2024-2025 PERIODIC REVIEW REPORT

Port of Albany
700 Smith Boulevard
Albany, New York

NYSDEC Site # 401080
CHA Project Number: 028952.000

July 2025

Prepared for:
Albany Port District Commission
106 Smith Boulevard
Albany, New York 12202

Prepared by:
CHA Consulting, Inc.
III Winners Circle
Albany, New York 12205
Phone: (518) 453-4500
Fax: (518) 453-4773

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF APPENDICES

LIST OF ACRONYMS & ABBREVIATIONS

APDC	Albany Port District Commission
BGS	Below the Ground Surface
CCR	Construction Completion Report
CHA	CHA Consulting, Inc.
CICS	Corbett Industrial Cleaning Services
EC	Engineering Control
EPA	Environmental Protection Agency
IC	Institutional Control
NYCRR	New York Code, Rules and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PCB	Polychlorinated Biphenyl
PPM	Parts Per Million
PRR	Periodic Review Report
RAP	Reclaimed Asphalt Pavement
SCO	Soil Cleanup Objective
SMP	Site Management Plan
µg/L	Micrograms per Liter
VOC	Volatile Organic Compounds

Executive Summary

The 700 Smith Boulevard Site (Site) is owned by the Albany Port District Commission (APDC) and is a portion of the greater APDC property that makes up the Port of Albany and is currently zoned for industrial use. A Site location map is provided in Figure 1, and the boundaries of this Site are provided in Figure 2.

The Site contains polychlorinated biphenyl (PCB) contamination which remains following the remedial activities completed in 2021 and detailed in a Construction Completion Report (CCR) dated Revised April 21, 2022. As part of the approved remedial actions, Institutional and Engineering Controls (ICs and ECs) were established. The ICs place restrictions on Site use, and mandate monitoring and reporting measures for all ECs. The ECs were incorporated into the Site remedy to control exposure to remaining contamination during the use of the Site for the protection of public health and the environment. An Environmental Easement, currently pending approval by the NYSDEC requires compliance with the Site Management Plan (SMP) (currently in draft form) and all ECs and ICs placed on the Site.

During the reporting period, remediation of the garage floor slab was conducted in accordance with the Revised Work Plan for Remediation of On-Site Garage Building Floor Slab and the Site cap was restored accordingly. At the time of the annual Site inspection conducted on June 16, 2025, the Site was observed to be in good condition. The Site protective capping system and perimeter fence surrounding the Site are in good condition.

It is recommended that the current institutional and engineering controls for the Site remain in place, and the engineering controls continue to be inspected as required by the draft SMP. Provided these controls remain in place and are maintained, it is expected that the remedy will continue to be effective in the protection of human health and the environment.

No changes to the Site remedy are recommended at this time.

1.0 PROJECT/SITE OVERVIEW

The Site is located at 700 Smith Boulevard in the Port of Albany, City of Albany, Albany County, New York, and is identified as Tax Map Parcel No. 87.10-4-1 on the City of Albany Tax Map. The Site is classified as a potential New York State Superfund Site (Site No. 401080). An Order on Consent (Order) was executed between the Albany Port District Commission (APDC) and the New York State Department of Environmental Conservation (NYSDEC) on May 5, 2020, for 700 Smith Boulevard (CO 4-20200424-56). The requirements of the Environmental Protection Agency (EPA) Polychlorinated Biphenyl (PCB) Risk-Based Cleanup and Disposal Application are integrated into the Order by reference.

This Periodic Review Report (PRR) is a required element of the ongoing management of the Site following remedial action and in accordance with the Site Management Plan (currently in draft form) for the reporting period of July 1, 2024, through June 30, 2025.

The property totals approximately 14.5 acres of industrial land. However, only approximately 12.12-acres of this parcel were part of the PCB Risk-Based Cleanup and are subject to the Site capping system requirements. The Environmental Easement, currently pending approval by the NYSDEC, and compliance with the SMP (exclusive of Site capping requirements), pertains to the entire 14.5-acre parcel. See Figure 2 for Site boundaries.

PCB contamination less than 25 parts per million (ppm) remains at the Site following remedial activities completed in 2021. The remedial activities are detailed in a Construction Completion Report (CCR) prepared by Sterling Environmental Engineering, P.C., dated Revised April 21, 2022. As part of the approved remedial actions, Institutional and Engineering Controls (ICs and ECs) were established. The ICs place restrictions on Site use and mandate monitoring and reporting measures for all ECs. The ECs were incorporated into the Site remedy to control exposure to remaining contamination during the use of the Site for the protection of public health and the environment. The Environmental Easement requires compliance with the SMP (currently in draft form) and all ICs and ECs placed on the Site.

This PRR was prepared by CHA Consulting, Inc. (CHA), on behalf of APDC (the Owner) as a required element of the SMP and summarizes the annual inspection of the Site capping system, fencing, and Site-wide conditions.

1.1 Site Background

1.1.1 History

The Site has been owned by the APDC since approximately 1925 with no prior industrial usage. Prior to ownership by APDC, the area surrounding the Site was mostly agricultural with commercial development to the north and south of the Site. Sometime after 1937, the Site was used by Atlantic Steel Corporation and as a rail yard until 1951. Subsequently, the Site was used for metal recycling operations since at least 1964. Two one-story structures located on the east side of the Site were built in the early 1950s. During this period, the Port of Albany to the north and south of the Site continued to transition from agricultural land to industrial/commercial properties. On or about 2013, metal recycling operations ceased and the most recent tenant of the property, Sims Metal Management, vacated the leased property.

1.1.2 Nature and Extent of Contamination

Site investigation activities were performed to characterize the nature and extent of contamination. Contamination at the Site prior to remedial action included PCBs at concentrations of 1.0 parts per million (ppm) or greater throughout the majority of surficial soil (i.e., 0-1 feet below the ground surface [bgs]) and subsurface soils to a maximum depth of five (5) feet bgs. The majority of concentrations greater than 1 ppm are situated at three (3) feet bgs or less. PCB detections in soils ranged from 0.07 ppm to 2,170 ppm, although most concentrations were less than 25 ppm. A total of 11 localized hot spot areas having total PCBs > 25 ppm were identified near soil borings SS-11, GP-15, GP-26, GP-32, GP-45, GP-46, GP-79, GP-81, GP-90, GP-91, and GP-100. These hot spots were targeted for remedial action.

Secondary contaminants of concern in soil included the metals arsenic, lead, and mercury which extended to depths of five (5) feet bgs as well as polyaromatic hydrocarbons (PAHs) which extended do a depth of four (4) feet bgs but are primarily located in the soil at a depth of 0-1 feet bgs. Volatile organic compounds (VOCs) were not detected above Title 6 of the New York Codes, Rules and Regulations (NYCRR), Part 375 Soil Cleanup Objectives (SCOs) for Industrial Use in soil.

1.1.3 Remedial History

Remediation activities were undertaken in Q1 through Q3 of 2021 and were implemented pursuant to the following governing documents:

- CHA, PCB Risk-Based Cleanup and Disposal Application, Port of Albany, 700 Smith Boulevard, Albany, New York, NYSDEC Site No. 401080, May 15, 2020.
- Sterling Environmental Engineering, P.C., Petition for Beneficial Use Determination, Reuse of Asphalt Pavement Millings at 700 Smith Boulevard, Port of Albany, New York, January 21, 2020.
- Sterling Environmental Engineering, P.C., Stormwater Pollution Prevention Plan, 700 Smith Boulevard, Port of Albany, Albany, New York, NYSDEC Site No. 401080(P), December 16, 2020.

The following were undertaken as part of the approved remediation activities:

1. Site preparation, including installation of temporary erosion and sediment controls and clearing and grubbing of vegetation.
2. Completion of test pits in refusal areas identified during prior direct-push investigations.
3. Excavation, transport, and offsite disposal of predefined areas of PCB-impacted soils.
4. Verification sampling followed by backfilling of excavated areas.
5. Excavation and removal of inactive stormwater catch basins and cleaning of catch basins to remain in service.
6. Decontamination of construction equipment.
7. Site grading and placement of a demarcation layer above the remaining soil surface.
8. Analytical and physical testing of reclaimed asphalt pavement (RAP) followed by placement and compaction of RAP to construct a Site cap with a minimum thickness of 12 inches.

The following were undertaken as additional approved remediation activities:

1. Removal and disposal of oversized trees along the Site boundary.
2. Excavation, transport, and offsite disposal of areas with lead-impacted soils identified during remedial action.
3. Excavation, transport, and disposal of unmapped buried stormwater structures followed by verification sampling and backfilling.

1.1.4 Remaining Contamination

The following constituents remain below the Site cap at concentrations exceeding applicable criteria at the indicated concentration ranges and depths:

Compound	Applicable Criteria (ppm)	Site Concentration Range Exceeding Criteria (ppm)	Depth Range (ft bgs)
Total PCBs	1[1]	1 - 25	0 - 5
Benzo(a)pyrene	1.1[2]	1.1 - 3.87	0 - 4
Dibenzo(a,h)anthracene	1.1[2]	1.1 - 1.77	0 - 1
Arsenic	16[2]	16 - 65.2	0 - 5
Lead	3,900[2]	3,900 - 4,800	0 - 3
Mercury	5.7[2]	5.7 - 42	0 - 3

ft = feet
[1] TSCA High-Occupancy Cleanup Level
[2] NYCRR Industrial SCO

In addition, the following constituents are known to be present in groundwater at concentrations exceeding applicable criteria at the indicated concentration ranges (highest historic concentration shown):

Compound*	NYSDEC TOGS Standard (µg/L)	Site Concentration Range (µg/L)
1,1-Dicloroethene	5	ND – 15
cis-1,2-Dichloroethene	5	ND – 15.3
Methyl Tert Butyl Ether	10	ND – 52.5
Vinyl Chloride	2	ND – 31
Iron (Dissolved)	300	ND – 2,600
Magnesium (Dissolved)	35,000	2,100 – 107,000
Manganese (Dissolved)	300	16 – 4,900
Nickel (Dissolved)	100	ND - 760
Sodium (Dissolved)	20,000	7,700 – 289,000

ND = Non-detect

*For non-VOC compounds, only dissolved concentrations of constituents are shown.

2.0 INSTITUTIONAL/ENGINEERING CONTROLS (IC/EC) PLAN COMPLIANCE REPORT

2.1 IC/EC Plan Requirements

Site Identification: **Site ID No. 401080**
700 Smith, 700 Smith Boulevard, Albany, NY 12202

Institutional Controls:	1. The property may only be used for industrial use.
	2. Low-occupancy areas (if applicable) shall maintain appropriate ECs (i.e., fencing) and ICs. Individuals are not permitted to occupy these areas for greater than 6.7 hours per week unless appropriate dermal and respiratory protection are worn.
	3. High-occupancy areas (i.e., areas of the Site occupied by an individual greater than 6.7 hours per week) shall maintain appropriate ECs (i.e., Site protective capping) and ICs.
	4. All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP, including any excavation on Site.
	5. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or the Albany County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from EPA and NYSDEC.
	6. Compliance with the Environmental Easement and the SMP by the Grantor and the Grantor's successors and assigns.
	7. All ECs must be operated and maintained as specified in the SMP.
	8. Soil and other environmental or public health monitoring must be performed as defined in the SMP.
	9. Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
	10. Access to the Site must be provided to agents, employees, or other representatives of the EPA and NYSDEC with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.
	11. All ECs must be inspected at a frequency and in a manner defined in the SMP.

Engineering Controls:	1. Site Capping System (High Occupancy Areas)
	2. Fencing (Low Occupancy Areas)
Inspections:	**Frequency**
1. Site Protective Capping, Fencing and Site-wide Inspection	Annually
Reporting:	
1. Periodic Review Report	Annually

2.2 IC/EC Compliance Status

Institutional controls implemented at the Site and more specifically detailed in the Site Management Plan require periodic inspection of the engineering controls and evaluation of Site use to ensure that exposure to remaining contamination is prevented and the use and development of the Site are consistent with the restrictions set forth in the Environmental Easement.

Engineering controls implemented at the Site that are subject to annual inspection consist of the Site protective capping and fencing. The inspections and compliance status of each are discussed below. The Site Inspection Form is included in Appendix A and photographs of the Site are included in Appendix B.

2.2.1 Inspection of Site Protective Capping System

At the time of the annual Site-wide inspection conducted by CHA on June 16, 2025, the Site cap was observed to be in good condition. The two buildings previously on the Site have been razed and compliant Site capping systems were installed or left in place, as discussed further in Section 2.3. The RAP Site cap that covers the majority of the Site is intact and stable. No excessive vegetation was noted, no scour or erosion was noted, and the area previously identified as an area of concern along the fence separating the process tanks and the Site appeared to be in good condition with no significant erosion or scour.

2.2.2 Inspection of Fencing

Consistent with the Risk-Based Cleanup and previous PRRs, there are no Low Occupancy Areas on the Site. Therefore, there is no fencing to delineate Low Occupancy Areas. The Site perimeter fencing is discussed below in Section 2.2.3.

2.2.3 Site-Wide Inspection

The Site-wide inspection conducted by CHA on June 16, 2025, largely involved the inspection of the Site protective capping system, as detailed above, and the perimeter fencing on the Site. The perimeter fencing was observed to be intact. Some areas of fencing on the west side of the Site are damaged, but no breaches were noted. During proposed Site redevelopment, the fence will be replaced; therefore, repairing the fence at this time is not deemed necessary.

The following items were also noted as they relate to the ICs for the Site:

- The property has not changed in use.
- The Site is limited to industrial use and there is no less restrictive use at this time. All required areas have Site protective capping in place and are compliant with the ICs. Therefore, a future tenant may utilize the Site with high-occupancy usage for industrial use purposes.
- No activities or signs of activities that have disturbed any ECs were observed, aside from that noted in Section 2.2.1 above.
- There continues to be no groundwater use at the Site.

2.3 Activities Conducted During the Reporting Period

Pursuant to the requests outlined in Section 3 of the EPA Approval for Risk-Based Cleanup, CHA developed a remedial work plan to manage the garage floor slab because the PCB levels in the concrete floor slab exceeded 1 ppm and did not meet the PCB contamination levels required for all capping materials. CHA submitted the Garage Floor Remediation Work Plan in April 2022 and received approval at that time. Site redevelopment plan changes led to alterations to the work plan. CHA submitted the Revised Work Plan for Remediation of On-Site Garage Building Floor Slab and received approval in April 2024.

On September 12, 2024, a stockpile of RAP adjacent to the Site was tested for PCBs to determine ability to use asphalt millings from an adjacent roadway project. Analytical results did not identify detectable concentrations of PCBs in the asphalt millings. An amendment to the Beneficial Use Determination was initiated and approved by the NYSDEC to use this RAP as approved Site capping material during initiation of the On-Site Garage Building Floor Slab remediation.

In September 2024, WPNT Contractors, LLC (WPNT) mobilized to the Site to conduct asbestos abatement and demolition of the office building and garage under a controlled demolition in place permit. WPNT then established a PCB-remediation boundary around the garage floor slab and used a jackhammer attachment on heavy equipment to break up and remove the impacted concrete floor slab. All concrete from the floor slab and top 12 inches of the garage foundation walls were removed to allow for replacement of the Site cap with a geotextile demarcation barrier and 12 inches of RAP placed in two 8-inch lifts and compacted to 90% of the maximum dry density proctor value for the material.

In accordance with the remedial work plan, the office building floor slab was allowed to remain in place. Upon inspection of the Site, a small crawl space of the office building was found to have a dirt floor rather than a concrete slab. The crawl space was capped in a similar manner to the garage floor footprint.

All equipment that contacted PCB-contaminated soils or concrete were decontaminated and verification wipe samples were collected in accordance with 40 CFR 761.123. All surfaces were found to be less than 10 micrograms per 100 square centimeters PCBs and, therefore, sufficiently decontaminated, prior to demobilization.

Building demolition debris and asbestos-containing material was disposed of at the Albany Landfill in the City of Albany, New York. Metals were recycled at Ben Weitsman of Albany. Non-hazardous, PCB-contaminated concrete was disposed of at the Ontario County landfill in Stanley, New York. A total of 113.28 tons of PCB-remediation waste concrete was removed and disposed of. Decontamination fluids were containerized and transported to the Veolia Technical Solutions waste treatment facility in Flanders, New Jersey.

Figure 3 identifies the existing cap system upon completion of the Garage Floor Slab remediation. Additional information on the work conducted is reported in the Remedial Action Report (CHA, 2025) which has been drafted and will be submitted pending final approval of the EE.

2.4 IC/EC Certification

The engineering control, including the Site capping system, is in place and functioned properly during the reporting period.

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

a) the institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by DER;
b) nothing has occurred that would impair the ability of such control to protect public health and the environment;
c) nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and,
d) access to the site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control.

The remedy continues to be protective of public health and the environment, and compliant with the Draft SMP. At this time, it is recommended that the EC remain in place. The Institutional and Engineering Controls Certification Forms are included in Appendix C.

3.0 CONCLUSIONS, EVALUATION & RECOMMENDATION

3.1 Conclusions

Based on the Site-wide inspection conducted on June 16, 2025, the Site protective capping system is intact and stable, and the Site perimeter fencing is intact and stable with no evidence of severe damage requiring immediate action. During the reporting period, the garage and office building were demolished and the garage floor slab was remediated in accordance with Revised Work Plan for Remediation of On-Site Garage Building Floor. The Site cap was re-established following remediation. No changes in the use or additional development were observed at the Site throughout the reporting period.

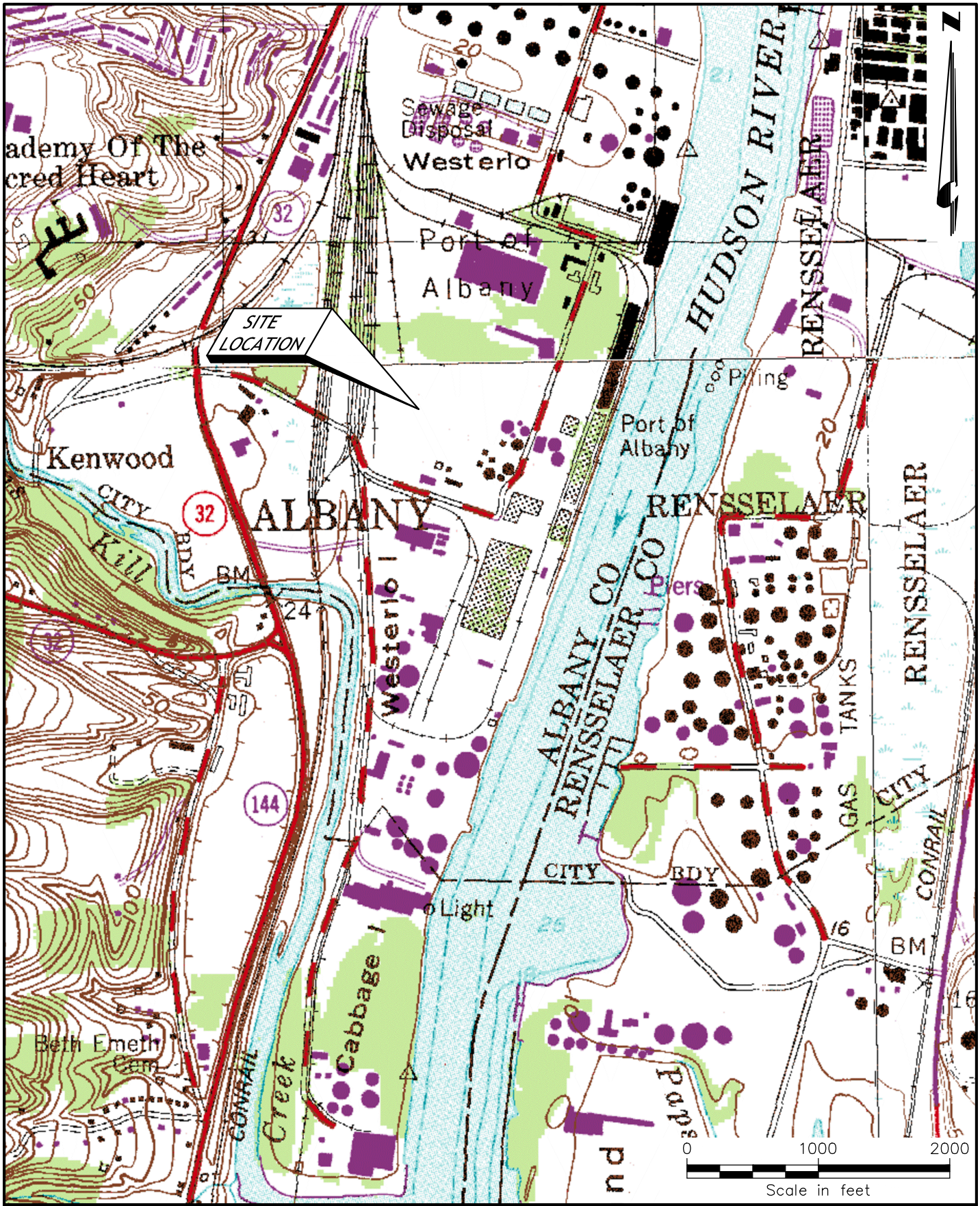
3.2 Evaluation of Remedy Performance, Effectiveness & Protectiveness

Provided the Institutional Controls and Engineering Controls established for the Site remain in place and are maintained, it is expected that the remedy will continue to be effective in the protection of human health and the environment.

3.3 Recommendations

It is recommended that the current institutional and engineering controls in place at the Site remain in place, and the engineering controls continue to be inspected and monitored. No changes to the remedy are recommended at this time.

FIGURES



CHA
III Winners Circle, PO Box 5269
Albany, NY 12205-0269
518.453.4500 . www.chasolutions.com

SITE LOCATION MAP

700 SMITH BOULEVARD
ALBANY, NEW YORK

PROJECT NO. 28952

DATE: 07/2025

FIGURE 1

File: V:\PROJECTS\ANY\K3\28952\CADD\FIGURES\PERIODIC REVIEW REPORT\2025-06-26_FIG-1_28952.DWG
Saved: 6/26/2025 2:36:29 PM Plotted: 6/26/2025 3:09:45 PM Current User: Ehmann, Karyn LastSavedBy: 5768

CHA
III Winners Circle, PO Box 5269
Albany, NY 12205-0269
518.453.4500 . www.chasolutions.com

SITE PLAN

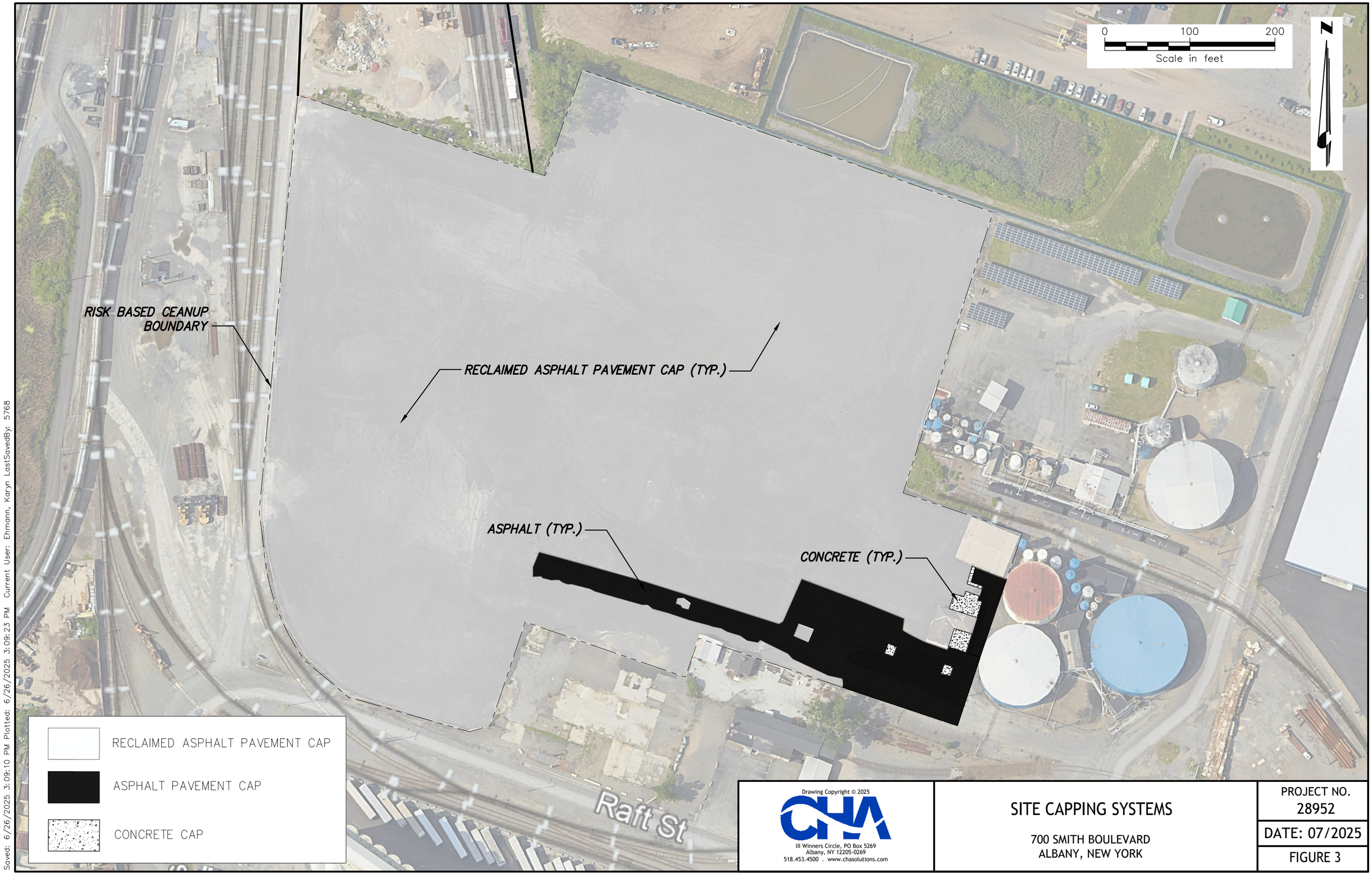
700 SMITH BOULEVARD
ALBANY, NEW YORK

PROJECT NO.
28952

DATE: 07/2025

FIGURE 2

File: V:\PROJECTS\ANY\K3\28952\CADD\FIGURES\PERIODIC REVIEW REPORT\FIG-2_28952_SITE PLAN.DWG Saved: 6/26/2025 2:47:56 PM Plotted: 6/26/2025 2:48:08 PM Current User: Ehmann, Karyn LastSavedBy: 5768



CHA
III Winners Circle, PO Box 5269
Albany, NY 12205-0269
518.453.4500 . www.chasolutions.com

SITE CAPPING SYSTEMS

700 SMITH BOULEVARD
ALBANY, NEW YORK

PROJECT NO.
28952

DATE: 07/2025

FIGURE 3

File: V:\PROJECTS\ANY\K3\28952\CADD_ACAD\ENVP\REMEDIAL ACTION REPORT\FIGURES.DWG
Saved: 6/26/2025 3:09:10 PM Plotted: 6/26/2025 3:09:23 PM Current User: Ehmann, Karyn LastSavedBy: 5768

APPENDIX A

Site Inspection Form

SITE-WIDE / CAPPING / FENCING ANNUAL INSPECTION CHECKLIST

Report No. 1	
Page 1 of 2	
Date: 6/16/2025	Time: 11:00

Site Name: Port of Albany – 700 Smith Blvd.	Project No. 28952
Address: 700 Smith Blvd, Albany, NY	Weather: Sunny
Inspector(s): C Hurlburt	
Type of Inspection: ☒ Routine ☐ Post Severe Condition	Temp.: Hi 74°F Low 62°F

SITE ACCESSIBILITY INSPECTION

ITEM/CONDITION	YES	NO	N/A	COMMENTS
Site accessible and passable.	☒	☐	☐	

SITE RECORDS INSPECTION

ITEM/CONDITION	YES	NO	N/A	COMMENTS
Site Records are up to date with latest revisions or changes to SMP	☒	☐	☐	

INSTITUTIONAL CONTROL INSPECTION

ITEM/CONDITION	YES	NO	N/A	COMMENTS
The Site continues to be utilized for industrial uses only.	☒	☐	☐	
Low-occupancy areas (if applicable) continue to be occupied by individuals < 6.7 hours per week OR appropriate dermal and respiratory protection is worn.	☒	☐	☐	

FENCE INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Is a gate present at the entrance?	☒	☐	☐	
Is the gate locked and secured?	☒	☐	☐	
Evidence of damaged fencing?	☒	☐	☐	Areas of fence are damaged.

SOIL CAP SYSTEM INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Evidence of erosion of cover soils?	☐	☒	☐	
Evidence of cracks or depressions in cover soils?	☐	☒	☐	
Evidence of exposed or damaged subgrade soils?	☐	☒	☐	

ASHPALT/CONCRETE CAP SYSTEM INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Evidence of damaged asphalt or concrete?	☐	☒	☐	
Evidence of pitting, rutting, cracks or depressions in asphalt or concrete cover?	☐	☒	☐	

DRAINAGE SYSTEM INSPECTION				
ITEM/CONDITION	**YES**	**NO**	**NA**	**COMMENTS**
Evidence of erosion in drainage structures?	☐	☒	☐	
Presence of siltation in drainage structures?	☐	☒	☐	
Evidence of settlement in drainage structures?	☐	☒	☐	
Evidence of restrictions of water flow in drainage ditches and structures?	☐	☒	☐	
VECTOR INSPECTION				
ITEM/CONDITION	**YES**	**NO**	**NA**	**COMMENTS**
Were any vectors observed?	☐	☒	☐	
Evidence of vector activity (tracks, droppings, dens, etc.)	☒	☐	☐	One animal burrow, IMG_462 & IMG_4653
Evidence of damage due to vector activity?	☐	☒	☐	
VEGETATIVE INSPECTION (if applicable)				
ITEM/CONDITION	**TRUE**	**FALSE**	**N/A**	**COMMENTS**
Vegetation is well established over greenspace areas.	☐	☐	☒	No vegetation on site
There is no evidence of stressed vegetation.	☐	☐	☒	No vegetation on site
There is no evidence of bare or thin vegetative cover.	☐	☐	☒	No vegetation on site
There is no evidence of overgrowth or areas that need to be mowed.	☐	☐	☒	No vegetation on site
There is no evidence of recent areas of excavation or disturbed areas.	☒	☐	☐	

ADDITIONAL NOTES & OBSERVATIONS

Site cap appears to be in good condition.
No scour/erosion.

Signature: CH

APPENDIX B

Photographic Log

Photograph 1. General overview of the Site, looking south.

Photograph 2. General overview of the Site, looking west.

©2025

III Winners Circle
Albany, New York 12205
www.chasolutions.com

SITE PHOTOGRAPHS

700 Smith Boulevard
City of Albany, New York

PROJECT NO.
028952.000

Photograph 3. Former location of the office building and the concrete foundation acting as a site cap.

Photograph 4. Overview of the former office building and garage building location. Site cap consisting of concrete and reclaimed asphalt pavement.

III Winners Circle
Albany, New York 12205
www.chasolutions.com

SITE PHOTOGRAPHS

700 Smith Boulevard
City of Albany, New York

PROJECT NO.
028952.000

Photograph 5. Location of historical RAP erosion from steam blowdown. Significantly less scour compared to previous site inspections. No repair necessary.

Photograph 6. Fence in acceptable condition.

III Winners Circle
Albany, New York 12205
www.chasolutions.com

SITE PHOTOGRAPHS

700 Smith Boulevard
City of Albany, New York

PROJECT NO.
028952.000

APPENDIX C

Institutional & Engineering Controls Certification Forms

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

Site Details **Box 1**

Site No. 401080

Site Name 700 Smith Boulevard

Site Address: 700 Smith Boulevard Zip Code: 12202
City/Town: Albany
County: Albany
Site Acreage: 14.5

Reporting Period: July 1, 2024 to June 30, 2025

		YES	NO
1.	Is the information above correct?	X	
	If NO, include handwritten above or on a separate sheet.		
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		X
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		X
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		X
	If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5.	Is the site currently undergoing development?		X

Box 2

		YES	NO
6.	Is the current site use consistent with the use(s) listed below?	X	
7.	Are all ICs/ECs in place and functioning as designed?	X	

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

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

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 401080

Description of Institutional Controls

1. The property may only be used for industrial use.

2. Low-occupancy areas (if applicable) shall maintain appropriate ECs (i.e., fencing) and ICs. Individuals are not permitted to occupy these areas for greater than 6.7 hours per week unless appropriate dermal and respiratory protection are worn.

3. High-occupancy areas (i.e., areas of the Site occupied by an individual greater than 6.7 hours per week) shall maintain appropriate ECs (i.e., site protective capping) and ICs.

4. All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP, including any excavation on Site.

5. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Albany County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from EPA and NYSDEC.

6. Compliance with the Environmental Easement and the SMP by the Grantor and the Grantor's successors and assigns.

7. All ECs must be operated and maintained as specified in the SMP.

8. Soil and other environmental or public health monitoring must be performed as defined in the SMP.

9. Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP.

10. Access to the Site must be provided to agents, employees, or other representatives of the EPA and NYSDEC with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

11. All ECs must be inspected at a frequency and in a manner defined in the SMP.

Description of Engineering Controls

1. Site Capping System (High Occupancy Areas)

2. Fencing (Low Occupancy Areas)

Periodic Review Report (PRR) Certification Statements

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

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

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted

YES	NO
X	

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

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

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

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

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

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

YES	NO
X	

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

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

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO.

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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

I ____Patrick Jordan_____ at _____106 Smith Boulevard, Albany, NY 12202_____,
print name print business address

am certifying as _____Owner_____(Owner or Remedial Party)

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

Patrick K Jordan 7/1/25

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification — Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

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

I Seth Fowler (print name) at 3 Winners Circle, Albany, NY 12205 (print business address),

am certifying as a Qualified Environmental Professional for the Owner (Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		7/24/2025

www.chasolutions.com