CPI ENVIRONMENTAL SERVICES, INC.

GEOLOGIC AND ENVIRONMENTAL CONSULTING

Site Management Plan
253 Osborne Road
Loudonville, New York

Prepared For:

253 Osborne Road Associates, LLC
c/o D'Agostino, Krackler, Baynes & McGuire, P. C.
16 Sage Estates
Menands, New York 12204

Prepared by:

Continental Placer Inc.
II Winners Circle
Albany, New York 12205

July 21, 2008

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1.0 Introduction

This is a Site Management Plan for future 253 Osborne Road remediation activities, as necessary. It provides the framework for future soil management, groundwater monitoring, soil vapor intrusion mitigation activities, the establishment of an environmental easement on this property, and future ongoing operation, maintenance, and management needs. It is an addendum to the June 17, 2008 Revised Post-Demolition Site Remediation Work Plan, which provides details regarding the site background and proposed site work activities. It will be implemented in conjunction with the Community Air Monitoring Plan (CAMP), another addendum to the June 17, 2008 Work Plan.

2.0 Soil Remediation

During demolition of the site building inspections will be performed to identify potential sources of tetrachloroethene including stained soil, drains, buried storage tanks, and the like. Following demolition of the site building, soil sampling will be performed in six to ten borings placed near identified potential source areas and within the building footprint as coordinated with New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH). A test pit will also be excavated at a concrete pad northwest of the site building.

During the investigative activities, soil samples (two per boring and several in the test pit) will be collected and field screened, and ELAP certified laboratory analyzed for VOCs using USEPA Method 8260. These analytical results will be properly validated to ensure quality data products. The same screening and sampling procedures will be conducted for any potential future intrusive soil activities (subsurface utility repair, addition or expansion of buildings, etc.) performed on-site.

If tetrachloroethene is detected above 1.3 ug/kg then affected soil will be removed and appropriately disposed/treated off-site. Post-excavation soil samples will also be collected and ELAP certified laboratory analyzed for VOCs using USEPA Method 8260 with data validation to document soil quality conditions following any soil removals. It is anticipated that any removed soil can be disposed at EMSI in Fort Edward, New York similar to the previous two soil removal actions at this property. Prior to transport, the soil will be waste characterized and appropriate authorizations will be obtained to transport the soil to EMSI, or whatever facility the soil can be approved to receive the soil.

3.0 Groundwater Monitoring

Groundwater sampling will be performed in the six to ten soil borings using temporary sampling points (geoprobe sampling ports). These samples will be ELAP certified laboratory analyzed for VOCs. All purged groundwater will be containerized and appropriately disposed based on the laboratory analytical results. Additional groundwater sampling will be performed in the existing on-site permanent wells in conjunction with the off-site groundwater investigations.

4.0 Soil Vapor Mitigation

Prior to constructing a new building, a sub-slab de-pressurization system will be designed for the new building, and the design submitted to NYSDEC and NYSDOH. Once the design has been approved by NYSDEC and NYSDOH, it will then be incorporated into the building design and installed when the building is constructed.

After the new building has been constructed, documentation will be provided to confirm that the sub-slab de-pressurization system is adequately designed for the building. In addition, sub-slab and ambient air samples will be collected during the heating season to determine if the sub-slab de-pressurization system needs to be actively operated.

If the sub-slab de-pressurization system does not need to be operated then an evaluation of the indoor air quality and sub-slab vapor quality will be performed every two years by a professional engineer (PE) or qualified environmental professional and the results submitted to NYSDEC and NYSDOH. If it does need to be operated, then yearly certifications by a PE or qualified environmental professional (as required by the Order on Consent) will be provided to the NYSDEC and NYSDOH to document that the institutional and engineering controls are unchanged, effective, and performing as designed. If deficiencies are identified by the certifying professional then recommendations to correct the deficiencies, and schedule for corrective action will be submitted to NYSDEC and NYSDOH.

5.0 Environmental Easement

Documentation of the establishment of an environmental easement will also be provided to the NYSDEC and NYSDOH. This easement will not only include groundwater extraction and use restrictions but also requirements for soil vapor system operation, maintenance, monitoring, and periodic certifications of the institutional and engineering controls. The certifications will be performed by a PE or qualified environmental professional and be provided to the NYSDEC and NYSDOH. The certification will document that the institutional and engineering controls are unchanged, effective, and performing as designed. If deficiencies are identified by the certifying professional then

recommendations to correct the deficiencies, and schedule for corrective action will be submitted to NYSDEC and NYSDOH

6.0 Ongoing Operation, Maintenance, and Management

Ongoing operation, maintenance, and management (OMM) is required to ensure the engineering controls (sub-slab de-pressurization system) and environmental easements are in-place and performing as designed. Yearly certifications by a PE and qualified environmental professional will review and document the status of the environmental easements. In addition to the yearly certifications by a PE and qualified environmental professional, training will also be provided to on-site personnel. This training will tutor site personnel to routinely check (through visual and physical inspections) that the sub-slab depressurization system is operating by inspecting the sub-slab de-pressurization system control panel and air pressure monitor and verifying the vacuum pumps are operating, and how to turn them on if they were inadvertently turned off. This training will also identify whom to contact in the event the system has become inoperational.

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GEOLOGIC AND ENVIRONMENTAL CONSULTING

Health and Safety Plan
253 Osborne Road
Loudonville, New York

Prepared For:

253 Osborne Road Associates, LLC
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July 23, 2008

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1.0 Introduction

This is a Health and Safety Plan (HASP) for future 253 Osborne Road investigative and remediation activities, as necessary. The purpose of this plan is to recognize substances and conditions known or suspected to be present at 253 Osborne Road and ensure they do not adversely impact the health or safety of personnel working on the property. It is also intended to ensure that procedures used during on-site activities meet reasonable professional standards to protect human health and safety of workers and the surrounding community. It is an addendum to the June 17, 2008 Revised Post-Demolition Site Remediation Work Plan, which provides details regarding the site background and proposed site work activities. It will be implemented in conjunction with the Community Air Monitoring Plan (CAMP), another addendum to the June 17, 2008 Work Plan.

2.0 Applicability

This HASP is applicable to all personnel performing investigative and remedial work at 253 Osborne Road in conjunction with the Order on Consent with New York State Department of Environmental Conservation (NYSDEC).

Specific tasks covered by this HASP may include, but are not limited to:

- Performing inspections to characterize environmental or other hazards,
- Collecting soil samples using a drilling rig, heavy excavation equipment, or other hand tools,
- Conducting non-intrusive inspections and instrument surveys,
- Constructing, developing, testing, measuring and sampling groundwater monitoring wells,
- Excavating earthen materials, fill, debris, etc. with heavy construction equipment where hazardous substances are, or may, be present, and
- Collecting samples from drums, tanks, or other containers.

This HASP does not cover, nor will our employees perform, first responder duties involving hazardous materials emergencies. In the event of any on-site emergency, trained hazardous material responders will be immediately called to the scene (see Section 4.0 of this plan for emergency numbers). CPI will assist emergency responders with any and all information regarding the work being performed or area where work was performed. Only after the site has been cleared by professional Emergency Responders will CPI re-enter the work area.

3.0 Responsibilities

The CPI Project Manager is the person on-site overseeing the work being performed. The PM will also serve as the on-scene coordinator and safety manager.

It is the responsibility of the Project Manager (PM) to ensure that:

- all site specific tasks and known or anticipated hazards are addressed within this HASP,
- protective measures ensuring the health and safety of on site personnel in regards to each known or anticipated hazard are addressed within the plan; including but not limited to the availability, use and proper maintenance of appropriate personnel protective and decontamination equipment,
- all personnel conducting field activities, CPI as well as contractors, are briefed and understand the contents of the plan and their responsibilities toward the plan; and that a copy of the plan is on site for the duration of the work,
- all CPI personnel performing field activities have the appropriate training required by regulation for each known or anticipated hazard,
- to protect the public during site activities and implement appropriate mechanisms (barriers, caution taping, etc.) to limit site access to site workers and regulatory inspectors,
- a pre-job meeting is held with site personnel to review site procedures or conditions that may be outside the scope of this work but could affect the safety of CPI personnel and/or site personnel through CPI's work, review emergency notification and evacuation procedures,, and any site specific procedures that CPI should follow while on the property.
- an employee or contractor is stopped when it is found that they are not working in accordance with this plan or in a manner that ensures their safety or the safety of the people around them; and/or to temporarily suspend the job when a hazardous condition arises, that was not previously accounted for within the plan, ensuring that activities do not resume until all new conditions or hazards have been appropriately addressed,
- all appropriate decontamination procedures have been performed prior to leaving the job-site.

It is the responsibility of all on-site workers to ensure they understand and follow the plan as written. Additionally, it is the responsibility of any on-site worker to notify the PM when a condition is encountered that was not discussed in the plan or if a co-worker is observed to be working in an unsafe manner.

4.0 Emergency Contacts

Fire:	911
Ambulance:	911
Police:	911
Nearest Hospital:	Albany Memorial Hospital 600 Northern Blvd. 518 471-3221
Town of Colonie EMS:	494 Albany Shaker Road 911
NYSDEC:	Chris O'Neill – 518 357-2394
NYSDOH:	Maureen Schuck – 518 402-7860
CPI Project Manager:	William Miller - 518 320-2959

A Town of Colonie EMS station is across (southwest of) Albany Shaker Road from the 253 Osborne Road.

Directions to Albany Memorial Hospital are as follows:

- Take right turn out of 253 Osborne Road onto Osborne Road and then make immediate left turn onto Albany Shaker Road,
- Follow Albany Shaker Road for approximately 2.6 miles to Northern Boulevard,
- Albany Memorial Hospital is on southeast corner of the intersection of Northern Boulevard and Albany Shaker Road.

5.0 Contaminants of Concern

The contaminant of concern at 253 Osborne Road is the dry cleaning solvent tetrachloroethene and its breakdown products (trichloroethene, dichloroethene, and potentially vinyl chloride). These compounds are volatile organic compounds (VOCs) that have been detected in the soil and ground water at the site.

6.0 Site Controls

Prior to beginning work each day, a morning safety meeting will be conducted by the safety officer with all on-site personnel and contractors to review tasks to be performed that day and to discuss potential physical and chemical hazards that may be

encountered. Procedures to address potential emergency incidents and evacuation routes/gathering locations will be reviewed.

Following the safety meeting the work areas will be designated and perimeter barriers will be set-up as necessary to prevent public access to the work area. As appropriate, an exclusion zone, a contaminant reduction zone, and a support zone will be established around each work area. These zones will be demarked using caution tape and or fencing. The site safety officer/PM will monitor the areas to ensure no site worker or passerby enters the site or designated work areas without authorization or training. At the end of each day, all work areas will be secured and demarked using caution tape or fencing to prevent access by passersby.

It is anticipated that all work will be conducted under Level D personal protection. Real-time air monitoring will be performed to document air quality conditions for VOCs pursuant to the CAMP. If VOCs are detected in the ambient air above 5 parts per million, work will be temporarily suspended to allow continued monitoring. If levels remain elevated then work will only proceed after additional procedures/safeguards (personal protective equipment, work area enclosures, etc.) are implemented.

7.0 Emergency Response/Evacuation Plan

The most likely incidents for which an emergency call or evacuation will be required are as follows:

- heavy equipment or drill rig physical accident,
- slip/trip/fall injury, and
- sudden release of hazardous gases/vapors during drilling or excavation.

Emergency procedures established to deal with these potential incidents include escape routes and mustering locations, calling the emergency contacts, and re-evaluation of work scope. The emergency contact list will be with the safety officer/PM throughout all site actvities.

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Community Air Monitoring Plan
253 Osborne Road
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July 9, 2008

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APPENDICES

1.0 Introduction

Any additional soil remediation at the 253 Osborne Road site will have a community air monitoring requirement to protect the off-site community from exposures to particulate matter (dust), vapors, or odors that may be generated by the work. A Community Air Monitoring Plan (CAMP) requires real-time air monitoring for dust and chemical contaminants and recommends common-sense measures (e.g., water misting, smaller work areas, slower truck speeds, temporary work stoppage) to keep airborne releases at a minimum around the work areas. The CAMP also helps confirm that work activities did not spread contamination off-site through the air. Soil cleanups performed under the oversight of the New York State Department of Health (NYSDOH) and New York State Department of Environmental Conservation (NYSDEC) help to ensure that all possible measures are taken to protect nearby residents.

This CAMP was prepared by Continental Placer Inc. for the 253 Osborne Road property in association with work to be performed prior to, during, and after demolition of an existing site building and subsequent re-development of the property. This CAMP outlines the air quality monitoring procedures to be followed to protect the downwind community (i.e., off-site receptors including residents, off-site workers, shoppers, and clientele) from potential airborne contaminant releases that may be a direct result of excavation activities at 253 Osborne Road. This CAMP is consistent with the NYSDOH Generic Community Air Monitoring Plan (included as Appendix A). It is an addendum to the June 17, 2008 Revised Post-Demolition Site remediation Work Plan, which provides details regarding the site background and proposed site work activities.

253 Osborne Road is located in a commercial/residential area of the Town of Colonie. The property is bounded by Osborne Road to the southeast, a former Citgo gas/service station to the southwest (now vacant), a former food distribution warehouse to the west (now vacant), an office building with restaurants, retail, and office space to the northwest, and a strip mall to the northeast. 253 Osborne Road is currently vacant. It is comprised of an abandoned single- and two-story concrete-block building with a partial basement under the two-story portion. The single story portion of the building is along Osborne Road and was used for retail space; one of the retail spaces was occupied by a dry cleaner reportedly from 1965 to 1995. The two-story portion of the building was used for office space.

Previous sampling at 253 Osborne Road had identified the presence of tetrachloroethene-impacted soil and groundwater, which resulted in the removal of 425 tons of soil for off-site disposal/treatment. During the demolition and re-development of the 253 Osborne Road site, tetrachloroethene-impacted soil and groundwater may be encountered and require management (e.g., sampling, removal, and off-site disposal/treatment). This CAMP will be implemented in the event that additional soil

and/or groundwater removal and disposal/treatment is required following the demolition of the existing building.

2.0 Scope of 253 Osborne Road Remediation Activities

The building at 253 Osborne Road will be demolished. During and after the demolition, evidence of any potential sources of tetrachloroethene (tanks, dry wells, drains, etc.) will be investigated. After demolition, six to ten soil borings will be advanced within the former building footprint and at any potential tetrachloroethene source areas. Soil samples from these borings will be field screened for the presence of tetrachloroethene. Based on the field screenings and visual inspections, two soil samples will be collected from each boring for laboratory analyses for volatile organic compounds (VOCs). In addition, a test pit will be excavated in the vicinity of a concrete pad northwest of the existing building, and soil will be sampled from the excavated soil and the excavation. These soil samples will also be field screened and laboratory analyzed for VOCs. Further, if soil needs to be excavated to construct the new building, then this soil will be field screened and sampled for laboratory analysis for VOCs. If tetrachloroethene is detected in any site soil at concentrations of 1.3 milligram per kilogram (mg/kg) or higher then soil exhibiting such tetrachloroethene levels will be removed and disposed/treated off-site.

Groundwater will also be sampled from existing wells and the new borings. Purged groundwater will be generated in the process of collecting those samples. The purged groundwater will be contained and appropriately disposed of off-site.

A sub-slab de-pressurization system will be designed, installed, and operated (if necessary) in any future building built at 253 Osborne Road. Environmental easements will also be established to prohibit groundwater use and for ongoing site management.

3.0 Air Monitoring Procedures for Intrusive Activities

3.1 Particulate Monitoring

The air at the perimeter of the work zone will be monitored in real-time during the excavation of site soil in connection with investigative excavations or soil removal actions. Air monitoring for particulates (i.e., dust) will be performed using both dust monitoring equipment and through visual observation. Monitoring equipment capable of measuring particulate matter smaller than 10 microns (PM-10) and capable of integrating (averaging) over periods of 15 minutes or less will be set-up at one upwind (background) location and one downwind location at heights of approximately 5 feet above land surface. This equipment will log the 15-minute average concentrations for subsequent downloading and reporting. An audible alarm on the downwind particulate

monitor will be set at 90 micrograms per cubic meter (ug/m^3) above the background level (i.e., the upwind location). Upwind concentrations will be measured at the start of each work day and periodically throughout the day thereafter to establish background.

Wind direction and relative speed will be routinely monitored. These readings will allow the CAMP coordinator to ensure that CAMP equipment is located appropriately based upon the wind direction. The particulate monitoring equipment will be calibrated at the start of each day and as necessary throughout the day.

The monitoring results will be compared to the following:

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

- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 $\mu g/m^3$ above the upwind level, work shall be reevaluated and changes initiated to reduce particulate levels to less than 150 $\mu g/m^3$ above background conditions and to prevent visible dust migration, including work stoppage if necessary.

Wind Data - Wind direction and relative strength will be noted and recorded at a minimum of three times each day. These results will be utilized to position the particulate monitoring equipment in appropriate upwind and downwind locations.

Potential Suppression - If the integrated particulate level at the downwind location exceeds the upwind level by more than 100 $\mu g/m^3$ at any time during intrusive activities, then dust suppression techniques will be employed. Dust suppression will be performed by applying a water spray on the soil being excavated and on the road surfaces over which equipment (backhoe, dump truck, etc.) is being driven. Work may continue with dust suppression techniques, provided that downwind PM-10 levels are not more than 150 $\mu g/m^3$ greater than the upwind levels; all measures necessary to ensure PM-10 levels of less than 150 $\mu g/m^3$ above background will be utilized.

There may also be situations where visible dust is generated by excavation activities and migrates to downwind locations but is not detected by the monitoring equipment at or above the action levels. Therefore, if visible dust is observed leaving the working area, dust suppression techniques will be employed. If dust suppression techniques do not lower particulates to below 150 $\mu g/m^3$ or visible dust persists, additional measures, including work suspension, if necessary, will be implemented to remedy the situation.

All air monitoring data and the locations of monitoring equipment will be recorded and will be available for NYSDEC and NYSDOH review.

3.2 Volatile Organic Compound Monitoring

Volatile organic compounds (VOCs) will be monitored at the downwind perimeter of the immediate work area on a continuous basis. The VOC monitoring component of the CAMP will only be implemented at work areas that are known or suspected to contain VOCs (e.g., tetrachloroethene). Upwind concentrations will be measured at the start of each workday and periodically thereafter (not less than three times per day) to establish background conditions. The monitoring work will be performed using equipment appropriate to measure the types of containments known or suspected to be present (Minirae 2000 Photoionization detector or equivalent). The equipment will be calibrated at least daily for the contaminent(s) of concern for an appropriate surrogate. The equipment will be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted in the area of concern 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.

- If total organic vapor levels at the downwind perimeter of the work area persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities in the area of concern 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 at the downwind perimeter of the work area or Site perimeter is below 5 ppm over background for the 15-minute average.

- If the organic vapor level is more than 25 ppm above background at the downwind perimeter of the work area, activities must be halted in the area of concern until corrective measures are identified and implemented to reduce emissions as described above.

All air monitoring data and the locations of monitoring equipment will be recorded in the onsite files and will be available for NYSDEC and NYSDOH review.

Appendix A

NYSDOH Generic Community Air Monitoring Plan

APPENDIX 1A

New York State Department of Health
Generic Community Air Monitoring Plan

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 NYSDEC/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.

- 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.

- 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.

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

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.

- 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.

- 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.

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

Citizen Participation Plan
253 Osborne Road
Spill #07-02543

1. Updated Name and Addresses of Interested Public:

   a. Town of Colonie Supervisor - Paula A. Mahan
   Town of Colonie
   Colonie Town Hall
   534 Loudon Road
   Newtonville, New York 12128
   (518) 783-2700

   b. Current Owner – 253 Osborne Road Associates, LLC
   c/o D'Agostino, Krackler, Baynes & McGuire, P. C.
   16 Sage Estates
   Menands, New York 12204

   c. Local news media is the Times Union newspaper

   d. Town of Colonie provides public water and sewer

   e. See attached Site Contact List

   f. The location of a document repository is the William K. Sanford Library at 629 Albany-Shaker Road, Loudonville, New York 12211

2. Potential Issues of Public Concern Related to 253 Osborne Road Site:

   a. Scope of remedial action and soil vapor mitigation for future commercial re-development

   b. Off site migration of contaminated groundwater and potential soil vapor intrusion

3. Description of Citizen Participation Activities already performed:

   a. Prior submissions to NYS DEC – Investigation and Remediation work plans and reports have been provided to the DEC for review and approval. Coordination with DOH has been conducted by the DEC.

   b. Notice to the Public:

      i. Notice will be published in the Times Union
      ii. All investigation and remediation will be conducted with DEC and DOH oversight

4. Description and Schedule of Public Participation Activities:

   a. Maintain the document repository at the William K. Sanford Library at 629 Albany-Shaker Road, Loudonville, New York 12211

   b. Distribute Notice of project progress to those listed on the Site Contact List at project milestones (i.e., construction completion, issuance of certifications)

   c. Signed Consent Order and investigative and remedial reports will be available for review in the Document Repository at the William K. Sanford Library

   d. Attend public meeting if requested by NYSDEC and NYSDOH.

253 Osborne Road
Site Contact List

Document Repository

William K. Sanford Library
629 Albany-Shaker Road
Loudonville, New York 12211
(518) 458-9274

Regulatory Managers

Mr. Christopher O'Neill, P. E.
Project Manager
NYSDEC Region IV
1130 North Westcott Road
Schenectady, New York 12306

Michael Lesser, Esq.
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-0001

Maureen E. Schuck
Public Health Specialist
Bureau of Environmental Exposure
NYSDOH
Flanigan Square, Room 300
547 River Street
Troy, New York 12180-2216

Public Notice

Times Union
News Plaza
P. O. Box 15000
Albany, New York 12212

Volunteer Stakeholder

Anthony V. Cardona, Esq.
253 Osborne Road Associates, LLC
c/o D'Agostino, Krackler, Baynes & McGuire, P. C.
16 Sage Estates
Menands, New York 12204

253 Osborne Road
Site Contact List

Public Officials	
Paula A. Mahan Supervisor Town of Colonie Colonie Town Hall 534 Loudon Road Newtonville, New York 12128	Michael G. Breslin County Executive Albany County Office Building 112 State Street Room 200 Albany, New York 12207
John Frazer Superintendent Public Operations Center 347 Old Niskayuna Road Latham, NY 12110-2290	Neil D. Breslin State Senator 46th Assembly District LOB 606 Albany, New York 12247 breslin@senate.state.nu.us
James B. Crucetti Commissioner Albany County DOH 175 Green Street Albany, New York 12202	Timothy D. Nichols Albany County Legislator 6 Crystal Lane Latham, NY 12110 518 785 4705 tnichols@nycap.rr.com

253 Osborne Road
Site Contact List

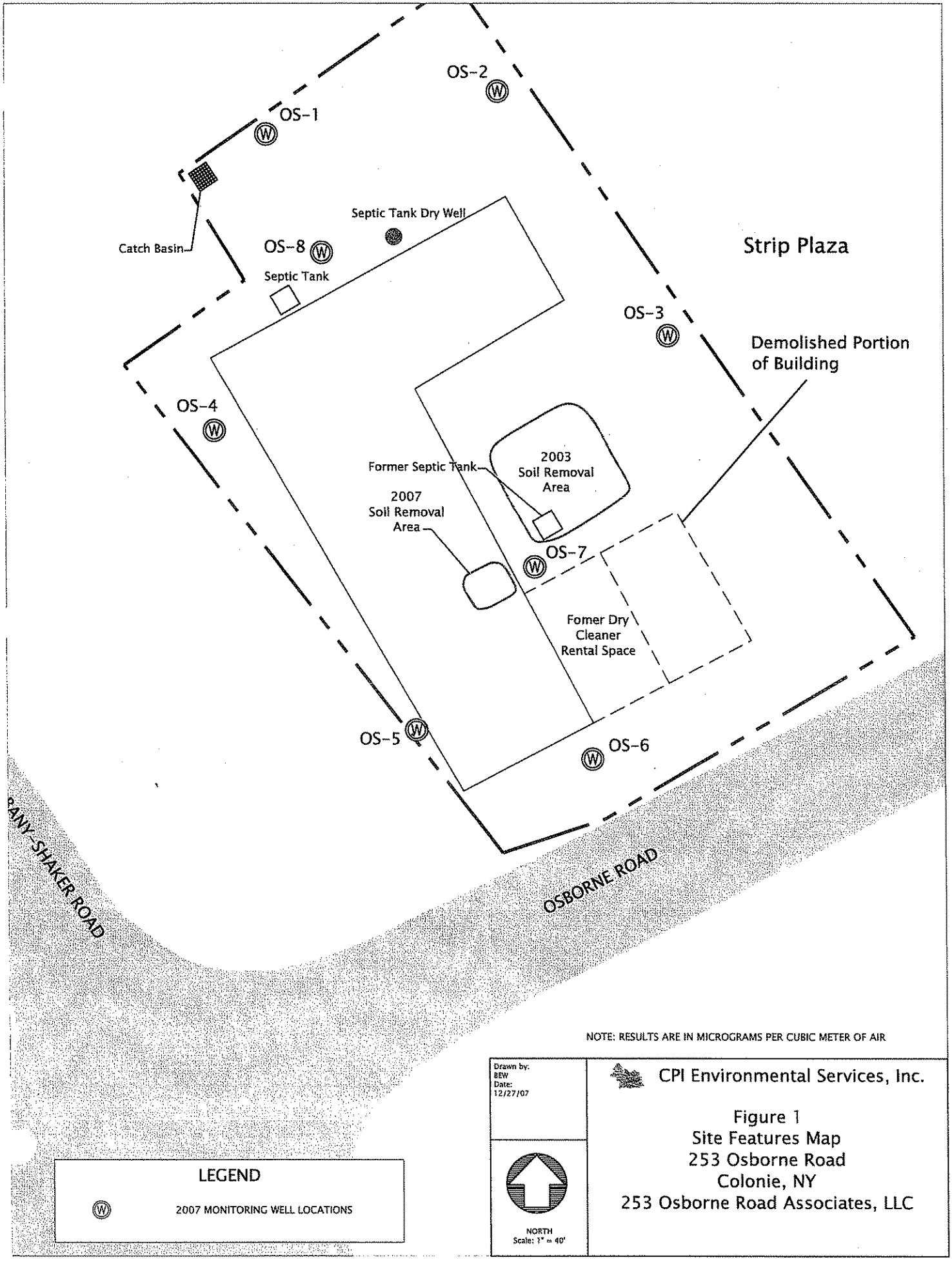
Neighbors	
265 Osborne Road 43.3-1-11.1	Gatto Enterprises, LLC 440 Visher Ferry Road Clifton Park, New York 12065
465 Albany Shaker Road 43.3-1-9	Raymond F. Tomlinson 30 First Street Albany, New York 12210-2504
467 Albany Shaker Road 43.3-1-8	Walgreen Eastern Co., Inc. 104 Wilmont Road Deerfield, Illinois 60015
469-471 Albany Shaker Road 43.3-1-7	Dennis H & Sons Development Co., Inc. 506 Albany Shaker Road Loudonville, New York 12211-1554
	Tenants
	C. K. Dennis Architect, PC 469 Albany Shaker Road Loudonville, New York 12211
	Kimberly Square Inc. 469 Albany Shaker Road Loudonville, New York 12211
	Pearl of the Orient Restaurant 471 Albany Shaker Road Loudonville, New York 12211
	Lanie's Cafe 471 Albany Shaker Road Loudonville, New York 12211
	Mr. Subb 469 Albany Shaker Road Loudonville, New York 12211
	State Farm Insurance 471 Albany Shaker Road Loudonville, New York 12211
	Philip Alexander Jewelry 471 Albany Shaker Road Loudonville, New York 12211
	Erica's Tailoring 469 Albany Shaker Road Loudonville, New York 12211

253 Osborne Road
Site Contact List

Neighbors (continued)	
475 Albany Shaker Road 43.3-1-5	Kimberly Square, Inc. 469 Albany Shaker Road Loudonville, New York 12211
	Tenants
	Bank of America Kimberly Square 477 Albany Shaker Road Loudonville, New York 12211
	USPS Kimberly Square 475 Albany Shaker Road, Ste #9 Albany, NY 12211-1598
479 Albany Shaker Road 43.1-5-90	Eleanor P. McCrea 101 Lishakill Road Albany, New York 12205-3627
481 Albany Shaker Road 43.1-5-89	Henry E. Dennis 506 Albany Shaker Road Loudonville, New York 12211-1554
483 Albany Shaker Road 43.1-5-88	Elias N. Ousterhout 483 Albany Shaker Road Loudonville, New York 12211
484 Albany Shaker Road 43.13-1-13	Loudonville Associates 384 Broadway, Second Floor Albany, New York 12207
	Tenant
	Rite Aid 484 Albany Shaker Road Loudonville, New York 12211
488 Albany Shaker Road 43.13-1-11	Branche Family Trust James H. Branche 15 Old Loudon Road Latham, New York 12110-5242
	Tenants
	Vacant 488 Albany Shaker Road Loudonville, New York 12211
	Bella Hair Salon and Boutique 488 Albany Shaker Road Loudonville, New York 12211
	Custom Home Fashions 490 Albany Shaker Road Loudonville, New York 12211
	Dominics Barber Shop 490 Albany Shaker Road Loudonville, New York 12211

253 Osborne Road
Site Contact List

Neighbors (continued)	
492 Albany Shaker Road 43.13-1-9	Gerald F. and Catherine A. Griner 58 Shinnecock Hills Drive Albany, New York 12205
	Tenant Hansel and Gretel Nursery School 492 Albany Shaker Road Loudonville, New York 12211
494 Albany Shaker Road 43.13-1-8	Town of Colonie (EMS Station) Memorial Town Hall P. O. Box 508 Newtonville, New York 12128-0508
496 Albany Shaker Road 43.13-1-7	Francesco Albanese 515 Lookout Court Slingerlands, New York 12159
	Tenant Tracy's Tasty Treats Restaurant 496 Albany Shaker Road Loudonville, New York 12211
496A Albany Shaker Road 43.13-1-6	Nicholas C. Riggione 9 Farmingdale Road Latham, New York 12110
	Tenant Inferno Pizzeria 496A Albany Shaker Road Loudonville, New York
496B Albany Shaker Road 43.13-1.5	Raindancer Car Wash P. O. Box 236 Ballston Spa, New York 12020-0236
498 Albany Shaker Road 43.13-1-4	Robert E. Blackman and Joanne DeStefano 16 Bearbrook Court Clifton Park, New York 12065
	Tenant Realty USA 498 Albany Shaker Road Loudonville, New York 12211


OS-1
OS-2
OS-3
OS-4
OS-5
OS-6
OS-7
OS-8
Catch Basin
Septic Tank Dry Well
Septic Tank
Strip Plaza
Demolished Portion of Building
Former Septic Tank
2003 Soil Removal Area
2007 Soil Removal Area
Fomer Dry Cleaner Rental Space
OSBORNE ROAD
LEGEND
2007 MONITORING WELL LOCATIONS
NOTE: RESULTS ARE IN MICROGRAMS PER CUBIC METER OF AIR
Drawn by: BEW
Date: 12/27/07
NORTH
Scale: 1" = 40'
CPI Environmental Services, Inc.
Figure 1
Site Features Map
253 Osborne Road
Colonie, NY
253 Osborne Road Associates, LLC