



# FACT SHEET

## State Superfund Program

**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Tee-Bird Country Club

**DEC Site #:** 546028

**Address:** Reservoir Road  
Moreau, NY 12803

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

**Public Meeting, Wednesday, 3/13/2013 at 6:00 PM**

**Moreau Town Office, 61 Hudson St, S. Glens Falls, NY 12803**

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Tee-Bird Country Club site ("site") located at Reservoir Road, Moreau, Saratoga County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

#### How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 27, 2013** through **March 28, 2013**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

#### Proposed Remedial Action Plan (PRAP)

The PRAP identifies the remedy preferred by the NYSDEC and New York State Department of Health (NYSDOH) to address the residual surface and subsurface soil contamination on site. The proposed alternative was chosen following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The remedy proposed for the site includes:

- Excavation of on-site soil contamination in the parking lot and areas immediately adjacent to the partially paved parking lot;

- Imposition of an environmental easement that restricts the use of the property;
- Development of a site management plan; and
- Periodic certifications that the required easement and engineering controls are in place.

#### *Summary of the Investigation*

The remedial investigation (RI) was performed to define the nature and extent of contamination at the site. RI activities included surface soil sampling, analysis, soil boring and monitoring well installation, surface soil sampling and analysis, groundwater and drinking water sampling and analysis, sediment and surface water sampling and analysis.

As further described in the RI reports, the main contaminants of concern detected on-site are polychlorinated biphenyls (PCBs) in the surface and subsurface soil beneath and immediately adjacent to the partially paved parking lot. Cleanup of the site is required to prevent potential exposure to surface soil and subsurface soil on-site.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program by Tee Bird Country Club, Inc.

#### **Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

#### **Background**

**Location:** Tee-Bird Country Club is an active golf-course facility located at 8342 Reservoir Rd in a residential area of the Town of Moreau, Saratoga County.

**Site Features:** The site is the approximately 0.75-acre partially paved parking lot and adjacent areas of the parking lot of the Tee-Bird Country Club property.

**Current Zoning/Use:** Tee-Bird Country club is an active golf-course facility and is currently zoned commercial use.

**Past Uses of the Site:** In the late 1970s, polychlorinated biphenyl (PCB) contaminated waste oils were sprayed onto the surface of the driveway and parking lot for dust control. The detection of PCBs and pesticides in the soil and execution of the referenced agreement led to this site being classified as a Class 3 Inactive Hazardous Waste Disposal Site (No. 546028) by the NYSDEC in 1984. Subsequent to this, numerous inspections and soil sampling events were performed by the NYSDEC. The inspection and sampling results indicated that the site-wide PCB concentrations under and beyond the paved areas of the parking lot revealed that a comprehensive investigation of the unpaved areas and the adjacent pond and stream was necessary to determine the nature and

extent of site contamination. In response, on March 22, 2005 NYSDEC reclassified the site from Class 3 to Class 2, indicating the site presents a significant threat to public health or the environment, action is required.

**Site Geology and Hydrogeology:** Site soils consist of approximately two feet of top soil or fill, overlying glaciolacustrine deposits, which primarily consist of silt and clay, with some areas of surficial layers of sand. Ordovician-aged Canajoharie shale bedrock is approximately at depths of 50 feet or more. Depth to groundwater is approximately 7.5 to 10 ft and groundwater flow on-site is generally towards the southeast. A small man-made pond is located on-site, and groundwater appears to be locally recharged by the pond.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=546028>

**State Superfund Program:** New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed.

Crandall Public Library  
251 Glen Street  
Glens Falls, NY 12801  
phone: (518) 792-6508

Town of Moreau Office  
61 Hudson Street  
South Glens Falls, NY 12803  
phone: (518) 792-1030

## Who to Contact

Comments and questions are always welcome and should be directed as follows:

### Project Related Questions

Alicia Thorne  
NYSDEC – Region 5  
232 Golf Course Rd  
Warrensburg, NY 12885  
518-623-1272  
ajthorne@gw.dec.state.ny.us

### Site-Related Health Questions

Ian Ushe  
New York State Department of Health  
Empire State Plaza - Corning Tower Rm 1787  
Albany, NY 12237  
(518) 402-7860  
BEEI@health.state.ny.us

**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

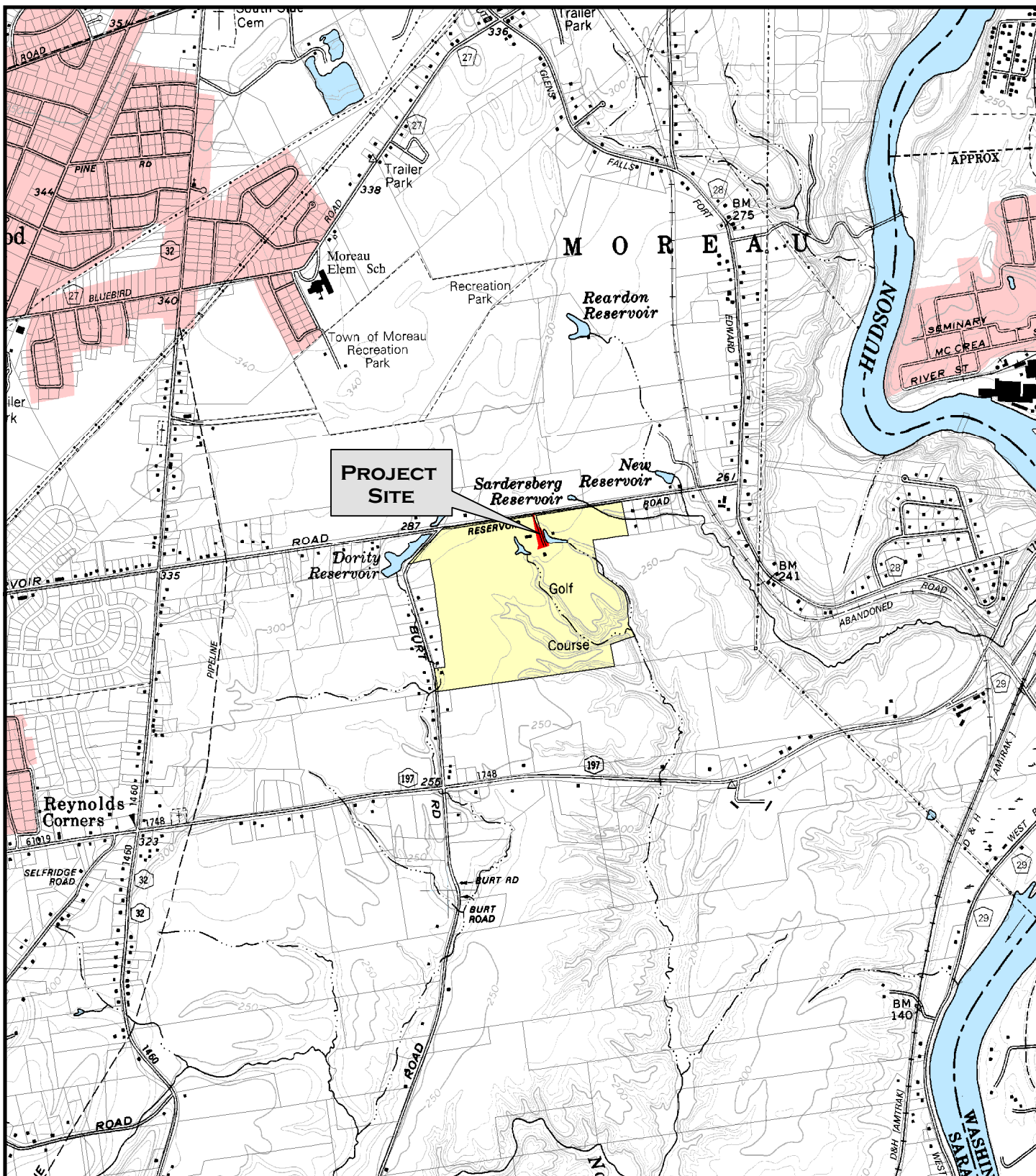
### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:  
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



**FIGURE 1**  
**SITE LOCATION MAP**  
**TEE BIRD COUNTRY CLUB**

TOWN OF MOREAU  
 SARATOGA COUNTY, NEW YORK

