

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

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518.786.7400 FAX 518.786.7299 www.ctmale.com



June 15, 2023

Ms. Kelly Duval
New York State Department of Environmental Conservation
1115 State Route 86
PO Box 296
Ray Brook, NY 12977-0296
Via Email: kelly.duval@dec.ny.gov

Re: *Periodic Review Report & IC/EC Submittal*
Ridge Street Site (NYSDEC Site No.: B-00140-5)
30 to 34 Ridge Street, Glens Falls, Warren County, New York
Reporting Period: May 16, 2018 to May 16, 2023
C.T. Male Project No.: 23.3321

Dear Ms. Duval:

On behalf of the City of Glens Falls, C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) presents the Site-Wide Periodic Review Report (PRR) for the Ridge Street Site in Glens Falls, New York. This PRR was prepared in accordance with NYSDEC's PRR General Guidance. C.T. Male completed a site-wide visit on June 5, 2023 to observe the integrity of the cover system (i.e., pavement).

Site Overview

The site is referenced as 30 to 34 Ridge Street and is located in the City of Glens Falls. The site is approximately 0.1 acres 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. The Institutional and Engineering Controls Certification Form lists the property at Tax Map Section, Block and Lot 302.20-30-9, which appears to be the property north of the area subject to the PRR according to DECinfo Locator. The area subject to the PRR appears to be associated with a centralized portion of Tax Map Section, Block and Lot 302.20-30-8. Refer to Figure 1 for clarity in tax map parcels and PRR boundaries.

A petroleum spill was reported at the site in 1989 (NYSDEC Spill #8906152) in which two (2) underground storage tanks were found. One tank was filled with water and the other was half filled with petroleum product, sand and water. Subsequently, the materials were removed and the tanks were cleaned and filled with concrete. As of 2003, the tanks and site building have been removed and the site is used for municipal parking with an

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asphalt pavement surface. According to City provided information, the site was resurfaced in the summer of 2019 or 2020.

Change of Use Notification and Related

Since the previous PRR in 2018, C.T. Male did not identify any change or Use Notification or site conditions that would suggest one was required to be submitted to NYSDEC.

Evaluate Remedy Performance, Effectiveness and Protectiveness

The implemented remedy is achieving the remedial goals for the site. The surface cover, which asphalt pavement, is providing protection of human health and the environment to the site's underlying soil. The site's asphalt surface cover is in good condition as it is inferred to be only 2 to 3 years old. No areas of exposed soil were identified.

IC/EC Plan Compliance Report

The Institutional Controls/Engineering Control (IC/ECs) listed in the PRR ("Cover System") are still applicable and required for the site. No action or changes are required for the IC/ECs. Attached is the IC/EC Certification Form to document the same.

Monitoring Plan Compliance Report

According to the Record of Decision for the site, the owner was required to perform annual certification that the cover is properly maintained. These records were not available for C.T. Male review and may be a deficiency in record keeping.

Operation & Maintenance Plan Compliance Report

The asphalt pavement cover system is in good condition because of being resurfaced in that last few years. No operation or maintenance tasks appear to be necessary given the permanence of the asphalt unless damaged occurs. Beyond the cover system, the Site does not rely on any mechanical systems such as sub-slab depressurization systems or air/sparge extraction systems to protect public health and the environment.

Overall PRR Conclusions and Recommendations

The following conclusions and recommendations relative to compliance with the Record of Decision are provided:

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1. "Notification of the NYSDEC prior to site development and change in ownership": The site remains a paved parking lot (i.e., no development) and the City remains the owner of the site.
2. "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": No development has occurred during the reporting period 2018 to 2023.
3. "The owner must maintain the existing asphalt cover over the site and perform an annual certification that the cover is properly maintained": The asphalt cover system is in good condition because of being resurfaced in 2019 or 2020, but records of annual inspection were not available. Corrective action is unable to be performed with respect to past annual certifications, but the City must perform annual certifications moving forward starting in June 2024.

Based on C.T. Male's evaluation of the components of the ROD and site observations on June 5, 2023, the remedy is achieving the remedial objectives for the site; the frequency of the submittal of the PRR should not be changed at this time; and site management shall be continued.

If you have any questions, please feel free to contact me at (518) 786-7548 or j.marx@ctmale.com. We appreciate the opportunity to continue to work with you on this project.

Sincerely,

C.T. MALE ASSOCIATES



Jeffrey A. Marx, P.E.
Managing Environmental Engineer

Att Figure 1
 Site Visit Photos
 IC/EC Certification Form

ec: Jeremy Schneible, City of Glens Falls



NOTES:

- 1.) Aerial photograph courtesy of Google Maps.
- 2.) The locations and features depicted on this map are approximate and do not represent an actual field survey.
- 3.) Not to Scale.

**FIGURE 1 - SITE PLAN
RIDGE STREET SITE (B00140-5)
GLENS FALLS, NY
C.T. MALE PROJECT NO.: 23.3321**

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Site Details

Site No. B00140

Box 1

Site Name Ridge Street Site

Site Address: 30-34 Ridge Street Zip Code: 12801-
City/Town: Glens Falls (C)
County: Warren
Site Acreage: 0.100

Reporting Period: May 16, 2018 to May 16, 2023

YES NO

1. Is the information above correct? ☒ ☐

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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? ☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? ☒ ☐
Commercial and Industrial
7. Are all ICs in place and functioning as designed? ☒ ☐

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.

Not Applicable

Signature of Owner, Remedial Party or Designated Representative

Date _____

Description of Institutional ControlsParcelOwnerInstitutional Control**302.20-30-9**

City of Glens Falls

Soil Management Plan

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.

Description of Engineering ControlsParcelEngineering Control**302.20-30-9**

Cover System

The owner must maintain the existing asphalt cover over the site and perform an annual certification that the cover is properly maintained, as identified in March 20, 2002 ROD.

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 Engineering Control 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 engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The 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

☒ ☐

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.

Not Applicable

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. B00140

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 S. William Collins at 42 Ridge Street, Glens Falls, NY, 12801
print name print business address

am certifying as City of Glens Falls (Owner or Remedial Party)

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

 Mayor
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

June 15, 2023

Date

EC CERTIFICATIONS

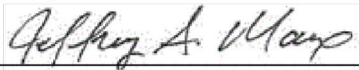
Box 7

Qualified Environmental Professional Signature

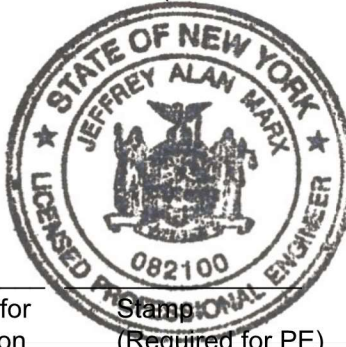
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jeffrey A. Marx, P.E. at C.T. Male Associates Engineering, Surveying,
Architecture, Landscape Architecture & Geology, D.P.C.
50 Century Hill Drive, Latham, New York 12110,
print name print business address

I am certifying as a Qualified Environmental Professional for the Amsterdam Industrial Development Agency
(Owner or Remedial Party)



Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification



Stamp
(Required for PE)

June 15, 2023

Date