Department of Environmental Conservation

Division of Environmental Remediation

Environmental Restoration
Record of Decision
Ridge Street Site
30-34 Ridge Street, City of Glens Falls
Warren County, New York
Site Number B-00140-5

March 2002

New York State Department of Environmental Conservation
GEORGE E. PATAKI, *Governor* Erin M. Crotty, *Commissioner*

DECLARATION STATEMENT
ENVIRONMENTAL RESTORATION RECORD OF DECISION

Ridge Street Environmental Restoration Site
City of Glens Falls, Warren County, New York
Site No. B-00140-5

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for the Ridge Street environmental restoration site which was chosen in accordance with the New York State Environmental Conservation Law.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Ridge Street environmental restoration site and upon public input to the Proposed Remedial Action Plan (PRAP) presented by the NYSDEC. A listing of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

Assessment of the Site

Actual or threatened release of hazardous waste constituents from this site have been addressed by implementing the interim remedial measure identified in this ROD, therefore the site no longer represents a current or potential significant threat to public health and the environment.

Description of Selected Remedy

Based on the results of the Site Investigation/Remedial Alternatives Report (SI/RAR) for the Ridge Street Site and the criteria identified for evaluation of alternatives, the NYSDEC has selected No Further Action with Deed Restrictions as the remedy for the site. The contaminants at the Ridge Street Site currently exist at levels and at depths which do not pose an existing threat to human health or the environment under the proposed commercial/industrial reuse scenario. However, should excavation occur at the site, workers could be exposed to low levels of contamination. Deed restrictions that are required as part of this remedy are as follows:

- Notification of the NYSDEC prior to site development and change in ownership.
- If development or excavation occurs on site, any soils that are excavated would have to be managed, characterized, and properly disposed of in accordance with NYSDEC regulations and directives.
- The owner must maintain the existing asphalt cover over the site and perform an annual certification that the cover is properly maintained.

New York State Department of Health Acceptance

The New York State Department of Health concurs with the remedy selected for this site as being protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective.

Date	Michael J. O'Toole, Jr., Director Division of Environmental Remediation

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RECORD OF DECISION

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SECTION 1: SUMMARY OF THE RECORD OF DECISION

The New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health has selected this remedy to address the threat to human health and/or the environment created by the presence of hazardous substances at the Ridge Street Site.

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of Brownfields. Under the Environmental Restoration (Brownfields) Program, the State may provide a grant to the City of Glens Falls to reimburse up to 75 percent of the eligible costs for site remediation activities. Once remediated the property can then be reused.

Owned by the City of Glens Falls, the site is located in downtown Glens Falls and is adjacent to City Hall. The 0.1 acre site is located in a commercial/residential area approximately .25 miles from the Hudson River.

As more fully described in Sections 3 and 4 of this document, it was suspected that hazardous substances, including leaded gasoline were present in the abandoned underground storage tanks at the location and/or may have been spilled or leaked during operations at the site. These disposal activities resulted in the following threats to the public health and/or the environment:

- A threat to human health, through direct contact with or ingestion of contaminated soils, associated with the release of gasoline from the abandoned underground storage tanks and related piping present at the site.

During the course of the investigation certain actions, known as Interim Remedial Measures (IRMs), were undertaken at the Ridge Street site in response to the threats identified above. See Section 4.2 for details on the IRMs. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the SI/RAR. The IRMs undertaken at this site included the removal, closure and disposal of two underground gasoline storage tanks, disposal of the concrete fill placed in the tanks in 1991, disposal of the associated piping, and removal and disposal of eight cubic yards of gasoline contaminated soil.

Based on the success of the above IRMs, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment, therefore No Further Action with institutional controls in the form of deed restrictions was selected as the remedy for the site.

SECTION 2: SITE LOCATION AND DESCRIPTION

The Ridge Street Site is located at 30-34 Ridge Street in a commerical-residential neighborhood within the City of Glens Falls. The site is approximately 0.1 acre and is bounded by Glens Falls City Hall to the east, Ridge Street to the south and multi-level commercial/residential buildings to the north and west. An approximate 2000 square foot single story building (recently demolished) was located in the central portion of the site. This building was the main operations building for a former Amoco Station from 1935 to 1968, was vacant from 1968 to 1975, served as a restaurant from 1975 to 1993 (Pope's Pizza), and has been vacant since 1993. See the attached site location maps.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

It was suspected that hazardous substances, including gasoline, leaded gasoline, and automotive fluids, that were stored in underground storage tanks and containers at the site might have leaked.

3.2: Environmental Restoration History

NYSDEC Spill Report 8906152: On September 21, 1989, a caller reported to the NYSDEC that an abandoned tank was located under the parking lot and a fill pipe was exposed to the surface at 30-34 Ridge Street. In addition, the Glens Falls Fire Department noted a petro/chemical smell and a high reading on a "sniffer/explosimeter." The NYSDEC assigned the report Spill File #8906152. In response to the NYSDEC request, in May 1991, the former site owner retained the M.J. Busone Company to remove two, 500-gallon underground gasoline tanks located to the south of the building. According to the spill report, one tank was full of water and the other tank was half full with gasoline. Reportedly, since the tanks were located too close to the building, the liquids were removed, the tanks cleaned, and were filled with concrete to abandon them in place. The report also indicated that a test pit was dug below the tanks and no odor was evident in the groundwater.

SECTION 4: CURRENT STATUS

To determine the nature and extent of any contamination by hazardous substances of this environmental restoration site, the City of Glens Falls has recently completed a Site Investigation/Remedial Action Report (SI/RAR) dated April 2001.

4.1: Summary of the Site Investigation

The purpose of the SI was to define the nature and extent of any contamination resulting from previous activities at the site.

The SI was conducted in one phase from October 2000 to January 2001. A report entitled Site Investigation/Remedial Alternatives Report, Ridge Street Brownfield Project, April 2001 has been prepared which describes the field activities and findings of the SI in detail. The SI included the following activities:

- Ground Penetrating Radar Survey - To accurately locate the two existing on-site underground tanks and piping and determine if any additional tanks are located on- site.

- Investigation of Former Underground Tank Areas - To determine potential, adverse impact of the former underground tanks upon the site.

- Soil Boring Installation and Sampling - To evaluate the degree, extent, persistence, mobility, and state of the contamination present on site.

- Monitoring Well Installation and Sampling - To determine if historic site operations adversely impacted the site's groundwater.

- Demolition Asbestos Survey - A building pre-demolition asbestos survey was conducted of the on-site building to identify and quantify asbestos-containing materials.

To determine which media (soil, groundwater, etc.) contain contamination at levels of concern, the SI analytical data was compared to environmental Standards, Criteria, and Guidance values (SCGs). Groundwater, drinking water and surface water SCGs identified for the Ridge Street site are based on NYSDEC Ambient Water Quality Standards and Guidance Values and Part V of New York State Sanitary Code. For soils, NYSDEC TAGM 4046 provides soil cleanup guidelines for the protection of groundwater, background conditions and health-based exposure scenarios. In addition, for soils, background concentration levels can be considered for certain categories of contaminants.

Based on the site investigation results in comparison to the SCGs and potential public health and environmental exposure routes, contamination was identified in certain areas and media. These are summarized below in Section 4.1.3 and in Table 1. More complete information can be found in the SI Report.

Chemical concentrations are reported in parts per million (ppm) for comparison purposes, where applicable, SCGs are provided for each medium.

4.1.1: Site Geology and Hydrogeology

Surficial material at the site consists of pavement, gravel sub-base and fill material (concrete, coal and glass). Fine sand was encountered at depths between 2 and 5 feet below grade and continued to 12-14 feet, where coarse to medium sands, and small amounts of gravel were noted. The sands encountered during on-site investigations were generally varied and well sorted. Although refusal was encountered in several on-site borings, bedrock was not encountered.

During the site investigation, shallow groundwater in the overburden was encountered at depths ranging from 11.5 feet to 14.5 feet below grade. The groundwater encountered at the site is considered part of a shallow, unconfined, overburden aquifer and flows in a west-northwest

direction. No public or privately owned community water supply source is located within a 0.5-mile radius of the site. In addition, based on discussions with the City of Glens Falls Water Department, no known drinking water wells are located within 0.5 miles of the subject site.

4.1.2: Nature of Contamination

As described in the SI report, many soil and groundwater samples were collected at the site to characterize the nature and extent of contamination. Semi-Volatile Organic Compounds (SVOCs) and lead were identified and exceeded the SCGs in the confirmatory soil samples taken from the tank pit area. Additionally, SVOCs exceeded the SCGs in soils analyzed adjacent to the tank pit in Boring GF-6. The SVOC contaminants found above the SCGs included benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and chrysene.

No volatile organic compounds were identified in the soil. Additionally, no groundwater contamination was detected at the site.

4.1.3: Extent of Contamination

Table 1 summarizes the extent of contamination for the contaminants of concern in the subsurface soils and compares the data with SCGs for the site. The following are the media which were investigated and a summary of the findings of the investigation. Surface soils were not investigated, as the entire site is developed with either the building or asphalt pavement. Additionally, surface waters are not present at the site.

Subsurface Soils

Soil borings and test pits were utilized to characterize the subsurface soil conditions and the locations are presented in Figure 2. A total of fifteen subsurface soil samples were collected at depths ranging from 2 feet below the ground surface to 14 feet below ground surface.

Three soil samples taken in or adjacent to the former tank pit exceeded TAGM 4046 guidelines for four polyaromatic compounds: benzo(a)anthracene *(UST-N @ 5 Ft. BG, UST-W @ 5 Ft. BG)*, benzo(a)pyrene *(UST-N @ 5 Ft. BG, UST-W @ 5 Ft. BG, GF-6 @ 12-14 Ft. BG)*, benzo(b)fluoranthene *(UST-W @ 5 Ft. BG)*, and chrysene *(GF-6 @ 4-6 Ft. BG)* (also see Table 1).

Only one of 15 inorganic metals analyzed for at the site exceeded the TAGM 4046 guidelines. Lead was detected in one sample at 690 ppm (Sample Location: UST-W 5 ft BG). The overall average lead level is below 500 ppm for the site.

Groundwater

Four shallow overburden groundwater wells (MW-1 through MW-4) were installed at locations throughout the site at depths of 19-20 feet below ground surface. The monitoring well locations can be found in Figure 2.

Groundwater flow direction in the overburden aquifer is west-northwest, with a hydraulic gradient of approximately 0.0166 ft/ft or 1.6%.

No exceedances of the New York State Groundwater Standards (6 NYCRR Part 703) for Volatile Organic Compounds (VOCs), SVOCs, or metals were observed in any of the four monitoring wells.

Asbestos

Approximately 120 square feet of vinyl floor tile, 6 square feet of brown mastic and 70 square feet of roof flashing was identified and confirmed by laboratory analysis to be asbestos containing materials (i.e. > 1%). This material was properly disposed of by the City of Glens Falls before building demolition occurred.

4.2: Interim Remedial Measures

An Interim Remedial Measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the SI/RAR.

The IRMs undertaken at the Ridge Street site included the removal, closure and disposal of two underground gasoline storage tanks, disposal of the concrete fill placed in the tanks in 1991, disposal of the associated piping, and removal and disposal of eight cubic yards of gasoline contaminated soil. The IRMs were conducted October 24, 2000.

4.3: Summary of Human Exposure Pathways

This section describes the types of human exposures that may present added health risks to persons at or around the site.

An exposure pathway is the manner by which an individual may come in contact with a contaminant. The five elements of an exposure pathway are 1) the source of contamination; 2) the environmental media and transport mechanisms; 3) the point of exposure; 4) the route of exposure; and 5) the receptor population. These elements of an exposure pathway may be based on past, present, or future events.

Pathways of human exposure which are known to or may exist at the site include:

- Ingestion of the site subsurface soils.
- Dermal exposure to site subsurface soils.

Source of contamination: The likely source of SVOC and lead contamination at the site is from over a 30 year period of automotive services, including gasoline storage and pumping. The result of these activities released SVOCs and lead which have contributed to the contamination found at the site today. Evidence suggests that this contamination is limited and immobile, as it is not present in nearby monitoring wells.

Environmental Media/Transport Mechanisms: The primary human exposure pathways at the Ridge Street site would be via exposure to soil, specifically the subsurface soil. The transport mechanism for the contaminant subsurface soil would be through the disturbance of these soils. No groundwater contamination was detected in the site monitoring wells.

Point of Exposure: The point of exposure would be direct contact with the SVOCs and lead found in the subsurface soil.

Route of Exposure: With the site in its current state, the threat of exposure to subsurface soils is low, but should the property be redeveloped, exposure through incidental ingestion would be increased as these contaminated soils are exposed through the disturbance of the underlying soils.

Receptor Population: Humans visiting the site and future site workers would be at increased risk of exposure to site contaminants, assuming underlying soil are disturbed.

4.4: Summary of Environmental Exposure Pathways

This section summarizes the types of environmental exposures and ecological risks which may be presented by the site.

Since this site is in a commercial/industrial area in downtown Glens Falls, the likelihood of wildlife being impacted is low. The closest water body is the Hudson River, approximately one quarter mile south of the site. Residual subsurface soil contamination does not appear to be a significant pathway for environmental exposure or an ecological risk.

SECTION 5: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past and present owners and operators, waste generators, and haulers.

Since no viable PRPs have been identified, there are currently no ongoing enforcement actions. However, legal action may be initiated at a future date by the State to recover State response costs should PRPs be identified. The City of Glens Falls will assist the State in its efforts by providing all information to the State which identifies PRPs. However, the City of Glens Falls will not enter into any agreement regarding response costs without the approval of the NYSDEC.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS AND THE SELECTED ACTION

Based on the results of the SI Report and previous investigations, the contaminants at 30-34 Ridge Street currently exist at a level which poses little health risk under the proposed commercial/industrial reuse scenario. In summary the NYSDEC has selected No Further Action with deed restrictions as the remedy for the site.

Due to the nature of the remaining contamination at the site, the following deed restrictions are required:

- Notification of the NYSDEC prior to site development and change in ownership.
- If development or excavation occurs on site, any soils that are excavated would have to be managed, characterized, and properly disposed of in accordance with NYSDEC regulations and directives.

- The owner must maintain the existing asphalt cover over the site and perform an annual certification that the cover is properly maintained.

SECTION 7: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the Ridge Street Site environmental restoration process, a number of Citizen Participation activities were undertaken in an effort to inform and educate the public about conditions at the site and the potential remedial alternatives. The following public participation activities were conducted for the site:

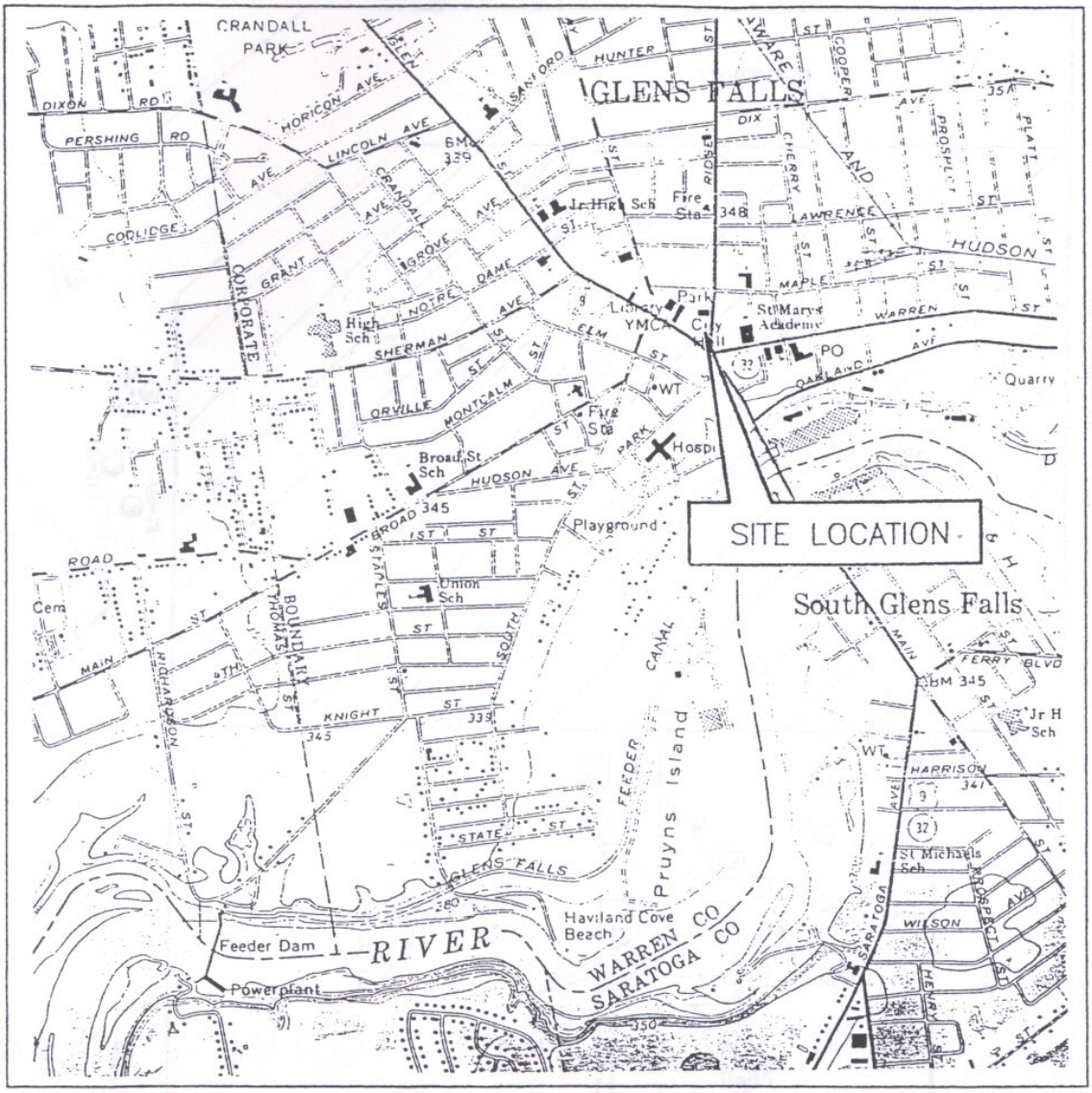
- Three repositories were established for documents pertaining to the Site Investigation Report, Proposed Remedial Action Plan, and Fact Sheet;

- A site mailing list was established which included nearby property owners/businesses, local political officials, local media (television, radio, newspapers) and other interested parties;

- A Fact Sheet announcing the release of the PRAP was mailed to those on the site mailing list informing the public of the PRAP's availability. The Fact Sheet summarized the site investigation, site history, proposed remedy, and provided the time of the public meeting and the public comment period; and

- A public meeting was held at the Glens Falls City Hall on January 24, 2002 at which time the NYSDEC and NYSDOH conducted a presentation of the Site Investigation and Proposed Remedial Action Plan (PRAP); ten individuals attended the meeting. The meeting provided an opportunity for citizens to discuss their concerns, ask questions, and comment on the proposed remedy. In general the public comments received during the meeting were supportive of the selected remedy. No written comments were received from the public. A Responsiveness Summary was prepared and is included in Appendix A to address comments received during the public meeting.

FIGURES



SCALE 1 : 24000

1 1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

CONTOUR INTERVAL 10 FEET

N

GLENS FALLS, N. Y.
SW/4 GLENS FALLS 15' QUADRANGLE
N4315—W7337.5/7.5

1966

FIGURE 1
SITE LOCATION
30-34 RIDGE STREET
GLENS FALLS, NEW YORK

HRP

Multiple–Story Commercial/Apartment Building
DRIVEWAY
PAVEMENT
COMERCIAL STORE FRONTS
2,000 SQ. FT. SINGLE STORY BUILDING
EXTENT OF EXCAVATION
UST'S
UST-N
UST-B2
UST-B1
UST-E
UST-W
UST-S
SIDEWALK
PAVEMENT
CITY HALL
RIDGE STREET
GROUNDWATER FLOW
North
HRP
LEGEND
MONITORING WELL LOCATION
SOIL BORING (NOVEMBER, 2000)
SOIL BORING (JUNE, 1999)
SOIL SAMPLE from UST (October 2000)
SITE BOUNDARY
NOT PART OF THE SITE
FIGURE 2
SOIL BORING/
MONITORING WELL
LOCATION MAP
30–34 RIDGE ST.
GLENS FALLS, N.Y.
SCALE: 1" = 30 ft.

TABLE 1

Table 1
Nature and Extent of Contamination

MEDIA	CLASS	CONTAMINANT OF CONCERN	CONCENTRATION RANGE (ppm)	FREQUENCY of EXCEEDING SCGs	SCG (ppm)	Eastern USA Background (ppm)
Subsurface Soils	Semivolatile Organic Compounds (SVOCs)	benzo(a)anthracene	ND to 1	2 of 15	.224*	N/A
		benzo(a)pyrene	ND to 1.6	3 of 15	.061*	N/A
		benzo(b)fluoranthene	ND to 2	1 of 15	1.1	N/A
		chrysene	ND to 5.4	1 of 15	.400*	
Subsurface Soils	Inorganic Compounds (Metals)	lead	ND to 690	1 of 15	500 or SB*	200 -500

SB = Established site background levels (if available)

* Levels established from the NYSDEC TAGM 4046, Determination of Soil Cleanup Objectives and Cleanup Levels.

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

Ridge Street Site
Environmental Restoration Proposed Remedial Action Plan
City of Glens Falls, Warren County
Site No. B-00140-5

The Proposed Remedial Action Plan (PRAP) for the Ridge Street Site, was prepared by the New York State Department of Environmental Conservation (NYSDEC) and issued to the local document repositories on December 26, 2001. This Plan outlined the preferred remedy of No Further Action proposed at the Ridge Street Site. The deed restrictions will maintain a cover over the site, require annual certification that the cover is maintained, and require appropriate action (excavation and proper disposal) should intrusive activities disturb contaminated soils.

The release of the PRAP was announced via a notice to the mailing list, informing the public of the PRAP's availability. A public meeting was held on January 24, 2002 which included a presentation of the Site Investigation (SI) and Remedial Alternatives Report (RAR) as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. Written comments were not received from the public during this comment period.

The public comment period for the PRAP ended on February 25, 2002. This Responsiveness Summary responds to questions and comments raised at the January 24, 2002 public meeting.

The following are the comments received at the public meeting, with the NYSDEC's responses:

COMMENT 1: What is needed in the annual certification report and who can perform the annual certification for the City of Glens Falls?

RESPONSE 1: A letter from a Licensed Professional Engineer to the Department indicating the date of inspection and certifying that the asphalt cover is in good condition and free of holes and cracks.

COMMENT 2: How long will the City of Glens Falls have to perform the annual certification?

RESPONSE 2: Annually, as long as the contaminated soil is left in place and the asphalt cover is needed to be protective of the public health and the environment.

COMMENT 3: What does the City of Glens Falls have to do in order to prevent annual cover certification?

RESPONSE 3: The City would have to remove the remaining contaminated soil that is above site clean up goals so that a protective cover would not be required. If this were done, there would be no need for an annual certification.

COMMENT 4: The estimated costs of the proposed remedy discussed in the PRAP is $31,400. Why is this number so high?

RESPONSE 4: This amount is a cost estimate generated by the NYSDEC which includes the cost to inspect and certify the site each year and also includes estimated costs to repair the asphalt cover over a 30 year period. The City of Glens Falls may be able to perform the remedy at a much lower cost.

APPENDIX B

Administrative Record

Appendix B

Ridge Street Site
30-34 Ridge Street, City of Glens Falls
Warren County, New York
Site No. B-00140-5
March 2002

Administrative Record Index

The following documents are included in the Administrative Record:

1. Work Plan- "Site Investigation/Remedial Alternative Report Work Plan, Ridge Street Brownfield Project (B00140-5), 30-34 Ridge Street, Glens Falls, New York", prepared by BCRA Associates Inc., dated March 2000.

   Also includes:

   - Site Specific Health & Safety Plan
   - Field Sampling Plan
   - Citizen Participation Plan
   - Quality Assurance/Quality Control Plan

2. "Site Investigation/Remedial Alternatives Report Final, Ridge Street Brownfield Project (B00140-5) 30-34 Ridge Street, Glens Falls, New York" prepared by BCRA Associates Inc., dated April 2001.

3. "Ridge Street Site Proposed Remedial Action Plan", prepared by NYSDEC, dated December 2001.