
- Failure to comply with this SMP is also a violation of, 6NYCRR Part 375 and the SAC, (Index #C303219; Site #E517007) for the site, and thereby subject to applicable penalties.

At the time the SMP was prepared, the SMP and all site documents related to Remedial Investigation and Remedial Action were maintained at the NYSDEC office in Ray Brook, New York.

1.2 SITE BACKGROUND

1.2.1 Site Location and Description

The site (LOT 3) is located in the Village of Saranac Lake, County of Franklin, New York and is identified as Block 2 and Lot 3 on the Village of Saranac Lake Tax Map. The site is an approximately 1.39-acre area bounded by a Church and landscaped areas to the north, wooded, undeveloped land (LOT 4) to the south, Upper Broadway and residential dwellings to the east, and NYS Route 86 (Lake Colby Drive) followed by wooded, undeveloped land and southern portions of an automobile sales and repair facility to the west (see Figure 1).

1.2.2 Site History

LOT 3 has historically been affiliated with commercial and manufacturing activities that predominantly took place on its eastern adjoining (off-site) property. Beginning in the late 1920s, Gladd Brothers began the operation of a small automotive repair facility. As the business expanded into an automobile dealership and repair facility, a two-story structure measuring approximately 150 feet long by 50 feet wide was built. Boat repair was also performed at the facility during this time period.

At the onset of World War II, operations at LOT 3 were redirected for the manufacturing of war related items reportedly involving aircraft landing gear and land mine fuses. More than 300 people were reportedly employed during this time; an L-shaped structure and masonry oven were erected on LOT 3 at this time. The L-shaped structure was approximately 100 feet long and reportedly consisted of storage buildings atop concrete slabs. The masonry oven was reportedly used for the burning of parts packaging material.

At the close of World War II until the 1960s, LOT 3 was again used in affiliation with automobile retail sales and repair. Petroleum fuels, solvents, PCBs and heavy metals may have been used in association with past automotive sales and repair and World War II related aircraft parts manufacturing use of LOT 3.

Paul Smith's Electric, and later Niagara Mohawk (who acquired Paul Smith's Electric), reportedly occupied LOT 3's easterly adjoining building and LOT 3 in the 1960s. The building was reportedly utilized in connection with the storage of utility trucks and equipment; utility poles were reportedly stored on LOT 3.

The LOT 3 structures were reportedly demolished in the late 1960s. Thereafter, LOT 3 has been vacant and was reportedly utilized as a solid waste disposal area (dump) by various unknown entities for approximately 5 to 10 years before being prohibited.

1.2.3 Geologic Conditions

Based on a review of the Surficial Geologic Map of New York, Adirondack Sheet, the surficial geology in the vicinity of LOT 3 is defined as till that was deposited beneath glacial ice. The bedrock in the vicinity of LOT 3 is mapped as undivided

metasedimentary rock and related migmatite. LOT 3 is overlain by fill material generally consisting of sand with varying percentages of cobbles, boulders, wood, brick, C&D debris and organic matter with the exception of the northernmost portion of LOT 3 where bedrock was encountered at the surface at two locations The fill material is approximately 1 to 8 feet thick and is underlain by a layer of dark brown and black fine sand, silt, organic matter, or bedrock. Bedrock and/or large boulders were encountered at several locations thorough out LOT 3. Groundwater flow is generally in a west-southwesterly direction.

A groundwater flow map (dated May 7, 2008) encompassing both LOT 3 and its south adjoining LOT 4 property is shown in Figure 2.

1.3 SUMMARY OF REMEDIAL INVESTIGATION FINDINGS

A Remedial Investigation (RI) was performed to characterize the nature and extent of contamination on LOT 3 and its south adjoining LOT 4 property. The results of the RI are described in detail in the following reports:

Site Investigation (SI) Report for the 400 Broadway ERP Site, prepared by C.T. Male Associates, P.C., dated October 2008 (Revised January 2009).

Record of Decision (ROD), prepared by the NYS Department of Environmental Conservation, dated March 2010.

Generally, the SI and ROD determined that historic commercial and manufacturing activities at LOT 3 resulted in impacts to soils and groundwater from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides and metals.

Below is a summary of site conditions for LOT 3 and LOT 4 when the RI was performed in 2007 and 2008:

1.3.1 Surface Soil

Surface soil at the site is defined as soil less than two inches below the ground surface or vegetative root zone. Analytical results for surface soils collected from LOT 3 and LOT 4 were compared to Soil Cleanup Objectives (SCOs) promulgated in 6 NYCRR

Part 375 for Restricted (Residential) Use sites. The soil SCOs are presented in Table 375-6.8(b), which is appended in the Tables section of this report. Contaminants identified just above restricted residential guidance values included four SVOCs (benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and indeno(I,2,3-cd)pyrene) and one PCB (Arocolor 1260). Five metals (arsenic, barium, cadmium, copper, and lead) were also identified above restricted residential guidance values. Lead was evident in four locations with concentrations detected of 2410, 1320, 960, and 469 ppm; the SCG for lead for restricted residential is 400 ppm.

The contaminants of concern are primarily located on LOT 3, except for slightly elevated SVOC and lead levels in Surface Soil Sample SS-3, located adjacent south of the boundary between LOT 3 and LOT 4. Refer to Figure 3 Surface Soil Contaminants above Restricted Residential SCGs for detailed concentrations and locations.

1.3.2 Subsurface Soil and Fill

Subsurface soil at the site is defined as soil greater than two inches below the ground surface. Subsurface soil samples were collected from LOT 3 and LOT 4 over the course of the SI and were compared to restricted-residential SCOs depicted in Table 375-6.8(b). Subsurface soil on the site consisted primarily of areas of fill material and/or glacial till over bedrock.

Analytes identified above restricted residential SCGs were five SVOCs (benzo(a)anthracene, benzo(b)flouranthene, benzo(a)pyrene, indeno(l,2,3-cd)pyrene, and dibenzo(a,h)anthracene), one PCB (Aroclor 1260), and two metals (cadmium and copper). All contaminant levels were just slightly above restricted residential values and are located on LOT 3 only. Refer to Figure 4: Subsurface Soil Contaminants above Restricted Residential Usage for detailed concentrations and locations. No significant subsurface soil contamination of concern was identified during the SI. Therefore, no remedial alternatives were required to be evaluated for subsurface soil.

1.3.3 Groundwater Conditions

Groundwater samples were collected in January 2008 from 12 on and off-site monitoring wells identified as Monitoring Wells MW-1 to MW-12 in Figure 5.

Monitoring wells MW-1 to MW-4 and MW-6 were located on LOT 3. Monitoring wells MW-5 and MW-7 were located on LOT 4. Monitoring wells MW-8 to MW-12 were located off-site on LOT 3's east adjoining property. Analytical results for groundwater samples were compared to Standards, Criteria, and Guidance (SCGs) promulgated in the Department's "Ambient Water Quality Standards and Guidance Values" and Part 5 of the New York State Sanitary Code.

Contaminants identified above SCGs included two VOCs (benzene, 4-isopropyltoluene), five SVOCs (phenol, 2-methylphenol, 4-methylphenol, pentachlorophenol, and bis (2ethylhexyl) phthalate), one pesticide (alpha-chloridane), and four metals (iron, manganese, selenium, and sodium). Benzene and phenol were identified in an off-site and upgradient monitoring well, MW-9. To confirm the VOCs and SVOCs contaminant levels, an additional round of sampling was collected from select monitoring wells on November 12, 2008. 4-methylphenol was identified in one monitoring well at 1.7 ppb, all other monitoring wells were non-detect for contaminants encountered in the January 2008 sampling event. Refer to Figure 5-Groundwater Contaminants.

A public water supply is utilized in the surrounding area; the closest private well supply is located on Moir Road approximately 2,000 feet northwest of the site. As no site-related groundwater contamination of concern was identified during the SI, no remedial alternatives were required to be evaluated for groundwater.

1.3.4 Perched Surface Water

One surface water sample each was collected from the western portion of LOT 3 and LOT 4 and were compared to SCGs promulgated in the Department's "Ambient Water Quality Standards and Guidance Values" and Part 5 of the New York State Sanitary Code. Contaminants identified above SCGs were two metals, iron and thallium. These two metals are considered naturally occurring and not related to previous operations at the site. No remedial alternatives were required to be evaluated for surface water.

1.3.5 On-Site and Off-Site Soil Vapor

No soil vapor or air sampling was conducted at LOT 3 or LOT 4, as on-site conditions did not indicate a need for a soil vapor investigation. Low-level VOCs were identified in the soil and groundwater. Off-site structures are distant and upgradient of the site. No structures are present on the site. A soil vapor intrusion survey is not required for any future buildings that may be constructed on LOT 3.

1.3.6 Waste Materials

A significant volume of waste materials were identified and removed from LOT 3 and LOT 4. Wastes included several 55-gallon and 20-gallon drums and their contents (predominantly sand, sludge, grease) and a 1,000 gallon aboveground tank containing hazardous (high lead content) tar-like sludge. All drums, the tank and the contents within were sampled, identified, and properly disposed of. These wastes identified during the SI were addressed as an interim remedial measure (IRM).

1.4 SUMMARY OF REMEDIAL ACTIONS

The Remedial Action for the site was conducted through institution of an IRM during the Site Investigation. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the Site Investigation. The IRM undertaken at this site included the segregation, sampling, and off-site disposal of several 55-gallon and 20-gallon drums and their contents (sand, sludge, grease); and the sampling and off-site disposal of a 1,000 gallon above ground storage tank and its contents, a tar-like sludge. The tar-like sludge was subsequently classified as hazardous waste due to the lead concentrations detected. The majority of the 55 gallon drums were used as a retaining wall between the two parcels (LOT 3 and LOT 4). The 1,000 gallon aboveground storage tank and 20-gallon drums were located at the ground surface on LOT 3.

In addition to the Remedial Action conducted at the site through institution of the IRM, the following Remedial Elements will be applied to LOT 3.

1. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at LOT 3 only.
2. Development and implementation of a Site Management Plan for LOT 3 for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

The Remedial Action (IRM) was completed at the site in August and September, 2007.

1.4.1 Remaining Contamination

Contaminated surface soil remains on LOT 3 after completion of the Remedial Action described in the previous section. Figure 3 summarizes results of all surface soil samples remaining at LOT 3 after completion of the Remedial Action that exceed the SCOs for restricted residential use of the site.

A list of the soil cleanup objectives (SCOs) for restricted residential use sites for this project is shown in Table 375-6.8(b), within the Tables section of this report.

1.4.2 Engineering and Institutional Controls

Since remaining contamination is present at LOT 3, Engineering Controls and Institutional Controls have been implemented to protect public health and the environment for the applicable future use. The Controlled Property (LOT 3 only) has the following Engineering Controls:

1. Any future site disturbance and development will require a cover system consisting of a two-foot soil cover. The imported soil will be sampled and the analytical results will not exceed the restricted residential SCOs (Table 375-6.8(b). Site development related asphalt pavement, concrete sidewalks, and concrete building slabs may be utilized in place of the soil cover.

2. In lieu of providing the soil cover, contaminated surface soils may be excavated and disposed of off-site. Surface soils consist of soils not more than two inches below the vegetative root zone.

A series of Institutional Controls are required to implement, maintain and monitor these future Engineering Controls. The Environmental Easement requires compliance with these Institutional Controls, to ensure that:

- All future Engineering Controls are operated and maintained as specified in this SMP;
- All future Engineering Controls on the Site are inspected and certified at a frequency and in a manner defined in this SMP;
- Data and information pertinent to Site Management for the Controlled Property (LOT 3) must be reported at the frequency and in a manner defined in this SMP;

In addition, the Environmental Easement places the following restrictions on the property:

- Vegetable gardens and farming on the property are prohibited;
- Use of groundwater underlying the property is prohibited without treatment rendering it safe for the intended use;
- All future activities on the property that would disturb remaining contaminated material must be conducted in accordance with the Excavation Plan included in this SMP;
- The property may be used for restricted residential use, provided that the long-term Engineering and Institutional Controls described in the SMP remain in use. Restricted residential use limits residential use to common ownership or a single owner/managing entity of the site. Apartment buildings and condominium/town houses are allowed, single family housing is not. LOT 3 can also be used for active recreational (park), or for commercial or industrial purposes, as local zoning allows.

These EC/ICs are designed to:

- Prevent ingestion/direct contact with contaminated soil;
- Prevent inhalation of or exposure to contaminants volatilizing from contaminated soil should the soils be disturbed; and

- Prevent ingestion of groundwater with contaminant levels that exceed drinking water standards;

2.0 ENGINEERING AND INSTITUTIONAL CONTROL PLAN

2.1 INTRODUCTION

2.1.1 General

Remedial activities completed at the site were conducted in accordance with the NYSDEC-approved Remedial Investigation/Alternatives Analysis Work Plan for the 400 Broadway Site, dated April 2007. The remedial goals included attainment of restricted residential Soil Cleanup Objectives (SCOs) for on-site soils for restricted residential use. The restricted residential SCOs were approved by NYSDEC and are listed in Table 375-6.8(b).

Since remaining contaminated surface soil exists on LOT 3 after completion of the remedial activities, Engineering Controls and Institutional Controls (EC/ICs) are required to protect human health and the environment. This Engineering and Institutional Control Plan describes the procedures for the implementation and management of all EC/ICs at the site. The EC/IC Plan is one component of the SMP and is subject to revision by NYSDEC.

2.1.2 Purpose

The purpose of this Plan is to provide:

- A description of all EC/ICs on the site;
- The basic operation and intended role of each implemented EC/IC;
- A description of the key components of the ICs created as stated in the Environmental Easement;
- A description of the features that should be evaluated during each periodic inspection and compliance certification period;
- A description of plans and procedures to be followed for implementation of EC/ICs, such as the implementation of an Excavation Plan for the safe

handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site;

- Any other provisions necessary to identify or establish methods for implementing the EC/ICs required by the site remedy, as determined by the NYSDEC; and
- A description of the reporting requirements for these controls.

2.2 ENGINEERING CONTROLS

2.2.1 Engineering Control Systems

2.2.1.1 Cover System

Exposure to remaining contamination in soil/fill at the site is prevented by a cover system placed over the site. Presently, a cover system has not been placed on LOT 3. A cover system will be installed should the site undergo future development and/or disturbance. A cover system will not be necessary should contaminated surface soils be excavated and disposed of off-site. Any future cover systems placed over LOT 3 will adhere to specifications described in this SMP. The cover system is comprised of one of the following; minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, and concrete building slabs. The Excavation Plan that appears in Section 2.3.1 outlines the procedures required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining, or existing, contamination is disturbed. Procedures for the inspection and maintenance of this cover are provided in the Monitoring Plan included in Section 4 of this SMP.

2.2.2 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, the remedial processes will be considered to be completed when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The specific determination of when the following remedial processes are complete will be made in compliance with Section 6.6 of NYSDEC DER-10.

2.2.2.1 Cover System

The cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.

2.3 INSTITUTIONAL CONTROLS

A series of Institutional Controls is required by the ROD to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to restricted residential uses, which will also permit commercial or industrial uses, as local zoning allows. Adherence to these Institutional Controls on the site is required by the Environmental Easement and will be implemented under this Site Management Plan. These Institutional Controls are:

- Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns with all elements of this SMP;
- All Engineering Controls must be operated and maintained as specified in this SMP;
- All Engineering Controls on the Controlled Property (LOT 3) must be inspected and certified at a frequency and in a manner defined in the SMP.
- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in this SMP;

Institutional Controls may not be discontinued without an amendment to or extinguishment of the Environmental Easement.

The site has a series of Institutional Controls in the form of site restrictions. Adherence to these Institutional Controls is required by the Environmental Easement. Site restrictions that apply to the Controlled Property are:

- Vegetable gardens and farming, including cattle and dairy farming, on the property are prohibited;
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended purpose;

- All future activities on the property that will disturb remaining contaminated material are prohibited unless they are conducted in accordance with this SMP;
- The property may only be used for restricted residential use provided that the long-term Engineering and Institutional Controls included in this SMP are employed. Restricted residential use limits residential use to common ownership or a single owner/managing entity of the site. Apartment buildings and condominium/town houses are allowed, single family housing is not. LOT 3 can also be used for active recreational (park), or for commercial or industrial purposes, as local zoning allows.
- The property may not be used for a less restrictive use, such as residential or unrestricted use without additional remediation and amendment of the Environmental Easement by the Commissioner of NYSDEC.
- The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, 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, (2) nothing has occurred that impairs the ability of the controls to protect public health and the environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

2.4 EXCAVATION PLAN

The site remedy allows for restricted residential use. Any future intrusive work that will penetrate, encounter or disturb the remaining contamination, and any modifications or repairs to the future cover system will be performed in compliance with this Excavation Plan (EP). Intrusive construction work must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) prepared for the site. Any HASP developed for the site must be in current compliance with DER-10, and 29 CFR 1910, 29 CFR 1926, and all other applicable Federal, State and local regulations. Based on future changes to

State and federal health and safety requirements, and specific methods employed by future contractors, the HASP and CAMP will be updated and re-submitted with the notification provided in Section 2.4.1.1 below. Any intrusive construction work will be performed in compliance with the EP, HASP and CAMP, and will be included in the periodic inspection and certification reports submitted under the Site Management Reporting Plan (See Section 2.6).

The site owner and associated parties preparing the remedial documents submitted to the State, and parties performing this work, are completely responsible for the safe performance of all invasive work, the structural integrity of excavations, and for structures that may be affected by excavations (such as building foundations and bridge footings).

Each hotspot and structure to be remediated (USTs, vaults and associated piping, transformers, etc.) will be removed and end-point remedial performance sampling completed before excavations related to site development commence proximal to the hotspot or structure.

Mechanical processing of historical fill and contaminated soil on-site is prohibited.

All primary contaminant sources (including but not limited to tanks and hotspots) not identified during the Site Investigation, but may be discovered during site development will be surveyed by a surveyor licensed to practice in the State of New York. The survey information will be shown on maps to be reported in the Periodic Review Report.

2.4.1 Notification

At least 10 days prior to the start of any activity that is reasonably anticipated to encounter remaining contamination, the site owner or their representative will notify the Department. Currently, this notification will be made to:

Mr. Michael McLean, P.E.
NYSDEC Region 5
1115 NYS Route 86, P.O. Box 296
Ray Brook, New York 12977-0296

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent, plans for site re-grading, intrusive elements or utilities to be installed below the soil cover or existing contaminated surface soil, or any work that may impact an engineering control,
- A summary of environmental conditions anticipated in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work,
- A statement that the work will be performed in compliance with this EP and 29 CFR 1910.120,
- A copy of the contractor's health and safety plan, in electronic format,
- Identification of disposal facilities for potential waste streams,
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

2.4.2 Soil Screening Methods

Visual, olfactory and instrument-based soil screening will be performed by a qualified environmental professional during all remedial and development excavations into known or potentially contaminated material (remaining contamination). Soil screening will be performed regardless of when the invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal, material that requires testing, material that can be returned to the subsurface, and material that can be used as cover soil.

2.4.3 Stockpile Methods

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected periodically and after a significant storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by NYSDEC.

2.4.4 Materials Excavation and Load Out

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and its contractors are solely responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the owner of the property and its contractors.. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site.

A truck wash will be operated on-site. The contractor will be responsible for ensuring that all outbound trucks will be washed as necessary at the truck wash before leaving the site until the activities performed under this section are complete.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The contractor will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

2.4.5 Materials Transport Off-Site

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

All trucks will be washed as necessary prior to leaving the site. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Truck transport routes will be identified that will: (a) limit transport through residential areas and past sensitive sites; (b) use city-mapped truck routes; (c) minimize off-site queuing of trucks entering the facility; (d) limit total distance to major highways; and (e) promote safety in access to highways.

Trucks will be prohibited from stopping and idling in the neighborhood outside the project site. Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Due to limited available space at the site, some off-site queuing of trucks may be necessary. The number and duration of trucks lined up outside the site entrance will be minimized through efficient scheduling and staging at a remote location.

2.4.6 Materials Disposal Off-Site

All soil/fill/solid waste excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State (including 6 NYCRR Part 360) and Federal regulations. If disposal of soil/fill from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this site will not occur without formal NYSDEC approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C/D recycling facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled, at minimum, as a Municipal Solid Waste pursuant to 6 NYCRR Part 360-1.2. Material that does not meet the lower of the SCOs for residential use or groundwater protection will not be taken to a New York State recycling facility (6 NYCRR Part 360-16 Registration Facility) without a beneficial use determination issued by NYSDEC.

2.4.7 Materials Reuse On-Site

Chemical criteria for on-site reuse of material have been approved by NYSDEC and are listed in Table 375-6.8(b) for restricted residential use sites. The qualified environmental professional will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for re-use on-site will be placed below the demarcation layer or impervious surface, and will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

2.4.8 Fluids Management

All liquids to be removed from the site, including excavation dewatering and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with applicable local, State, and Federal regulations. Based on analytical results, dewatering fluids, and monitoring well purge and development fluids may be recharged to the ground surface of LOT 3 only.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

2.4.9 Cover System Restoration

After the completion of soil removal and any other invasive remedial activities the cover system will be restored in a manner that complies with the Record of Decision. The demarcation layer, which may consist of filter fabric or other suitable material, will be replaced to provide a visual reference to the top of the 'Remaining Contamination Zone', the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this Site Management Plan. If the type of cover system changes from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt), this will constitute a modification of the cover element of the remedy and the upper surface of the 'Remaining Contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in any updates to the Site Management Plan.

2.4.10 Backfill from Off-Site Sources

All materials proposed for import onto the site will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP,

applicable regulations (6NYCRR 375-6.7(d)) and guidance (DER-10) prior to receipt at the site.

Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6NYCRR 375-6.7(d). Based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards for imported backfill are listed in Table 375-6.8(b) for restricted residential use sites. Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC. Solid waste will not be imported onto the site.

Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

2.4.11 Stormwater Pollution Prevention

A Stormwater Pollution Prevention Plan (SWPP) consistent with the most recent requirements of the NYSDEC Division of Water shall be enacted in the event of future site development and/or disturbance.

Silt fencing and hay bales or other acceptable controls shall be installed at the perimeter of the wetland making up western portions of LOT 3. Silt fencing shall be installed around the entire perimeter of the remedial construction area

The silt fencing and hay bales or other acceptable controls will be inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing or other controls damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters

2.4.12 Contingency Plan

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in daily and periodic electronic media reports.

2.4.13 Community Air Monitoring Plan

A Community Air Monitoring Plan (CAMP) will be prepared and submitted to the NYSDEC for approval. The CAMP will be followed for any ground intrusive work

in general accordance with the New York State Department of Health Generic CAMP dated June 2000, which is appended as Appendix A of this SMP.

Monitoring for particulate dust will be conducted during all ground intrusive activities. A map showing the location of air sampling stations based on generally prevailing wind conditions is shown in Figure 6. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations. Additionally, a fixed dust monitoring station will be located along the site's eastern property boundary as residences are located adjacent east of the site.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

2.4.14 Odor Control Plan

This odor control plan is capable of controlling emissions of nuisance odors off-site. Specific odor control methods to be used on a routine basis in the event that odors emanate from ground intrusive work will include backfilling of the excavations at the end of each work day and minimizing soil stockpiles. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the excavation contractor's responsibility and any measures that are implemented will be discussed in the Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

2.4.15 Dust Control Plan

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved though the use of a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

2.4.16 Other Nuisances

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.

2.5 INSPECTIONS AND NOTIFICATIONS

2.5.1 Periodic Inspections

Periodic inspections of all remedial components installed at the site will be conducted at the frequency specified in the SMP Monitoring Plan schedule. A comprehensive site-wide inspection will be conducted annually, regardless of the

frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether Engineering Controls continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;
- Achievement of remedial performance criteria;
- Sampling and analysis of appropriate media during monitoring events;
- If site records are complete and up to date; and
- Changes, or needed changes, to the remedial or monitoring system;

Inspections will be conducted in accordance with the procedures set forth in the Monitoring Plan of this SMP (Section 3), using the Site-Wide Inspection Form included in Appendix B. The reporting requirements are outlined in the Site Management Reporting Plan (Section 2.6).

If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs, an inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the EC/ICs implemented at the site by a qualified environmental professional as determined by NYSDEC.

2.5.2 Notifications

Notifications will be submitted by the property owner to the NYSDEC as needed for the following reasons:

- 60-day advance notice of any proposed changes in site use that are required under the terms of the State Assistance Contract (SAC), 6NYCRR Part 375, and/or Environmental Conservation Law.
- 10-day advance notice of any proposed ground-intrusive activities.
- Notice within 48-hours of any damage or defect to the foundations structures that reduces or has the potential to reduce the effectiveness of other Engineering Controls and likewise any action to be taken to mitigate the damage or defect.
- Notice within 48-hours of any emergency, such as a fire, flood, or earthquake that reduces or has the potential to reduce the effectiveness of Engineering Controls in

place at the site, including a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action shall be submitted to the NYSDEC within 45 days and shall describe and document actions taken to restore the effectiveness of the ECs.

Notifications will be made to the Department of Environmental Remediation, NYSDEC Region 5, 1115 NYS Route 86, PO Box 296, Ray Brook, New York 12977-0296, Tel: (518) 897-1242. In the event that NYSDEC develops a centralized notification system, that system will be used instead.

2.5.3 Evaluation and Reporting

The results of the inspection and site monitoring data will be evaluated as part of the EC/IC certification to confirm that the:

- EC/ICs are in place, are performing properly, and remain effective;
- The Monitoring Plan is being implemented;
- Operation and maintenance activities are being conducted properly; and, based on the above items,
- The site remedy continues to be protective of public health and the environment.

2.6 REPORTING PLAN

2.6.1 Introduction

A Periodic Review Report will be submitted to NYSDEC every year, beginning one year after the Certificate of Completion is issued. The Periodic Review Report will be prepared in accordance with NYSDEC DER-10 "Technical Guidance for Site Investigation and Remediation". The frequency of submittal of the Periodic Review Report may be modified with the approval of the NYSDEC.

This report will include the following:

- Identification of all EC/ICs required by the ROD and this document;
- An assessment of the effectiveness of all Institutional and Engineering Controls for the site;
- An evaluation of the Engineering and Institutional Control Plan and the Monitoring Plan for adequacy in meeting remedial goals;
- Results of the required annual site inspections and severe condition inspections, if any;
- A compilation of all deliverables generated during the reporting period, as specified in Section 2 EC/IC Plan, Section 3 Monitoring Plan and Section 4 Operation and Maintenance Plan; and
- Certification of the EC/ICs.

2.6.2 Certification of Engineering and Institutional Controls

Inspection of the EC/ICs will occur at the frequency described in Section 3 (Monitoring Plan) and Section 4 (Operation and Maintenance Plan). After the last inspection of the reporting period, a qualified environmental professional or Professional Engineer licensed to practice in New York State depending on the need to evaluate engineering systems will prepare a Periodic Review Report which certifies that:

- On-site ECs/ICs are unchanged from the previous certification;
- They remain in-place and are effective;
- The systems are performing as designed;
- Nothing has occurred that would impair the ability of the controls to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls;
- Access is available to the site by NYSDEC and NYSDOH to evaluate continued maintenance of such controls; and
- Site use is compliant with the environmental easement.

2.6.3 Periodic Review Report

A Periodic Review Report will be submitted every year, beginning one year after the Certificate of Completion or equivalent document (eg., Satisfactory Completion Letter, No Further Action Letter, etc)] is issued. The report will be submitted within 45 days of the end of each certification period. Media sampling results, if needed, will also be incorporated into the Periodic Review Report. The report will include:

- EC/IC certification;
- All applicable inspection forms and other records generated for the site during the reporting period;
- A site evaluation, which includes the following:
    - The compliance of the remedy with the requirements of the site-specific ROD;
    - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;
    - Any new conclusions or observations regarding site contamination based on inspections or data generated by the Monitoring Plan for the media being monitored;
    - Recommendations regarding any necessary changes to the remedy and/or Monitoring Plan; and
    - The overall performance and effectiveness of the remedy.

The Periodic Review Report will be submitted in hard-copy and electronic format to the NYSDEC Regional Office located closest to the site.

3.0 MONITORING PLAN

3.1 INTRODUCTION

3.1.1 General

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the implemented ECs to reduce or mitigate contamination at the site. ECs at the site include a composite cover system. This Monitoring Plan may only be revised with the approval of NYSDEC.

3.1.2 Purpose and Schedule

This Monitoring Plan describes the methods to be used for:

- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment; and
- Preparing the necessary reports for the various monitoring activities.

To adequately address these issues, this Monitoring Plan provides information on:

- Reporting requirements; and
- Annual inspection and periodic certification.

Annual monitoring of the performance of the remedy will be conducted for the first three years after installation of the cover system. The frequency thereafter will be determined by NYSDEC.

3.2 ENGINEERING CONTROL SYSTEM MONITORING

A cover system will be installed over LOT 3 should the site undergo future development. The cover system will be installed in lieu of the excavation and off-site disposal of contaminated surface soil. The cover system will consist of two feet of imported soil meeting the analytical requirements for restricted residential use promulgated in Table 375-6.8(b). A demarcation layer (i.e., filter fabric) will separate the soil cover from underlying surface soil contaminants and will serve as a visual barrier.

Building slabs, concrete walks and asphalt pavement may also be utilized as a cover system. These components and their underlying sub-base materials will have a minimum thickness of six inches.

3.2.1 Inspection Schedule

Inspection frequency is subject to change with the approval of the NYSDEC. Unscheduled inspections and/or sampling may take place when a suspected failure of the cover system has been reported or an emergency occurs that is deemed likely to affect the operation of the system. Monitoring deliverables for the cover system are specified later in this Plan.

3.2.2 General Inspection

A visual inspection of the complete system will be conducted during the monitoring event. The cover system components to be monitored include, but are not limited to, the following:

- Inspect the integrity of the soil cover system for evidence of erosion by natural elements such as wind and water;
- Inspect the soil cover system for evidence of manmade alterations such as excavations, utility repair and installation, etc.; and
- Inspect the integrity of asphalt and pavement systems for evidence of cracks, frost heaving, installation of subsurface utilities, and evidence of surface patching which may be indicative of excavation.

A complete list of components to be checked is provided in the Inspection Checklist, presented in Appendix C. If the system is not performing within specifications, the Department and the NYS Department of Health will be notified and maintenance and repair of the cover system will be performed

3.3 MONITORING REPORTING REQUIREMENTS

Forms and any other information generated during regular monitoring events and inspections will be kept on file at the site owner's place of business. All forms, and other relevant reporting formats used during the monitoring/inspection events, will be (1)

subject to approval by NYSDEC and (2) submitted at the time of the Periodic Review Report, as specified in Section 2.6.

- All media and engineering system monitoring results will be reported to NYSDEC on a periodic basis in the Periodic Review Report.

4.0 OPERATION AND MAINTENANCE PLAN

4.1 INTRODUCTION

The site remedy does not rely on any mechanical systems, such as sub-slab depressurization systems or air sparge/ soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not included in this SMP.

4.2 CONTINGENCY PLAN

Emergencies may include injury to personnel, fire or explosion, environmental release, or serious weather conditions.

4.2.1 Emergency Telephone Numbers

In the event of any environmentally related situation or unplanned occurrence requiring assistance the Owner or Owner's representative(s) should contact the appropriate party from the contact list below. For emergencies, appropriate emergency response personnel should be contacted. Prompt contact should also be made to NYSDEC. These emergency contact lists must be maintained in an easily accessible location at the site.

Table 4.2.1-1: Emergency Contact Numbers

Medical, Fire, and Police:	911
One Call Center:	(800) 272-4480 (3 day notice required for utility markout)
Poison Control Center:	(800) 222-1222
Pollution Toxic Chemical Oil Spills:	(800) 424-8802
NYSDEC Spills Hotline	(800) 457-7362

Table 4.2.1-2: Other Contact Numbers

Michael McLean (NYSDEC Project Manager)	(518) 897-1242
Village of Saranac Lake	(518) 891-4150

* Note: Emergency contact numbers are subject to change and will be updated whenever a change in personnel occurs

4.2.2 Map and Directions to Emergency Health Facility

Site Location: 400 Upper Broadway
Village of Saranac Lake, New York

Nearest Hospital Name: Adirondack Medical Center

Hospital Location: 2233 State Route 86
Saranac Lake, New York

Hospital Telephone: (518) 891-4141

Directions to the Hospital:

1. Head north on Upper Broadway toward Adirondack Park/Adirondack Park Preserve.
2. Take the 1st left onto Adirondack Park/Adirondack Park Preserve.
3. Turn right at Lake Colby Drive (State Route 86)

Total Distance: 0.5 miles

Total Estimated Time: Two minutes

A map showing the route from the site to Adirondack Medical Center is presented in Appendix C.

4.4.3 Response Procedures

As appropriate, the fire department and other emergency response group will be notified immediately by telephone of the emergency. The emergency telephone number list is found at the beginning of this Contingency Plan (Table 4.2.1-1). The list will also be posted prominently at the site and made readily available to all personnel at all times.

In the event of a spill, do not attempt to contain if spill cannot be contained safely. Immediately contact the NYSDEC spills hotline at (800) 457-7362.

In the event of an emergency evacuation, the site can be evacuated via Upper Broadway to the east and State Route 86 to the west.

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TABLE 375-6.8(b)

6 NYCRR Part 375 Soil Cleanup Objectives for Restricted (Residential) Use Sites

(b) Restricted use soil cleanup objectives.

Table 375-6.8(b): Restricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
Metals							
Arsenic	7440-38-2	16[f]	16[f]	16[f]	16[f]	13[f]	16[f]
Barium	7440-39-3	350[f]	400	400	10,000 [d]	433	820
Beryllium	7440-41-7	14	72	590	2,700	10	47
Cadmium	7440-43-9	2.5[f]	4.3	9.3	60	4	7.5
Chromium, hexavalent [h]	18540-29-9	22	110	400	800	1[e]	19
Chromium, trivalent [h]	16065-83-1	36	180	1,500	6,800	41	NS
Copper	7440-50-8	270	270	270	10,000 [d]	50	1,720
Total Cyanide [h]		27	27	27	10,000 [d]	NS	40
Lead	7439-92-1	400	400	1,000	3,900	63[f]	450
Manganese	7439-96-5	2,000[f]	2,000[f]	10,000 [d]	10,000 [d]	1600[f]	2,000[f]
Total Mercury		0.81[j]	0.81[j]	2.8[j]	5.7[j]	0.18[f]	0.73
Nickel	7440-02-0	140	310	310	10,000 [d]	30	130
Selenium	7782-49-2	36	180	1,500	6,800	3.9[f]	4[f]
Silver	7440-22-4	36	180	1,500	6,800	2	8.3
Zinc	7440-66-6	2200	10,000 [d]	10,000 [d]	10,000 [d]	109[f]	2,480
PCBs/Pesticides							
2,4,5-TP Acid (Silvex)	93-72-1	58	100[a]	500[b]	1,000[c]	NS	3.8
4,4'-DDE	72-55-9	1.8	8.9	62	120	0.0033 [e]	17
4,4'-DDT	50-29-3	1.7	7.9	47	94	0.0033 [e]	136
4,4'- DDD	72-54-8	2.6	13	92	180	0.0033 [e]	14
Aldrin	309-00-2	0.019	0.097	0.68	1.4	0.14	0.19
alpha-BHC	319-84-6	0.097	0.48	3.4	6.8	0.04[g]	0.02
beta-BHC	319-85-7	0.072	0.36	3	14	0.6	0.09
Chlordane (alpha)	5103-71-9	0.91	4.2	24	47	1.3	2.9

Table 375-6.8(b): Restricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
delta-BHC	319-86-8	100[a]	100[a]	500[b]	1,000[c]	0.04[g]	0.25
Dibenzofuran	132-64-9	14	59	350	1,000[c]	NS	210
Dieldrin	60-57-1	0.039	0.2	1.4	2.8	0.006	0.1
Endosulfan I	959-98-8	4.8[i]	24[i]	200[i]	920[i]	NS	102
Endosulfan II	33213-65-9	4.8[i]	24[i]	200[i]	920[i]	NS	102
Endosulfan sulfate	1031-07-8	4.8[i]	24[i]	200[i]	920[i]	NS	1,000[c]
Endrin	72-20-8	2.2	11	89	410	0.014	0.06
Heptachlor	76-44-8	0.42	2.1	15	29	0.14	0.38
Lindane	58-89-9	0.28	1.3	9.2	23	6	0.1
Polychlorinated biphenyls	1336-36-3	1	1	1	25	1	3.2
Semivolatiles							
Acenaphthene	83-32-9	100[a]	100[a]	500[b]	1,000[c]	20	98
Acenapthylene	208-96-8	100[a]	100[a]	500[b]	1,000[c]	NS	107
Anthracene	120-12-7	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Benz(a)anthracene	56-55-3	1[f]	1[f]	5.6	11	NS	1[f]
Benzo(a)pyrene	50-32-8	1[f]	1[f]	1[f]	1.1	2.6	22
Benzo(b)fluoranthene	205-99-2	1[f]	1[f]	5.6	11	NS	1.7
Benzo(g,h,i)perylene	191-24-2	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Benzo(k)fluoranthene	207-08-9	1	3.9	56	110	NS	1.7
Chrysene	218-01-9	1[f]	3.9	56	110	NS	1[f]
Dibenz(a,h)anthracene	53-70-3	0.33[e]	0.33[e]	0.56	1.1	NS	1,000[c]
Fluoranthene	206-44-0	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Fluorene	86-73-7	100[a]	100[a]	500[b]	1,000[c]	30	386
Indeno(1,2,3-cd)pyrene	193-39-5	0.5[f]	0.5[f]	5.6	11	NS	8.2
m-Cresol	108-39-4	100[a]	100[a]	500[b]	1,000[c]	NS	0.33[e]
Naphthalene	91-20-3	100[a]	100[a]	500[b]	1,000[c]	NS	12

Table 375-6.8(b): Restricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
o-Cresol	95-48-7	100[a]	100[a]	500[b]	1,000[c]	NS	0.33[e]
p-Cresol	106-44-5	34	100[a]	500[b]	1,000[c]	NS	0.33[e]
Pentachlorophenol	87-86-5	2.4	6.7	6.7	55	0.8[e]	0.8[e]
Phenanthrene	85-01-8	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Phenol	108-95-2	100[a]	100[a]	500[b]	1,000[c]	30	0.33[e]
Pyrene	129-00-0	100[a]	100[a]	500[b]	1,000[c]	NS	1,000[c]
Volatiles							
1,1,1-Trichloroethane	71-55-6	100[a]	100[a]	500[b]	1,000[c]	NS	0.68
1,1-Dichloroethane	75-34-3	19	26	240	480	NS	0.27
1,1-Dichloroethene	75-35-4	100[a]	100[a]	500[b]	1,000[c]	NS	0.33
1,2-Dichlorobenzene	95-50-1	100[a]	100[a]	500[b]	1,000[c]	NS	1.1
1,2-Dichloroethane	107-06-2	2.3	3.1	30	60	10	0.02[f]
cis-1,2-Dichloroethene	156-59-2	59	100[a]	500[b]	1,000[c]	NS	0.25
trans-1,2-Dichloroethene	156-60-5	100[a]	100[a]	500[b]	1,000[c]	NS	0.19
1,3-Dichlorobenzene	541-73-1	17	49	280	560	NS	2.4
1,4-Dichlorobenzene	106-46-7	9.8	13	130	250	20	1.8
1,4-Dioxane	123-91-1	9.8	13	130	250	0.1[e]	0.1[e]
Acetone	67-64-1	100[a]	100[b]	500[b]	1,000[c]	2.2	0.05
Benzene	71-43-2	2.9	4.8	44	89	70	0.06
Butylbenzene	104-51-8	100[a]	100[a]	500[b]	1,000[c]	NS	12
Carbon tetrachloride	56-23-5	1.4	2.4	22	44	NS	0.76
Chlorobenzene	108-90-7	100[a]	100[a]	500[b]	1,000[c]	40	1.1
Chloroform	67-66-3	10	49	350	700	12	0.37
Ethylbenzene	100-41-4	30	41	390	780	NS	1
Hexachlorobenzene	118-74-1	0.33[e]	1.2	6	12	NS	3.2
Methyl ethyl ketone	78-93-3	100[a]	100[a]	500[b]	1,000[c]	100[a]	0.12

Table 375-6.8(b): Restricted Use Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water
		Residential	Restricted-Residential	Commercial	Industrial		
Methyl tert-butyl ether	1634-04-4	62	100[a]	500[b]	1,000[c]	NS	0.93
Methylene chloride	75-09-2	51	100[a]	500[b]	1,000[c]	12	0.05
n-Propylbenzene	103-65-1	100[a]	100[a]	500[b]	1,000[c]	NS	3.9
sec-Butylbenzene	135-98-8	100[a]	100[a]	500[b]	1,000[c]	NS	11
tert-Butylbenzene	98-06-6	100[a]	100[a]	500[b]	1,000[c]	NS	5.9
Tetrachloroethene	127-18-4	5.5	19	150	300	2	1.3
Toluene	108-88-3	100[a]	100[a]	500[b]	1,000[c]	36	0.7
Trichloroethene	79-01-6	10	21	200	400	2	0.47
1,2,4-Trimethylbenzene	95-63-6	47	52	190	380	NS	3.6
1,3,5- Trimethylbenzene	108-67-8	47	52	190	380	NS	8.4
Vinyl chloride	75-01-4	0.21	0.9	13	27	NS	0.02
Xylene (mixed)	1330-20-7	100[a]	100[a]	500[b]	1,000[c]	0.26	1.6

All soil cleanup objectives (SCOs) are in parts per million (ppm).
NS=Not specified. See Technical Support Document (TSD).

Footnotes

[a] The SCOs for residential, restricted-residential and ecological resources use were capped at a maximum value of 100 ppm. See TSD section 9.3.

[b] The SCOs for commercial use were capped at a maximum value of 500 ppm. See TSD section 9.3.

[c] The SCOs for industrial use and the protection of groundwater were capped at a maximum value of 1000 ppm. See TSD section 9.3.

[d] The SCOs for metals were capped at a maximum value of 10,000 ppm. See TSD section 9.3.

[e] For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is used as the SCO value.

[f] For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the Department and Department of Health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

[g] This SCO is derived from data on mixed isomers of BHC.

[h] The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO.

[i] This SCO is for the sum of endosulfan I, endosulfan II, and endosulfan sulfate.

[j] This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

FIGURES

FIGURE 1

Site Location & Boundaries Map

Map Note: Orthoimagery flown spring 2008, 1-foot resolution, natural color.

Project Number: 07.1092
Data Source: NYSGIS Clearinghouse
Projection: NY State Plane East NAD 83 (ft.)

Figure 1: Site Location and Boundaries Map

Town of Harrietstown — **Franklin County, New York**

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FOUNDED IN 1910

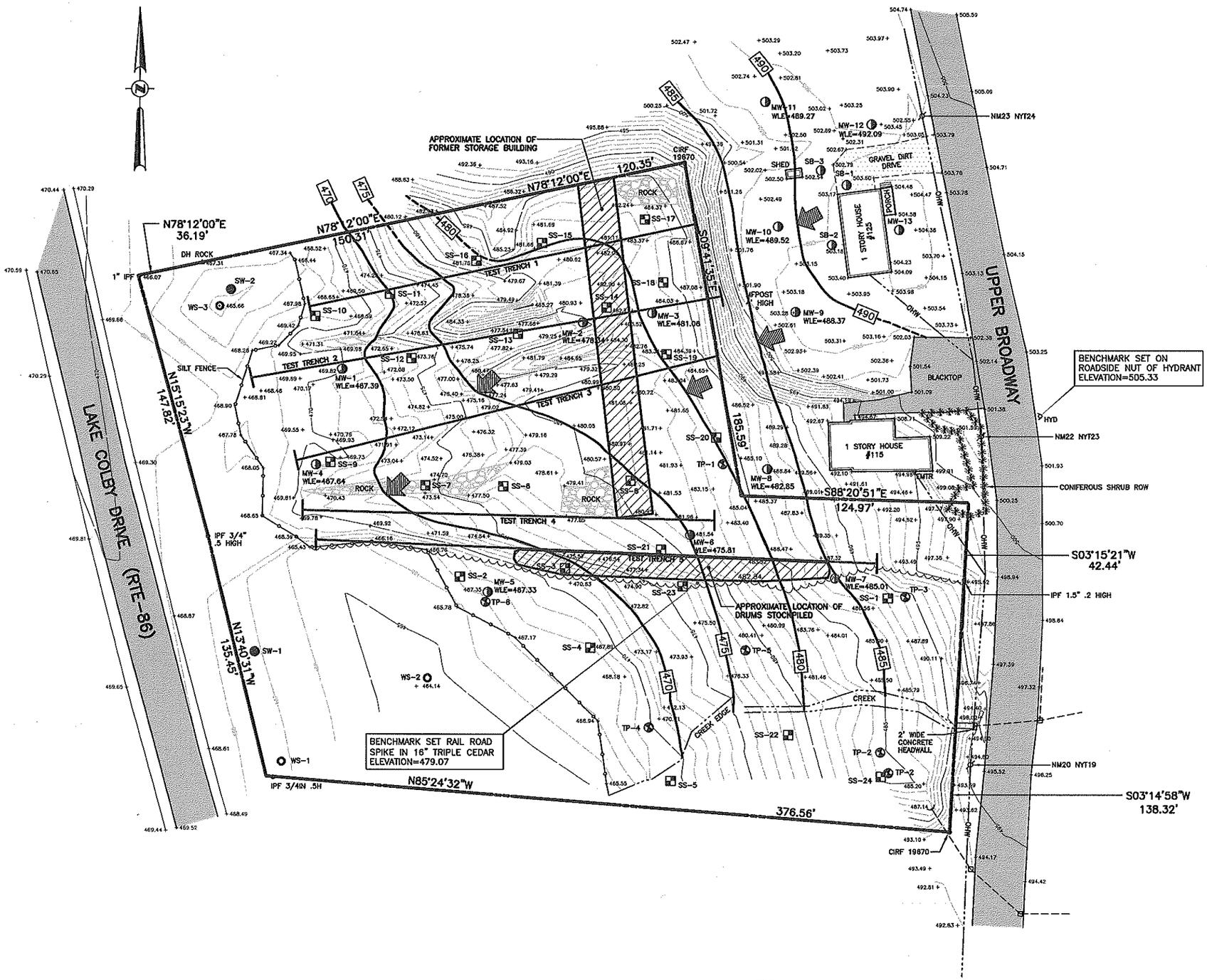
Scale: 1 inch = 200 feet

Legend
- Project Site
- Approximate Parcel Outlines

Printed: April 22, 2010
User: CH
File: SaranacSite_Figure1.mxd

FIGURE 2

Groundwater Flow Map
(May 9, 2008)



BAR SCALE
30 0 15 30 60
1 inch = 30 ft.

Map Notes:

1. Topographic information shown hereon was compiled from an actual field survey conducted on January 10th & 11th, 2008.
2. Vertical datum shown hereon is an assumed base.
3. Prior to conducting this survey this geographic area accumulated approximately 12 to 18 inches of packed snow and ice. Therefore the undersigned cannot certify that some object or feature has been omitted.
4. Boundary information shown was taken from map reference no. one and does not represent a boundary survey prepared by the undersigned.

Map References:

1. "Map of Survey Prepared for Saranac Lake Volunteer Fire Department" situate in Township 21, Great Tract One, Macomb's Purchase Village of Saranac Lake, Town of Harrietstown County of Franklin and State of New York prepared by Geomatics Land Surveying, PC dated November 1, 2006 Map No. 03004.

Legend:

CBS □	Catch Basin Square
CIRF ○	Capped Iron Rod Found
(	Drainage End Section
DH ROCK △	Dig Hole Rock
EMTR ▽	Electric Meter
HYD ▷	Hydrant
IPF ○	Iron Pipe Found
MFPOST •	Metal Fence Post
⌀	Utility Pole
—o—o—	Silt Fence
	Soil Boring/Monitoring
MW-1	Well
WLE=489.26	WLE Denotes water level elevation in feet based on an assumed benchmark elevation
480	Groundwater contour line. Dashed where inferred. Arrow depicts inferred direction of groundwater flow based on water level elevations collected 4/10/2008.

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PROJ. NO: 07.1092
SCALE : 1"=30'
DATE : MAR. 27, 2008

FIGURE 2: GROUNDWATER FLOW MAP
(MAY 7, 2008)

400 BROADWAY ERP SITE

VILLAGE OF SARANAC LAKE — FRANKLIN COUNTY, NEW YORK

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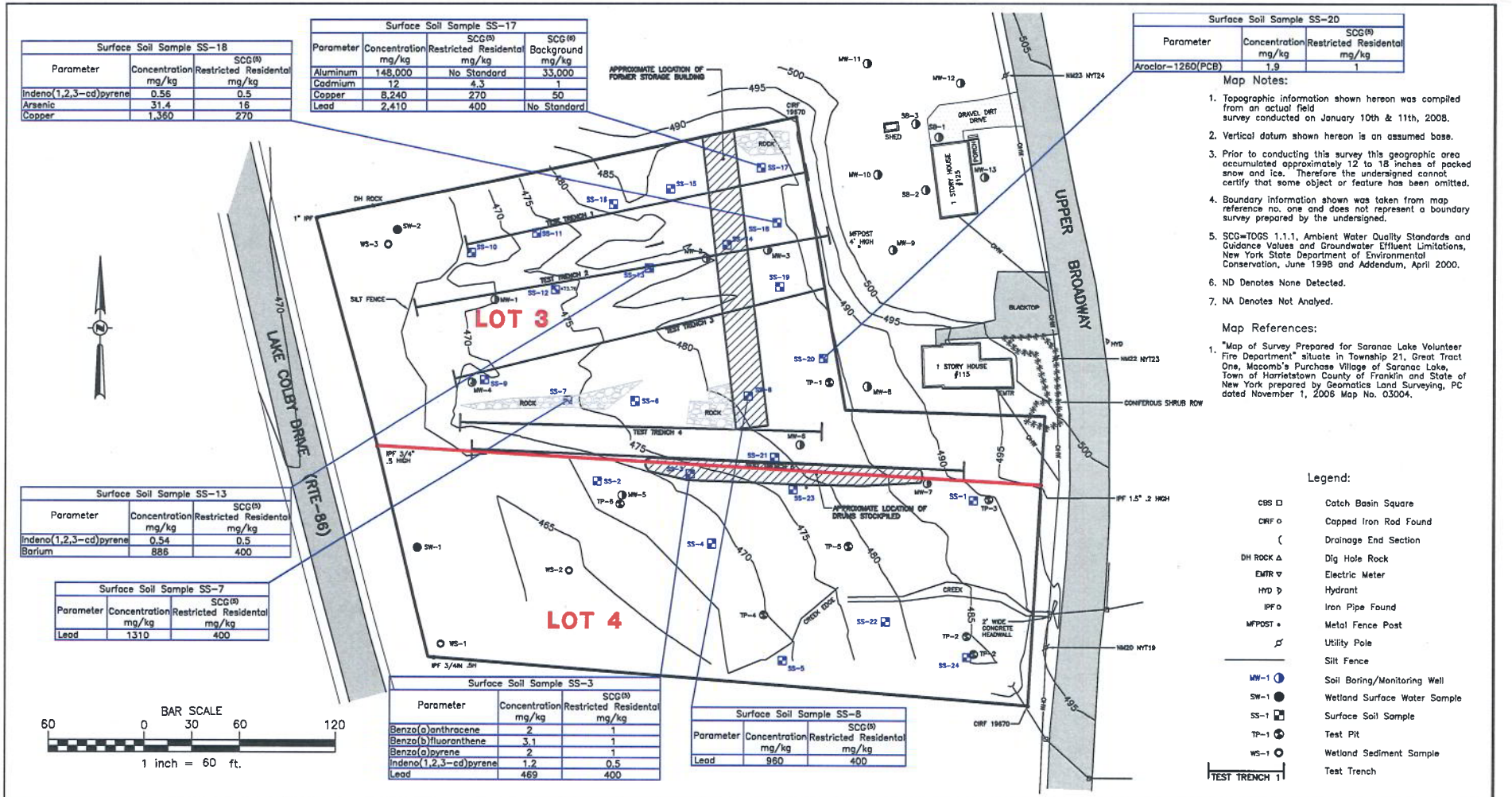
FIG-2
SHEET 1 OF 1
DWG. NO: 10-286

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES, P.C. OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

FIGURE 3

Surface Soil Contaminants Above Restricted Residential SCGs



Map Notes:

1. Topographic information shown hereon was compiled from an actual field survey conducted on January 10th & 11th, 2008.
2. Vertical datum shown hereon is an assumed base.
3. Prior to conducting this survey this geographic area accumulated approximately 12 to 18 inches of packed snow and ice. Therefore the undersigned cannot certify that some object or feature has been omitted.
4. Boundary information shown was taken from map reference no. one and does not represent a boundary survey prepared by the undersigned.
5. SCG=TOGS 1.1.1, Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations, New York State Department of Environmental Conservation, June 1998 and Addendum, April 2000.
6. ND Denotes None Detected.
7. NA Denotes Not Analyed.

Map References:

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Legend:

CBS	Catch Basin Square
CIRF	Capped Iron Rod Found
(	Drainage End Section
DH ROCK	Dig Hole Rock
EMTR	Electric Meter
HYD	Hydrant
IPF	Iron Pipe Found
MFPOST	Metal Fence Post
	Utility Pole
	Silt Fence
MW-1	Soil Boring/Monitoring Well
SW-1	Wetland Surface Water Sample
SS-1	Surface Soil Sample
TP-1	Test Pit
WS-1	Wetland Sediment Sample
TEST TRENCH 1	Test Trench

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SCALE : 1"=60'
DATE : JAN. 28, 2009

FIGURE 3: SURFACE SOIL CONTAMINANTS ABOVE RESTRICTED RESIDENTIAL SCGs

400 BROADWAY ERP SITE

VILLAGE OF SARANAC LAKE — FRANKLIN COUNTY, NEW YORK

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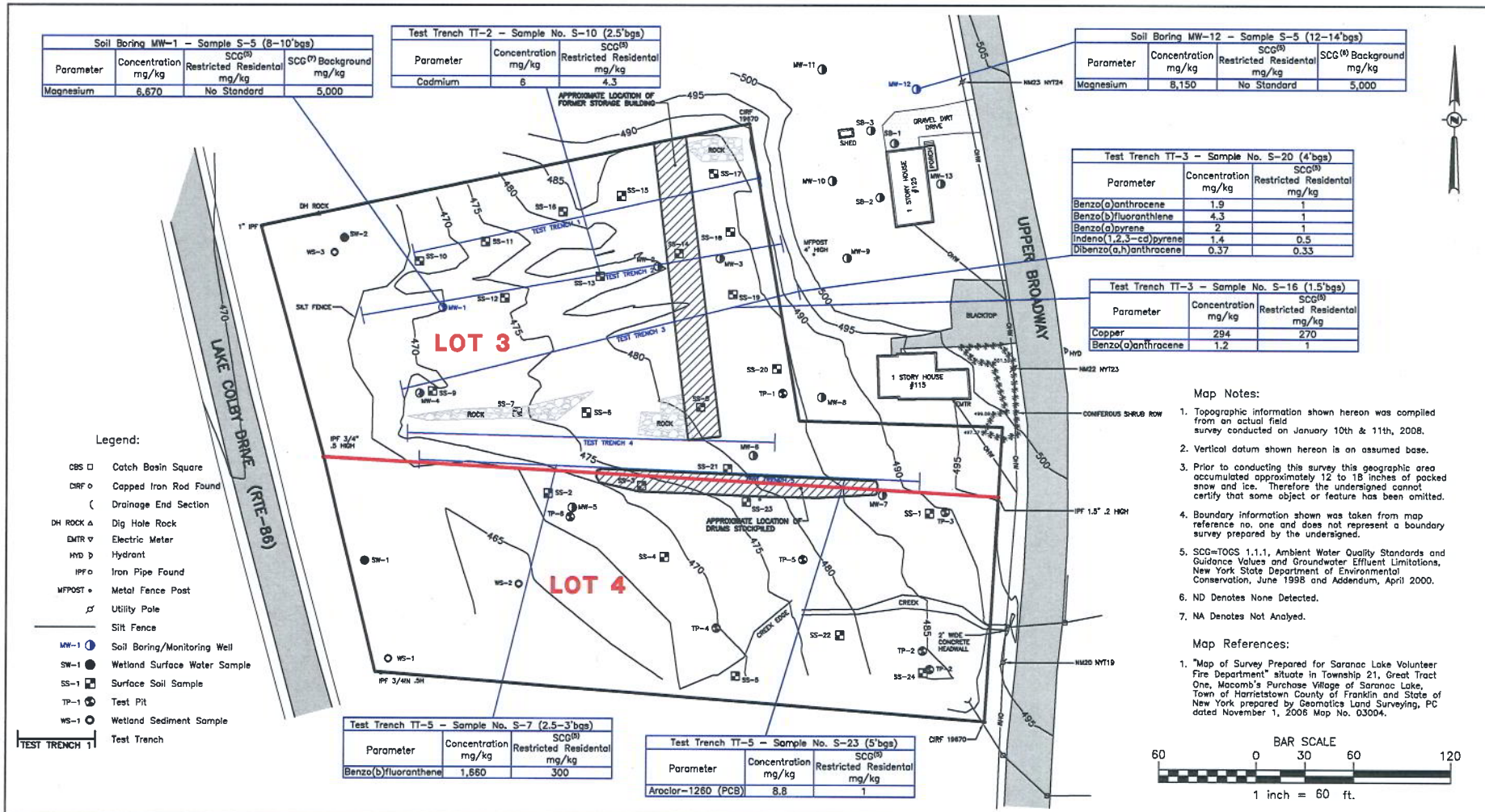
FIG-3
SHEET 1 OF 1
DWG. NO: 09-0135

FIGURE 4

Subsurface Soil Contaminants Above Restricted Residential SCGs



Soil Boring MW-1 – Sample S-5 (8-10'bgs)

Parameter	Concentration mg/kg	SCG[5] Restricted Residental mg/kg	SCG[7] Background mg/kg
Magnesium	6,670	No Standard	5,000

Test Trench TT-2 – Sample No. S-10 (2.5'bgs)

Parameter	Concentration mg/kg	SCG[5] Restricted Residental mg/kg
Cadmium	6	4.3

Soil Boring MW-12 – Sample S-5 (12-14'bgs)

Parameter	Concentration mg/kg	SCG[5] Restricted Residental mg/kg	SCG[6] Background mg/kg
Magnesium	8,150	No Standard	5,000

Test Trench TT-3 – Sample No. S-20 (4'bgs)

Parameter	Concentration mg/kg	SCG[5] Restricted Residental mg/kg
Benzo(a)anthrocene	1.9	1
Benzo(b)fluoranthlene	4.3	1
Benzo(a)pyrene	2	1
Indeno(1,2,3-cd)pyrene	1.4	0.5
Dibenzo(a,h)anthracene	0.37	0.33

Test Trench TT-3 – Sample No. S-16 (1.5'bgs)

Parameter	Concentration mg/kg	SCG[5] Restricted Residental mg/kg
Copper	294	270
Benzo(a)anthracene	1.2	1

Test Trench TT-5 – Sample No. S-7 (2.5-3'bgs)

Parameter	Concentration mg/kg	SCG[5] Restricted Residental mg/kg
Benzo(b)fluoranthene	1,660	300

Test Trench TT-5 – Sample No. S-23 (5'bgs)

Parameter	Concentration mg/kg	SCG[5] Restricted Residental mg/kg
Aroclor-1260 (PCB)	8.8	1

Legend:

- CBS □ Catch Basin Square
- CIRF ○ Capped Iron Rod Found
- (Drainage End Section
- DH ROCK △ Dig Hole Rock
- EMTR ▽ Electric Meter
- HYD ▷ Hydrant
- IPF ○ Iron Pipe Found
- MFPOST ● Metal Fence Post
- Utility Pole
- Silt Fence
- MW-1 Soil Boring/Monitoring Well
- SW-1 Wetland Surface Water Sample
- SS-1 Surface Soil Sample
- TP-1 Test Pit
- WS-1 Wetland Sediment Sample
- TEST TRENCH 1 Test Trench

Map Notes:

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BAR SCALE
60 0 30 60 120
1 inch = 60 ft.

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PROJ. NO: 07.1092
SCALE : 1"=60'
DATE : JAN. 28, 2009

FIGURE 4: SUBSURFACE SOIL CONTAMINANTS ABOVE RESTRICTED RESIDENTIAL SCGs

400 BROADWAY ERP SITE

VILLAGE OF SARANAC LAKE — FRANKLIN COUNTY, NEW YORK

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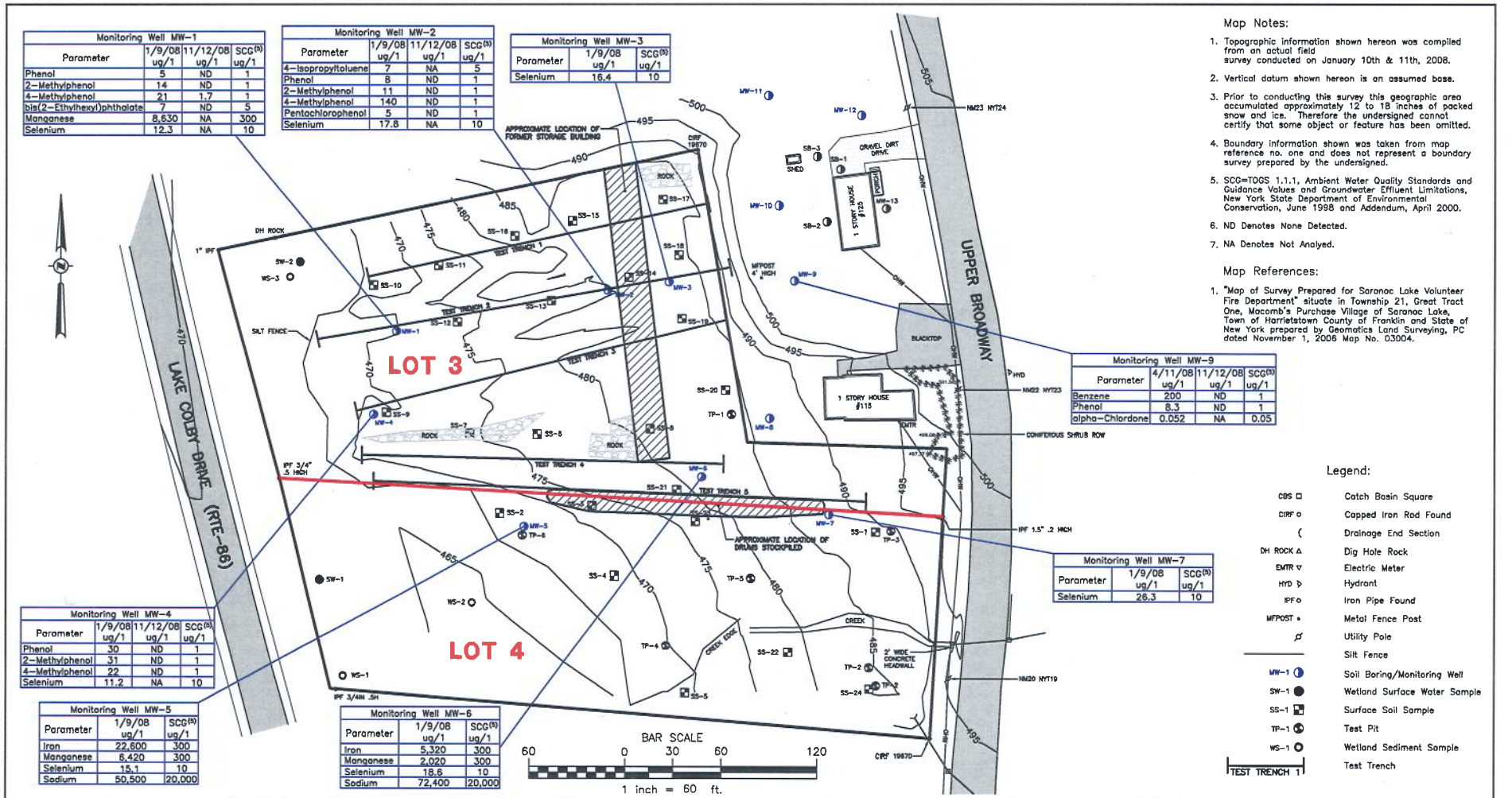
FIG-4
SHEET 1 OF 1
DWG. NO: 09-0136

FIGURE 5

Groundwater Contamination



Monitoring Well MW-1			
Parameter	1/9/08 ug/l	11/12/08 ug/l	SCG[5] ug/l
Phenol	5	ND	1
2-Methylphenol	14	ND	1
4-Methylphenol	21	1.7	1
bis(2-Ethylhexyl)phthalate	7	ND	5
Manganese	8,630	NA	300
Selenium	12.3	NA	10

Monitoring Well MW-2			
Parameter	1/9/08 ug/l	11/12/08 ug/l	SCG[5] ug/l
4-Isopropyltoluene	7	NA	5
Phenol	8	ND	1
2-Methylphenol	11	ND	1
4-Methylphenol	140	ND	1
Pentachlorophenol	5	ND	1
Selenium	17.8	NA	10

Monitoring Well MW-3		
Parameter	1/9/08 ug/l	SCG[5] ug/l
Selenium	16.4	10

Monitoring Well MW-4			
Parameter	1/9/08 ug/l	11/12/08 ug/l	SCG[5] ug/l
Phenol	30	ND	1
2-Methylphenol	31	ND	1
4-Methylphenol	22	ND	1
Selenium	11.2	NA	10

Monitoring Well MW-5		
Parameter	1/9/08 ug/l	SCG[5] ug/l
Iron	22,600	300
Manganese	6,420	300
Selenium	15.1	10
Sodium	50,500	20,000

Monitoring Well MW-6		
Parameter	1/9/08 ug/l	SCG[5] ug/l
Iron	5,320	300
Manganese	2,020	300
Selenium	18.6	10
Sodium	72,400	20,000

Monitoring Well MW-7		
Parameter	1/9/08 ug/l	SCG[5] ug/l
Selenium	26.3	10

Monitoring Well MW-9			
Parameter	4/11/08 ug/l	11/12/08 ug/l	SCG[5] ug/l
Benzene	200	ND	1
Phenol	8.3	ND	1
alpha-Chlordane	0.052	NA	0.05

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EMTR ▽	Electric Meter
HYD ▷	Hydrant
IPF ○	Iron Pipe Found
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SS-1	Surface Soil Sample
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TEST TRENCH 1	Test Trench

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CHECKED : S.BIEBER
PROJ. NO: 07.1092
SCALE : 1"=60'
DATE : JAN. 28, 2009

FIGURE: 5 GROUNDWATER CONTAMINANTS

400 BROADWAY ERP SITE

VILLAGE OF SARANAC LAKE — FRANKLIN COUNTY, NEW YORK

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FIG-5
SHEET 1 OF 1
DWG. NO: 09-0137

FIGURE 6

Air Sampling Station Locations Map

Map Note: Orthoimagery flown spring 2008, 1-foot resolution, natural color.

Project Number: 07.1092
Data Source: NYSGIS Clearinghouse
Projection: NY State Plane East NAD 83 (ft.)

Figure 6: Air Sampling Station Locations Map

Town of Harrietstown **Franklin County, New York**

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Scale: 1 inch = 100 feet

N W E S

Printed: April 22, 2010
User: CH
File: SaranacSite_Figure6.mxd

APPENDICES

APPENDIX A

Community Air Monitoring Plan

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for volatile organic compounds (VOCs) and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. "Periodic" monitoring during sample collection might reasonably consist of

taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and DOH) personnel to review.

June 20, 2000

APPENDIX B

Site Wide Inspection Form

400 UPPER BROADWAY ERP SITE
SMP Site Wide Inspection Form

Date:_____

Inspection Personnel:_____

Weather Conditions:_____

Surface soil at LOT 3 is contaminated by semi-volatile organic compounds, PCBs and metals at levels exceeding restricted residential SCOs. Currently, protection of public health and the environment to contaminated media is provided by existing vegetative cover and limited public access to LOT 3.

An Engineering Control will be instituted upon development of LOT 3 and will be instituted in lieu of the excavation and disposal of contaminated surface soils. The Engineering Control will include a cover system, which may include one or more of the following: a two-foot thick soil cover with underlying demarcation layer; building slabs; concrete walkways; and asphalt pavement.

This SMP Site Wide Inspection Form will be utilized to inspect LOT 3 prior to the institution of Engineering Controls to ensure that current site conditions remain protective to public health and the environment and after installation of the Engineering Controls to determine if the Engineering Controls are intact and are serving to protect public health and the environment from underlying contamination.

Attachments to this Inspection Form include a Site Plan for LOT 3.

Existing Conditions Inspection (No Engineering Controls)

Has the overall condition of the site changed from the previous inspection (if first inspection, respond with N/A) Yes____ No___

If Yes, provide details and identify on Site Plan

Is there evidence that surface soils have been eroded by wind and/or water — Yes____ No___

If Yes, provide details and identify on Site Plan

Is there evidence of human access to the site (i.e. walking paths, ATV trails, etc.) — Yes____ No___

If Yes, provide details and identify on Site Plan

Is there evidence of site development — Yes____ No___

If Yes, provide details and identify on Site Plan.

Have photographs been taken of the site for inclusion in the site inspection report. — Yes____ No___

If No, give reason

Cover System Inspection

Has the overall condition of the cover system changed from the previous inspection (if first inspection, respond with N/A) — Yes____ No___

If Yes, provide detail and identify on Site Plan

400 UPPER BROADWAY ERP SITE
SMP Site Wide Inspection Form

Is soil cover system adequately vegetated to prevent erosion Yes____ No___

If No, identify locations and provide detail on attached Site Plan

Is there evidence that the soil cover system has been eroded by wind and/or water Yes____ No___

If Yes, identify locations and provide detail on attached Site Plan

Is there evidence that the soil cover system has been breached (i.e., areas where surface appears patched, signs of excavation) Yes____ No___

If Yes, identify locations and provide detail on attached Site Plan

Is there evidence that asphalt/concrete cover systems have been breached (i.e., areas where surface appears patched, signs of excavation) Yes____ No___

If Yes, identify locations and provide detail on attached Site Plan

Have photographs been taken of the cover system for inclusion in the site inspection report. Yes____ No___

If No, give reason

APPENDIX C

Map Showing Route From the Site to the Hospital

Google maps

To see all the details that are visible on the screen,use the "Print" link next to the map.

Get Directions My Maps Print Send Link

Driving directions to Adirondack Park/Adirondack Park Preserve
0.5 mi – about **56 secs**

Lake Colby Dr

1. Head **northwest** on **NY-86 W/Lake Colby Dr** toward **Adirondack Park/Adirondack Park Preserve** 0.4 mi
   Continue to follow NY-86 W
2. Turn **right** at **Adirondack Park/Adirondack Park Preserve** 210 ft

Adirondack Park/Adirondack Park Preserve

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2010 Google

Report a problem

Adirondack Medical Center,