

C.T. MALE ASSOCIATES, P.C.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT UPDATE REPORT
FIRST PRIZE CENTER
EXCHANGE STREET
CITY OF ALBANY/TOWN OF COLONIE
ALBANY COUNTY, NEW YORK

JULY 30, 1990

DRAFT

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1.0 INTRODUCTION

This report presents the findings of a Phase I Environmental Site Assessment (ESA) Update of the First Prize Center Site, located at 76 Exchange Street in the City of Albany and Town of Colonie, New York. The original ESA entitled "Environmental Site Assessment Report, First Prize Center, City of Albany, Town of Colonie, Albany County, New York," dated October 17, 1988 was prepared by C. T. Male Associates, P.C. This update describes any new environmental concerns noted at the site and reiterates those presented in the original report. The report also notes any implemented recommendations or actions taken to improve the site environment since the original report was submitted. This ESA Update was performed at the request of Mr. Walter Lotz, Jr. of Realty Assets, Inc.

The purpose of a Phase I Environmental Site Assessment is to reasonably identify potential or known sources of hazardous waste, hazardous substances, and petroleum or chemical contamination which may significantly impact the environmental quality of the site and/or assign remediation liability to the site owner under the Federal "Comprehensive Environmental Response Compensation and Liability Act" (CERCLA).

The site assessment update included a site visit and a review of updated environmental lists and documents to determine if environmental site conditions have significantly changed since the original visit in 1988. Local, State and County officials responsible for regulating and enforcing site area environmental conditions were contacted or in some cases re-contacted to determine the current environmental status of the site and the area immediately surrounding the site.

2.0 SITE DESCRIPTION

The site currently consists of four site buildings and the foundation remains of a former "Hogpen Building" (described in the 1988 report). Several changes in building tenants have occurred since the original report, but other than the demolition of the Hogpen Building no major structural changes were reported or were apparent.

A list of the current tenants, their location within the site buildings, and use of the leased space is given in Table 1 on pages 3 to 5 below. A list of the previous tenants appear in the 1988 report. A site plan of the site, CTMA Drawing No. 90-393, Sheet 1 of 6; floor plans of the Main Building and the Goodyear Building, Figures 1-5 (CTMA Drawing No. 90-393, Sheets 2-6); and a topographic survey of the site (by Hershberg & Hershberg) are enclosed in Appendix A. Photographs of the site are enclosed in Appendix B.

The area occupied by the First Prize site may be located partially over an unconsolidated aquifer with a reported yield of 10 to 100 gallons per minute, according to the mapping of aquifers in the area by E. Bugliose, R. Trudell, and G. Casey, "Potential Yields of Wells in Unconsolidated Aquifers in Upstate New York - Hudson Mohawk Sheet." Due to the small scale (1" = 4± miles) of the map, the delineation of the exact edge of the aquifer can be interpreted to fall in the vicinity of the First Prize Center site. This aquifer is not used for City drinking water. According to Mr. Ed Phelan of the City of Albany Water Department, the City drinking water is supplied from a surface reservoir located in the Town of Bethlehem.

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TABLE 1
CURRENT TENANTS

<u>TENANT NAME</u>	<u>LOCATION</u>	<u>USE</u>
American Laminating Co.	Basement Main Bldg.	Plastic laminating on paper.
Morey C. Draper	Trailers stored outside on west end of property	Local trucker.
Rollerfun	Second Floor Rm. #203A of Main Bldg.	Roller skate storage.
R.V. Rental of Albany	Lot on west side of property	Motor homes sales.
All Star Paving	Outside storage. South side of Main Bldg.	Stores paving & equipment.
Northeast Fiberglass Products	Goodyear Bldg.	Makes & sells fiberglass truck parts.
C.A.R.S. Management Associates	Goodyear Bldg.	Car customizing (no painting).
Food Exchange	Goodyear Bldg.	Deli
Goodyear Tire & Rubber Co.	Goodyear Bldg.	Tire retread sales and alignments.
Beltrone Construction Co.	Rm. #114 of Masonry Bldg. in SW corner of site	Office & small storage shed.
W. J. Kendall	Rm. #101 of Main Bldg.	Truck repair garage.
Midstate Elevator Co.	Rm. #104 of Main Bldg.	Office & storage of elevator parts.
Patren Hardware Corp.	Goodyear Bldg.	Office & retail sales of door hardware.
Glassrock Home Health Care Center.	Rm.'s #112 & #113 Masonry Bldg. in SW corner of site	Medical services to home health patients.
Barn Raisers	Second floor Rm. #207 area of Main Bldg.	Office.

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TABLE 1 (continued)
CURRENT TENANTS

TENANT NAME	LOCATION	USE
Realty Assets, Inc.	Rm. #114 of Main Bldg.	Office.
United Publishing Co.	Rm. #115 & #116 Office; Rm. #109 Warehouse	Storage of text books for schools.
Subo Chemical Corp.	Rm. #117 & #126 Main Building	Office & Warehouse - storage of soaps for restaurants & cleaners.
All American Office Coffee	Rm. #118-Office & Rm. #108-Warehouse Main Bldg.	Coffee suppliers.
MA-CO Electric Corp.	Rm. #119-Office & Rm. #112-Warehouse of Main Bldg.	Electrical contractors.
Total Lighting Concepts, Inc.	Rm. #120, A,B,C, D,E of Main Bldg.	Sales office, lighting sales.
Center Wallpaper Outlet	Rm. #123 of Main Bldg.	Wallpaper sales.
Polacsek Farms, Inc.	Rm. #132 & #131 of Main Bldg.	Office; Meat processing, storage & sales.
John's Dairy	Rm. #135 & 136 of Main Bldg.	Dairy distributor; office & warehouse. Some refrigerator space.
Cowan & Lobel, Limited	Rm. #205 of Main Bldg.	Dead storage files and furniture for other business.
Brugger's Bagel	Rm. #207 area	Office space.
Mr. Ding-A-Ling Ice Cream	Former Wastewater Treatment Bldg.	Freezer to store ice cream.
Ellis Hospital	Rm. #401 of Main Bldg.	Storage of hospital furniture, etc.
Bollman, Sheedy, Torani & Co.	Rm. #404 - Main Bldg.	Record storage.

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TABLE 1 (continued)
CURRENT TENANTS

TENANT NAME	LOCATION	USE
Midstate Industries, Ltd.	Rm. #403 - Main Bldg.	Fiberglass restoration - architectural work done on site.
J.A.H. Auto	Goodyear Bldg.	Small garage - automobile repairs.
John's National Repair, Inc. (John's Truck Repair)	Goodyear Bldg.	Truck repairs garage.
Closet Crafters & More, Inc.	Rm. #103A - Main Bldg.	Retail storage units. Sales & storage.
Art Associates	Rm. #103B - Main Bldg.	Art gallery and workshop - framing, etc.
DiFabio, Tommaney & Legnard	Rm. #112B - Main Bldg.	Records storage.
Pizza Express	Rm. #112C - Main Bldg.	Storage of cardboard boxes.
All Star Driving School	Rm. #208C - Main Bldg.	Office for classroom driving courses.
Crowley's	Rm. #311 - Main Bldg.	Rent freezer for ice cream storage.
Paul Roth	Rm. #129A - Main Bldg.	Cooler rm. - makes sandwiches.
Susan Stuart	Rm. #208 - Main Bldg.	Rents office - paints/artist.
Loca Industrial USA, Inc.	Rm. #232A - Main Bldg.	Office importer.
Adrian Brisee	Rm. #107 - Main Bldg.	Makes counter tops.
JMB Enterprises, Inc.	Rm. #207 area & #127 - Main Bldg.	Office & rents freezer space.
Dormitory Authority of NYS	Rm. #401 - Main Bldg.	Storage of records.

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3.0 BACKGROUND RESEARCH

A. REVIEW OF LISTED HAZARDOUS WASTE SITES

Three lists containing the locations of known hazardous waste sites in New York State were reviewed. These lists are identified in Appendix B under the "List of Maps and Publications Reviewed." NL Industries, located at 1030 Central Avenue is the nearest listed hazardous waste site. It was listed in the New York State Registry and the USEPA CERCLIS list. NL Industries is approximately 0.9 miles northwest of the subject site. PCB waste oil is stored inside a building under a protective cover. Remediation is reportedly ongoing. It is not expected to impact the subject site due to the distance away, and land use (Route 90, Patroon Creek, etc.) in between. Mr. Eric Hamilton of the NYSDEC Division of Hazardous Waste reported no new hazardous waste sites in the area of the subject site or on the subject property.

B. NYSDEC INFORMATION

- NYSDEC Petroleum and Chemical Spill Information:

A 400 gallon spill of suspected hazardous waste was reported at the subject site on Exchange Street on December 4, 1989. Drums were tipped over and spilled onto the ground. Domermuth Environmental Services, Inc. was hired to remediate the spill. Some contaminated soil was removed and stockpiled on site. Two composite samples of the contaminated soil on-site were taken and analyzed for heavy metals, flash point and PCB's. According to Mr. Tom Sperbeck, the samples were analyzed and no hazardous substances were found. NYSDEC officials have requested that the contaminated soil be removed from the site and properly disposed of. This

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incident is discussed in more detail in Section 4.0 of this report.

Several spills along Central Avenue and on Railroad Avenue have been reported, but are distant enough from the subject site that it is unlikely that they would affect the subject site.

- NYSDEC Bulk Storage:

No chemical or petroleum bulk storage tanks are registered at the First Prize Center site.

- NYSDEC Hazardous Waste Remediation Information:

The subject site is not listed as a hazardous waste site.

- SPDES (State Pollutant Discharge Elimination System):

There are no SPDES permits reportedly issued for the subject site at this time.

- NYSDEC Division of Air Quality:

No air permits are reported at the former First Prize Center Main building. Goodyear Tire and Rubber Company on the subject site currently has an air permit for a tire buffer machine and for an adhesive spray booth.

- NYSDEC Division of Solid Waste

No disposal permits have been issued and no reports of illegal dumping have been filed pertaining to the subject site.

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C. HEALTH DEPARTMENT (TOWN, COUNTY, STATE)

Mr. Steven Lukowski of the Albany County Department of Health reported that he is now aware of any environmental problems or complaints concerning the First Prize Center site.

D. TOWN/COUNTY OFFICIALS

Mr. Tim Murphy of the Albany County Sewer District reported that currently there are no sanitary code violations to his knowledge. The facility was inspected in April/May of 1989 and a water line leak was found. It was fixed and the sewer department requested that the water lines be pressure tested. No results of this testing have been submitted to date to the Sewer Department. While on-site, a milky white discharge to sanitary sewer was observed by Mr. Murphy. It appeared to be coming from the American Laminating Company, a tenant in the main building on-site. This substance discharge is under investigation. Depending upon the chemical composition of the substance, a sewer use permit may be required to discharge it to the Albany County sewer.

Mr. Ron Carey, the Town of Colonie building inspector, reported that there were a few building violations at the Goodyear Truck Tire Co., but he doesn't know what they were or if they were addressed because the Town of Colonie no longer has the records or jurisdiction of the building. Mr. Jim Googas of the Albany County Code Enforcement Bureau indicated that he was waiting for as-built plans of the facility so that the inspections for building code violations could be conducted.

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St. Howard Cellery of Albany County Fire Protection Code Enforcement was contacted. He reported that there was a fire in an outbuilding on the site. A couple of fire code violations were cited, but the records are inaccessible due to the relocation of their offices. The records were requested for review.

Mr. John Reardon of the Town of Colonie Engineering and Planning Department indicated that the subject site area is in the process of being transferred to the Albany County Code Enforcement jurisdiction.

Mr. Arnis Zilgme, the Town of Colonie Deputy Attorney, indicated that there have been no inspections of the subject building except by the fire prevention code enforcement people to date.

A list of people/agencies contacted and a list of the maps and publications reviewed are enclosed in Appendix C.

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4.0 SITE VISIT AND RECOMMENDATIONS

The site was visited by a representative of C. T. Male Associates, P.C. on June 12, 13, and 26, 1990. Mr. Percy Kleinhans, a maintenance representative for Realty Assets, Inc. at the site was present during the visits on June 12 and 13, and provided site information and a tour through the site buildings and over the grounds. Observations were made through all of the vacant sections of the main site building and through all businesses which were accessible at the time of the site visits.

The following is a description of conditions noted in each of the buildings or building sections as they were observed during the site visits, and associated recommendations.

Photographs taken during the site visit are enclosed in Appendix B.

MAIN BUILDING FOURTH FLOOR

A business called Midstate Industries, Ltd. is now present on a portion of the fourth floor. This business makes fiberglass castings for architectural use during which fiberglass resin and volatile organic solvents (acetone) are used. Several containers of fiberglass resin were observed in this building area. Three empty drums were observed on the roof outside this business; one of acetone and two of fiberglass resin. No spillage to the roof in the area of the drums was evident. The storage and handling of the chemicals does not appear to be in compliance with OSHA (Occupational Safety and Health Administration, 29 CFR Part 1910.106 and 107) and NFPA 30 (National Fire Prevention Association) requirements. An air emission permit in accordance in 6 NYCRR Part 212 may also be required for the fiberglass laminating process.

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It is recommended that an environmental audit of the facility be conducted to determine the facilities compliance with all environmental regulations and that any deficiencies be corrected.

The remainder of the floor is used as storage space for files and hospital beds.

During the 1988 ESA site visit a small amount of waste laboratory chemicals were observed in the former laboratory room (Room 404) on the fourth floor of the main building including the following:

- 2± gallons of phosphoric acid;
- 1± gallon of ascorbic acid;
- 3± gallon of nitric acid;
- Sulfuric acid;
- a small box of various dry reagents;
- two 50 pound bags of Magneflux;
- a 50 pound bag of farm salt;
- 2 boxes labelled Curtis Matheson Scientific whose contents are unknown; and
- brown/white crystalized powder on the floor adjacent to the waste chemicals.

The chemicals were not observed to be present during the ESA update site visits. Mr. Kleinhans reported that these materials were removed by the maintenance crew prior to renting this space. He had no knowledge of where the material had been disposed of. Records are now stored in this space.

It is recommended that the maintenance crew be questioned on where the waste was disposed of to assure it wasn't disposed of on-site. It is also recommended that in the future any disposal of potentially hazardous substances be properly documented to assure that they have properly been disposed of.

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MAIN BUILDING THIRD FLOOR

Several plastic drums containing salt and crystalized dry chemicals are present in Room 301 of the main building.

It is recommended that representative samples of the crystalized dry chemicals be taken and analyzed for ignitability, corrosivity, reactivity, percent chlorine and EP (extraction procedure) toxic metals to determine if the material meets the definitions of a hazardous waste in accordance with 6 NYCRR Part 371. Depending on the results of the analysis it is recommended that the waste materials be properly disposed of at a treatment, storage or disposal facility (TSDF) permitted to accept the type of waste being delivered. The material will need to be transported by a 6 NYCRR Part 364 permitted waste transporter. Prior to disposal, approval will need to be obtained from the TSDF to bring the waste there. This is accomplished by completing a waste characterization data form on the waste, and submitting the form and laboratory analyses report to the TSDF for approval.

If a determination can be made as to what the materials are by contacting previous Tobin employees or having a chemical supplier look at the materials, then another alternative would be to list the wastes in the Northeast Industrial Waste Exchange. A fee is charged for listing the wastes available and if other subscribers to the document are interested in the waste they can contact the owner of the waste.

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MAIN BUILDING SECOND FLOOR

Drums of various cleaning products, some labeled "corrosive," are present on the second floor at the south end of the main building in Room 203 including the following:

- Insta Kleen (55 gal. drum, 1/2± full);
- Klenzade Dy-Gest 1 (2-55 gal. drums, one full and one 1/8± full);
- Jel-Add (2-30± gal. drums, one full and one 1/4± full);
- Five gallon container of waste oil (1/4± full);
- Chlorinated super clean (55 gal. drum, 3/4± full);
- Polyethylene glycol (55 gal. drum, full);
- Tobin Spec Cleaner - soda ash (55 gal. drum, 3/4± full);
and
- Liquid Su Tec (a smoke stain cleaner, 55 gal. drum, 1/2± full).

Waste chemical substances were present on the floor in this area around the drums. Many drums were observed to be in poor condition.

Six (6) five gallon containers with lard and two (2) five gallon containers with a black liquid are located in Room 221 on the second floor in the main building.

It is recommended that the container of waste oil be sampled and analyzed for lead, PCBs, chromium, percent chlorine and ignitability to determine its proper method of disposal. Depending on the results it is recommended that the waste oil be properly transported by a permitted 6 NYCRR Part 364 waste transporter to a TSDF or recycling facility permitted to accept the type of waste being delivered.

It is recommended that the other substances be sampled and the samples analyzed to determine their proper method of disposal.

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Recommended analyses for the drums of various cleaning products are corrosivity (i.e. pH), reactivity, and percent chlorine. Recommended analyses for the drum of black/purple liquid are percent chlorine, petroleum oil and grease, ignitability, corrosivity, reactivity, PCBs, lead, and chromium. Recommended analyses for the drums of lard are percent chlorine, petroleum, oil and grease, corrosivity, reactivity, and ignitability. Depending on the results it is recommended that the waste materials be properly disposed of at a treatment, storage or disposal facility (TSDF) permitted to accept the type of waste being delivered. The material will need to be transported by a 6 NYCRR Part 364 permitted waste transporter. Prior to disposal, approval will need to be obtained from the TSDF to bring the waste there. This is accomplished by completing a waste characterization data form on the waste, and submitting the form and laboratory analyses report to the TSDF for approval.

MAIN BUILDING FIRST FLOOR

Several five gallon containers of Tuffide (a combustible crack and joint repair product) and Binder-Kote (containing petroleum distillates and combustible) are present in the water treatment room just west of the boiler stack and adjacent to the walkway at the southern end of the main building.

It is recommended that a determination be made as to whether these chemical products are intended to be used on-site in their present form. If they are to be discarded they are considered a waste. It is recommended that the wastes be listed in the Northeast Industrial Waste Exchange described earlier. Otherwise it is recommended that the materials be sampled and analyzed for percent chlorine, petroleum oil and grease and ignitability to determine the proper method of disposal. Depending on the results it is recommended that the waste materials be properly disposed of at a treatment, storage or

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disposal facility (TSDF) permitted to accept the type of waste being delivered. The material will need to be transported by a 6 NYCRR Part 364 permitted waste transporter. Prior to disposal, approval will need to be obtained from the TSDF to bring the waste there. This is accomplished by completing a waste characterization data form on the waste, and submitting the form and laboratory analyses report to the TSDF for approval.

Several businesses were briefly observed on the first floor during the site visit. No chemical or petroleum storage was noted in any of these businesses except at W. J. Kendall located on the first floor in the southwest corner of the building. This tenant stores waste oil in drums adjacent to the fenced-in electrical transformers on site. Signs of poor housekeeping (i.e. visual oil stained soil) were observed in this area. It is recommended that this tenant be requested to modify how they store their waste oil to comply with Article 12 of the Environmental Conservation Law and 6 NYCRR Part 360-14.4 which regulates waste oil. The latter regulations prohibits releases of oil that result in it being discharged to surface or groundwater. It is also recommended that the oil stained soil be investigated further, including sampling and laboratory analyses for EP toxic lead, percent chlorine and petroleum oil and grease, and excavated and properly transported and disposed of, if warranted.

MAIN BUILDING BASEMENT

A 55 gallon drum of Insta Kleen labelled corrosive and containing sodium hydroxide is located in the basement of the main building adjacent to the abandoned grease trap.

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Several 55 gallon drums of chemical products comprised of hazardous substances are located in the basement of the main building at the southeast end under the loading dock area including the following:

- Mighty Comet (1/4± full);
- Darymans Chlorine;
- Chlorinated Superclean;
- Sodium metasilicate;
- Hi-Cid acid cleaner (corrosive material, 2 drums, 1/4± full); and
- Insta Kleen.

Located in Room 139 or in the basement under this room in the south end of the main building are various containers of hazardous substances. This room contains the "cookers" that rendered the animal carcasses and other inedible waste. The chemical materials present include the following:

- Industrial Water Soluble Safety Solvent (30± gal. drum, full);
- Kure-N-Seal (combustible material that contains naphtha and mineral spirits, 15 gal. container, 1/4± full);
- Paint thinner (flammable, 55 gal. drum, 1/4± full);
- Two drums, unlabeled, with a brownish color liquid and strong non-petroleum odor (55 gal. drums, 1/2± full), that could be liquid hickory smoke.

It is recommended that a determination be made as to whether these chemical products are intended to be used on-site in their present form. If they are to be discarded they are considered a waste. It is recommended that the waste be listed in the Northeast Industrial Waste Exchange described earlier. Otherwise it is recommended that the materials be sampled and analyzed to determine the proper method of disposal. Recommended analyses are percent chlorine, corrosivity,

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ignitability, and reactivity. Depending on the results it is recommended that the waste materials be properly disposed of at a treatment, storage or disposal facility (TSDF) permitted to accept the type of waste being delivered. The material will need to be transported by a 6 NYCRR Part 364 permitted waste transporter. Prior to disposal, approval will need to be obtained from the TSDF to bring the waste there. This is accomplished by completing a waste characterization data form on the waste, and submitting the form and laboratory analyses report to the TSDF for approval.

MAIN BUILDING - GENERAL

Abandoned industrial equipment and associated piping used by Tobin during their operation is present at various locations in the main building and on the roof.

This abandoned equipment is not a concern except that the metal waste will need to be properly disposed of (salvaged and recycled) when it is removed from the building site.

FORMER HOGPEN BUILDING

Prior to the ESA Update site visit, this building had been demolished. All that is left of the building is the concrete floor slab at grade. Scrap metal and a junk car were present on the concrete surface during the site visit.

During the ESA conducted in 1988 numerous drums and containers of oil and combustible chemical products such as cresylic acid and chlorinated solvent, anti-slip sealer and hardener, Derusto Galv-A-Grip, etc. were observed in the former Hogpen Building. Mr. Kleinhans reported that all of these drums had been removed from the building by Domermuth Environmental Services, Inc. Depending on the contents of the drums, the waste materials were

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either removed from site or placed on the west side of the site property with other drums to be removed in the future (i.e. believed to be the drums that are currently present in the area of the stockpiled soil). Approximately 1,100 gallons of waste oil material was transported by Domermuth Environmental Services, a 6 NYCRR Part 364 permitted waste hauler, and disposed of at King Fuels in Troy, New York. King Fuels is a facility permitted to accept non-hazardous waste oil and off-spec oil. A copy of the transportation and disposal document is enclosed in Appendix D. Drums placed on the west side of the property for storage are discussed later in this section of the report under the Domermuth Site Remediation/ Site Petroleum Spill.

FORMER CEMENT PLANT AND WASTEWATER TREATMENT BUILDING

This building is located to the west of the main site building and is currently occupied by the "Ding-A-Ling" Ice Cream Company. This company reportedly uses the building for ice cream freezer storage and stores their vending trucks outside the building along the west side. The building could not be entered during the site visits.

Mr. Kleinhans reported that the previous contents of this building had been removed prior to the current tenant occupancy. The incinerator previously located in this building had been removed and it was not observed during the ESA conducted in 1988.

SITE AREA NORTH OF MAIN SITE BUILDING

Immediately adjacent to the edge of the pavement, north of the main site building, is a 2.3± acre area secured with a chain link fence. This area is accessed from Exchange Street and is used by R.V. Rental of Albany to store mobile campers for retail leasing.

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Numerous 55 gallon drums located west of this 2.3± acre area secured with a chain link fence were observed during the 1988 ESA site visits. At that time some of the drums appeared to contain a light clear lubricating type oil, some drums appeared to contain rain water, one drum appeared to contain a semi-solid grease type material, and one drum appeared to contain a black/purple liquid with the consistency of oil. These drums were not present during the ESA Update site visit, and were reportedly handled by Domermuth Environmental Services near the end of 1989.

To the north of the fenced 2.3± acre camper storage area are vacant open grass fields previously used by the West Albany Athletic Association as baseball fields. The baseball fields have since been moved to an adjacent parcel immediately north of the vacant fields.

An area of unauthorized dumping of apparent non-putrescible household waste was observed on the northwest end of the property near the ball fields. The debris primarily consisted of wooden fences, metal fences, mattresses and other large household objects. Household rubbish (weekly trash) did not appear to have been dumped here.

It is recommended that the metal and wood debris be salvaged and recycled and that the other wastes be disposed of at a permitted construction and demolition (C & D) debris landfill, and sanitary landfill as applicable.

SITE AREA WEST OF MAIN SITE BUILDING

To the west of the main site building, and east of the railroad tracks, on the subject site are several areas of different types of waste accumulation. The following observations were made:

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1. Piles of construction and demolition debris, waste metal, and wood are present throughout this area. Several empty drums and abandoned above ground storage tanks, and in one instance an old heating pipe with suspect asbestos containing insulation on it, were also observed deposited among this fill.
2. The area along a previously existing roadway, from the former cement plant north, and the area around the former Hogpen building are being filled with road demolition debris (reinforced concrete, bituminous pavement and soil). Within a section of this fill, near the former concrete plant building (currently the Ding-A-Ling Ice Cream building), one pile contained oily stained soil and at least one abandoned above ground storage tank (painted blue). Tires, wood debris, and metal (exposed rebar) debris were also observed in the fill that had already been placed. Mr. Kleinhans reported that this area is being filled to extend the existing parking area. Mr. Kleinhans stated that most of the material is from the highway bridge construction project being performed southwest of the subject site.

In general, small point source locations of minor oily soil staining were noted throughout this area.

Based on our observations of the site area west of the main site building, the following is recommended:

1. That the suspect asbestos containing insulation in the fill be sampled and analyzed for asbestos to confirm the presence or absence of asbestos. If it is asbestos, it is recommended that it be removed and properly disposed of in accordance with 12 NYCRR Part 56, OSHA (29 CFR Part 1926.58), NIOSH, EPA (40 CFR 61), and 6 NYCRR Part 360 regulations.

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2. That any piles of C & D debris material not considered clean fill (i.e. clean fill is uncontaminated concrete, asphalt pavement, brick, soil, or stone) be properly disposed of at a permitted C & D debris landfill.
3. That NYSDEC be contacted to determine whether any metal and wood mixed in with the piles of concrete and soil (clean fill material) needs to be separated out and recycled, prior to placing the fill material. In accordance with 6 NYCRR Part 360-7.1(b), a site "at which only recognizable uncontaminated concrete, asphalt pavement, brick, soil or stone is placed" and where no fee or other form of consideration is required for disposal of the material, is exempt from obtaining a C & D debris landfill permit from NYSDEC.
4. That NYSDEC be contacted to determine whether the metal, wood, and other debris that is not considered clean fill needs to be removed from the fill material that has already been placed to extend the existing parking lot. This non-compatable waste should be recycled (i.e. metal waste and trees) and disposed of at a permitted C & D debris landfill as applicable.
5. That the visually contaminated oil stained soil be sampled, field screened with a photoionization analyzer to determine the presence of any volatile compounds, additional samples analyzed in the laboratory if warranted; and based on the sample results that the soil be excavated and properly disposed of if warranted.

DOMERMUTH SITE REMEDIATION/SITE PETROLEUM SPILL

According to Mr. Kleinhans and Mr. Walter Lotz of Realty Assets, Inc., Domermuth Environmental Services, Inc. of Clarksville, New

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York was retained by Realty Assets, Inc. to remove some oil filled drums from the subject site and properly dispose of the waste. Drums from the former Hogpen Building, from the Kendall Truck Repair waste oil storage area, and from the area west of the fenced in 2.3± acre camper storage lot were reportedly moved to the concrete pad on the west side of the property, where the incinerator was formerly located. The drums were reportedly stored on this pad and sampled prior to disposal. As indicated in the Former Hogpen Building portion in this section of the report, approximately 1,100 gallons of waste oil from the stored drums were transported by Domermuth Environmental Services and disposed of at King Fuels in Troy, New York. The remainder of the drums (approximately 10) were left unsecured in this area for later disposal. In the interim, some of the drums were dumped over by vandals and their contents released to the adjacent soil. The spill was reported to the New York State Department of Environmental Conservation on December 4, 1989. The site contact reported that soil from the spill area was excavated and was placed on and covered with polyethylene in the vicinity of the excavation. Per NYSDEC's request two composite samples of the stockpiled soil were taken and analyzed in the laboratory for heavy metals, ignitability (flash point) and PCB's. According to NYSDEC in a letter dated June 21, 1990, no hazardous substances were found. In this same letter NYSDEC requested that an assessment of the initial spill area be conducted to assure all contaminated soil was excavated and that the stockpiled soil be disposed of at a landfill that will accept oily waste. Exchange Street Associates, the site owner, has indicated that they plan to carry out NYSDEC's request.

During the site visit, two soil piles were observed. One pile was 50 - 100 feet north of the spill area and the second was 25 - 50 feet south of the spill area. Both piles were uncovered, but appeared to have been placed on plastic. There is the potential of contaminants being leached to the surrounding ground and groundwater during runoff of precipitation. Half of

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the concrete pad was oil soaked, and oily runoff was entering the soil on the east end of the pad. An "L" shaped excavation approximately 30 feet by 20 feet and 3 - 4 feet deep was present off the west end of the concrete pad. Adjacent to the northern contaminated soil pile, on the soil ground, were ten 55-gallon steel drums, of which three were standing and seven were laying on their sides. Several of the drums had no bung covers and appeared to have leaked some quantity of oily waste to the ground surface. The three drums standing upright were all partially filled and one had no bung cover. Pictures of the drums, soil piles and the soil excavation are all included in Appendix B. This situation constitutes a petroleum spill and should be reported immediately to the NYSDEC Region 4 Office, Spill Section. The drums and the existing soil piles should be secured immediately and protected from future disturbance until the proper method of disposal is determined.

All stained soil from this second drum spill should be removed, stockpiled and secured; and sampled and analyzed in the laboratory in accordance with NYSDEC's guidance document entitled "Handling and Disposition of Petroleum Contaminated Soils," dated June 14, 1990, to determine the proper method of disposal and then properly disposed of. Depending on the findings of the initial sampling a groundwater monitoring well or wells may need to be installed in this area and groundwater sampling and analyses conducted to determine if area groundwater has been contravened by liquids from the drums.

SITE AREA AROUND THE GOODYEAR BUILDING

To the west of the Goodyear Building, in the southwest corner of the site is a small masonry building now occupied by Glassrock Home Health Care and the Beltrone Construction Company. The low lying areas to the west and south of this building are currently being filled to expand the parking area. During the site visit the surface of this fill material appeared to be "clean fill,"

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however, the site contact had little knowledge of the fill material and C. T. Male can make no assumptions about subsurface conditions. If no conclusive determinations can be made about the quality of this material, test pits should be excavated and observed for non-compatible materials. It is recommended that any fill material placed on site be monitored to assure non-compatible materials are not present within the fill.

Beltrone Construction has stored various building materials to the north and west of the building. Among these materials were four drums of "Acryl-Set" liquid acrylic polymer bonding additive for cement, of which three were full and sealed and one was in use on a horizontal drum cradle. A 55 gallon drum of waste oil was also present in this area with minor oil staining on the soil surface near it. The minor oil staining is not anticipated to be a problem, but the tenant should be requested to modify how he stores his waste oil to prevent the situation from becoming significant.

Along the south side of the Goodyear Building, against the building on the southwest corner, were fourteen drums. Some of these drums appeared to be empty, some were partially filled, and some were apparently being used to store waste oil and potentially paint wastes. Oil staining was apparent adjacent to some of the drums. The site contact reported that these drums are the property of John's Truck Repair, the tenant in the southwest corner bays of the building. John's Truck Repair services trucks mechanically, and also performs bodywork and painting.

Spillage during filling of the drums with waste liquid may be contributing to soil contamination in this area in accordance with 6 NYCRR Part 360-14.4 which regulates waste oil and 6 NYCRR Part 371-373 which regulates hazardous wastes, which paint waste is anticipated to qualify as due to its ignitability [6 NYCRR Part 371.3(b)]. The current storage and filling procedures

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should be stopped immediately and the wastes should be stored and handled in a contained area. A subsurface investigation including test pits, soil sampling, field and laboratory analyses of these soils should be conducted to determine if subsurface contamination exists; whether soil remediation is warranted; and whether the installation of groundwater monitoring wells is warranted.

Two open top metal pipes, that used to support a sign, are protruding from the ground south of the Goodyear Building. These pipes present a physical danger and are an "attractive nuisance"; and are a potential pathway for liquid waste disposal to subsurface soils and/or groundwater. These pipes should be filled (abandoned) as soon as possible, with a cement slurry to prevent potential future subsurface contamination.

OBSERVATIONS IN THE GOODYEAR SITE BUILDING

Based on information obtained from the Goodyear Tire and Rubber Company site manager, it appears that the floor drain in the wheel alignment area discharges to the on-site storm sewer. He reported that water backed up into the building during a heavy rain storm just prior to our June 26, 1990 site visit. No oil/water separator(s) was observed in the building for floor drain discharges to the storm or sanitary sewers. Any discharges to surface or groundwater during which pollutants may be discharged are required by 6 NYCRR Part 751 to be permitted (i.e. have a SPDES [State Pollution Discharge Elimination System] permit from NYSDEC). It is recommended that the floor drain in the wheel alignment area either be sealed to prevent any potential pollutants from entering the storm sewer system and eventually surface waters, or that a SPDES permit be applied for from NYSDEC for the floor drain discharge. It is recommended that the Albany County Sewer District be contacted to determine if an oil/water separator is required for the discharge to the sanitary sewer from the Goodyear Site Building.

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Equipment that refinishes and repaints tire rims has been installed at the Goodyear Tire & Rubber Company facility since the 1988 report. The equipment includes a steam cleaner, a steel blasting machine with a bag filter to collect dust and steel shavings, and an open spray paint area that utilizes water based paints. The only external discharge from the equipment appeared to be from the natural gas fired burner that heats the water for the steam cleaner. Dust and metal shavings were observed on the floor around the equipment. The spray paint booth is open on three sides. A filter on the back of the paint booth collects off spray and filters the air from the painting operation. The used filter is disposed of in a dumpster.

Three emission sources exist including a tire buffer (mentioned in the 1988 report), a spray booth where cement adhesive (Nylo Bond II - Naptha based) is added to the tire after it has been buffed; and a paint booth where the tire is final painted with Showcase Retread Tire Paint (contains methyl alcohol) after it has cured and has been sealed with pressure seal (methyl alcohol and ethylglycol normal butyl ether). The facility has NYSDEC air emission permits for the tire buffer and for the adhesive spray booth, but not for the paint booth. Spillage of adhesive cement around the adhesive spray booth, and paint around the paint booth were observed.

The Goodyear Tire and Rubber Company office manager indicated that paint and other fumes from an adjacent tenant(s) in the building were evident in their back room that is used to store tires. He also indicated that the Fire Marshall had noted some deficiencies with respect to emergency lighting and construction of fire walls. These deficiencies are being corrected by the site owners.

Other tenants present in the Goodyear Site Building are Patren Hardware Corporation; C.A.R.S. Management Association, Northeast

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Fiberglass Product (previous tenant); John's Truck Repair (previous tenant); J.A.H. Auto; and the Food Exchange. It is noted that the site managers at some of these establishments were not cooperative and therefore a thorough site inspection was not able to be conducted.

C.A.R.S., a car customizing/trim shop, uses flammable glue (5-gallon containers of Top Grip), that is not stored in a flammable cabinet. A 55-gallon drum of Spot Ardex Remover (flammable label) was observed in use that was not electrically grounded and not stored in a Fire Room. These conditions do not appear to be in compliance with OSHA (Occupation Safety and Health Administration) and NFPA 30 (National Fire Protection Association) requirements.

Northeast Fiberglass Product, manufacturer of fiberglass truck parts, also uses flammable products (Co-Rezyn polyester resin and acetone) that do not appear to be stored and used in accordance with OSHA and NFPA 30 requirements. A gel coat spray booth area was also observed. According to the facility contact there is no air emission permit in place for the discharge from the gel coat spray booth as required by 6 NYCRR Part 212.

John's Truck Repair, a truck repair and painting garage, also uses flammable products on site that do not appear to be properly stored and used in accordance with OSHA and NFPA 30 requirements. Painting of trucks is conducted in one enclosed bay of the leased area. No ventilation was observed in the spray paint area. This condition is not anticipated to be in compliance with 29 CFR Part 1910.107 (b). Once the required exhaust ventilation is installed, the facility will be required to have a NYSDEC air emission permit in accordance with 6 NYCRR Part 212.

John's Truck Repair (spray paint booth), Northeast Fiberglass Product (gel coat spray booth), and Goodyear Tire and Rubber

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Company (tire paint booth) may require air discharge permits in accordance with 6 NYCRR Part 212 for specific operations performed in their area. It is recommended that the required permits be obtained. These facilities as well as C.A.R.S. Management Association use flammable substances that do not appear to be stored and handled in accordance with OSHA (29 CFR Part 1910.106 and 107) and NFPA 30 requirements; and potentially 6 NYCRR Part 371-373, Hazardous Waste Regulations, since the waste material is anticipated to meet the definition of a hazardous waste due to its characteristic of ignitability. It is recommended that an environmental audit be conducted at these facilities to determine the facilities compliance with all environmental regulations and that any deficiencies be corrected.

PETROLEUM STORAGE TANKS

Along the south side of the Goodyear Tire and Rubber Company building (former garage building), three 275 gallon and one 550 gallon above ground storage tanks were observed. These tanks were noted and are described in the 1988 report. Some oil staining of the soils was observed between the 550 and two 275 gallon tanks. None of these tanks had secondary containment. All are reportedly used for oil storage (diesel or #2 heating fuel). The tanks are not registered with NYSDEC according to NYSDEC files.

An abandoned above ground No. 6 heating fuel storage tank, reported to be 20,000 gallons in capacity is partially located within the building and adjacent to the boiler room. Its size is unknown and it was not able to be determined if there is any oil left in the tank.

Along the north and northeast corner of the Goodyear Building are five or six vents for underground tanks. Five to six fill covers were noted in the parking area north of the building,

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near the unused pump island. These tanks were noted in the 1988 report. During the 1988 ESA, 3-1/2 to 5 inches of water with a fuel odor was observed in two tanks and one tank was observed to be dry. Based on the layout of the fillports there appears to be three tanks, but based on the number of vents observed along the entrance of the Goodyear Building there may be six tanks present.

Since the 1988 report, an additional underground tank has been identified at the subject site. The tank is located along the east side of the main site building, south of the loading docks and immediately east of the Boiler Room. This tank was reportedly used for gasoline storage and is reportedly a 1,000 gallon tank. The tank is not in use and has reportedly not been used for years. The age of the tank is not known; nor is it known if anything remains in the tank.

Whenever the owner of a petroleum storage facility stores in excess of 1100 gallons, the tanks need to be registered with NYSDEC. Since the total capacity of petroleum storage at the facility is greater than 1,100 gallons, all petroleum tanks are required to be registered with NYSDEC in accordance with 6 NYCRR Part 612. This includes the 3-275 gallon and 550 gallon above ground tanks along the south wall of the Goodyear Site Building since it is our understanding that they are owned by Exchange Street Associates/First Prize Center. Secondary containment is only required for above ground tanks over 10,000 gallons in capacity, tanks which could reasonably be expected to discharge petroleum to the waters of the State, or for tanks where it is deemed necessary by NYSDEC. It is recommended that all the petroleum storage tanks at the facility be registered with NYSDEC and that NYSDEC be contacted to determine if they are requiring secondary containment on any above ground tanks still in use.

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Since the total capacity of above ground storage tanks owned by Exchange Street Associates/First Prize Center exceeds 1320 gallons, the First Prize Center facility is required by 40 CFR Part 112.1(d) to have a Spill Prevention Control and Countermeasure (SPCC) plan in place. It is recommended that the SPCC plan be generated.

It is also recommended that the abandoned above ground No. 6 fuel oil tank adjacent to the Boiler Room and that the abandoned underground storage tanks be properly closed in accordance with 6 NYCRR Part 613.9, since they are presently not in compliance with the referenced regulations. The regulations require that NYSDEC Region 4 Spill Response Section be notified that the tanks are out of service and are to be closed; that petroleum contaminated liquid and any sludge in the tanks be removed, transported by a 6 NYCRR Part 364 transporter, and disposed of at a TSDF permitted to take this type of waste; and that the tanks and associated piping then be purged of any vapors, and closed by filling all the voids with an inert material or the tanks removed (underground tanks).

It is noted that tanks that are temporarily out of service are still subject to the requirements of 6 NYCRR Part 612 and Part 613 including registration, tightness testing, inspection, and reporting requirements. It is therefore recommended that Exchange Street Associates/First Prize Center comply with the referenced requirements until the tanks are permanently closed.

To the east of the Goodyear Building are two skid mounted 1,000 gallon petroleum storage tanks. These tanks are leased from King Fuels by Goodyear Tire and Rubber Company and have been used to store diesel fuel and gasoline. Only the diesel fuel tank is currently in use. Neither of the tanks had secondary spill containment. The Goodyear site contact indicated that they were going to have the unused gasoline tank returned to

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King Fuels, and he was not sure if the tanks were registered with NYSDEC.

It is also recommended that Goodyear Tire and Rubber Company register their 2-1,000 gallon above ground fuel storage tanks in accordance with 6 NYCRR Part 612. If the empty gasoline tank is returned to King Fuels then the total capacity of petroleum storage at Goodyear would be less than 1100 gallons and not subject to the requirements of 6 NYCRR Part 612. (i.e. tightness testing, registration, design requirements, etc.)

TRANSFORMERS

Four (4) transformers are located in a fenced in area on the southwest side of the main building. Three (3) are currently used according to Mr. Perry Kleinhans and one is a spare. During the 1988 ESA it was reported that the transformers on-site were serviced on September 24, 1988 by General Electric Industry Sales & Service Company. Field screening of the transformers' dielectric fluid for PCBs was conducted by GE personnel using the Clor-N-Oil PCB screening kit for 0-50 ppm. According to Mr. Myron Susko of GE, a concentration of 50 ppm of PCBs in the dielectric fluid was obtained for all the transformers. He indicated additional samples were taken and sent to GE's Pittsburg laboratory for confirmation of the field tests by laboratory analysis.

During the ESA Update, Mr. Ken Hank of General Electric Company was contacted and he indicated that the samples were never analyzed in the laboratory to confirm the PCB concentrations obtained during the field screening, per the clients request.

During the ESA Update site visits the following was observed: the gate to access the transformers was locked; no staining of soil around the transformers was visible from outside the fenced

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area; and no PCB labels/markings were observed on the transformers or on the fence surrounding the transformers.

Since the field tests showed 50 ppm of PCBs present in the dielectric fluid and no laboratory testing was conducted to refute the field results, the transformers should be at a minimum treated as PCB containing transformers (PCBs \geq 50 ppm and $<$ 500 ppm) in accordance with 40 CFR Part 761.3; the transformers and surrounding fence properly labeled and marked in accordance with 40 CFR Part 761.4(a) and (j); and the transformers managed in accordance with 40 CFR Part 761.

ASBESTOS CONTAINING MATERIALS

Based on the asbestos-containing material survey conducted and presented in C. T. Male Associates report entitled "Asbestos Containing Materials Survey Report, First Prize Center", dated revised December 20, 1988, there is ACM present at the First Prize Center site in the main building, outside the main building, and in the former wastewater treatment plant building in the form of thermal asbestos insulation on piping, on the boilers, on the boiler breaching, on tanks in the boiler rooms, and on the abandoned No. 6 fuel oil storage tank; as asbestos transite board; and as asbestos vinyl floor tiles. The majority of all the thermal systems ACM present is damaged or exposed to some degree either from age, contact, nicks, dents, moisture, water, dripping fluids, repairs or penetrations; even the insulation in good condition is exposed at the ends of sections of insulation and where it passes through walls. The majority of the piping insulated with the asbestos containing insulation is no longer in use. The boilers, tanks, and boiler breaching with asbestos insulation in the boiler rooms (Rm. 105 and 106) are also not in use.

Presently no State or Federal regulations require that asbestos containing materials be removed or abated in buildings other

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that in schools (K-12). EPA does plan to expand the asbestos in school regulations (ASHERA) to other commercial and industrial facilities, but not for 1-2 years. Presently any facility containing asbestos must comply with NYS Industrial Code Rule 56 (12 NYCRR Part 56) though, when any abatement work is done around the asbestos containing materials; and the OSHA Regulations (29 CFR Part 1926.58) dealing with worker protection. In other words, any disturbance of friable asbestos, removal, repairs, encapsulation, enclosure, application etc. of ACM (friable or non-friable) must be conducted by trained individuals with a valid asbestos handling certificate, and in accordance with the above referenced regulations. Presently the OSHA standard for airborne asbestos is 0.2 fibers per cubic centimeter. OSHA requires that a medical monitoring program be instituted if the level of airborne asbestos is 0.1 fibers per cubic centimeter and that the proper personal protection equipment (air purifying respirator) be worn by workers when the level of airborne asbestos exceeds 0.2 fibers per cubic centimeter. Additional protection is needed as the level of airborne asbestos increases.

According to information received from Realty Assets, Inc. approximately 47% of the asbestos containing insulation on piping and fittings (excluding that present in the Boiler Room) has been removed and that approximately 20% (excluding the Boiler Room) of other thermal systems insulation has been removed as of April 3, 1990. ACM abatement conducted to date was performed by Midstate Industries, Ltd. a NYS Department of Labor licensed asbestos abatement contractor (AC-90-0661 expires 6/30/91). According to Mr. Mike Lucey, owner of the company, the ACM was disposed of at the Seneca Meadows, Inc. landfill located in Waterloo, New York, a landfill permitted to accept asbestos waste. The asbestos waste was transported to the landfill by Tri-Den of Schenectady, New York, a 6 NYCRR Part 364 permitted asbestos waste transporter. Air monitoring laboratory

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analyses reports were not available for review. A copy of the asbestos waste transportation and disposal document is enclosed in Appendix E.

C. T. Male Associates personnel were not present during the asbestos abatement.

The recommendations presented in our ACM Survey report are still valid for the ACM that remains in the building and are as follows:

1. It is recommended that the areas of significantly damaged insulation be removed and the areas of minor damage be repaired in accordance with OSHA (29 CFR Part 1926.58), NIOSH, USEPA (40 CFR 61, Subpart M) and 12 NYCRR Part 56 (NYS Industrial Code Rule 56) regulations by a NYS Department of Labor licensed asbestos removal company; and dispose of it in accordance with 6 NYCRR Part 360 regulations at a landfill or other disposal facility permitted to take asbestos waste. The asbestos will need to be transported by a 6 NYCRR Part 364 permitted industrial waste transporter.
2. In conjunction with the above recommendations, if all the ACM is not removed, we recommend that Exchange Street Associates, Ltd. develop an operation and maintenance (O & M) program that focuses on 1) alternating applicable workers to the location of all remaining ACM, proper personal protective measures to be taken, and procedures to be followed when working in the area of the ACM; 2) conducting inspections of the ACM once all repairs have been made to assure continued integrity of the protective jackets and ACM to prevent fiber releases; and 3) alerting the applicable building occupants to the locations of all remaining ACM so that the ACM is not inadvertently damaged

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by contact, and the occupants potentially subjected to fiber releases.

3. That during and at completion of the abatement work (repairs, removal, etc.) the project area be inspected by an EPA and NYS Department of Labor certified asbestos inspector to assure the work is being and has been satisfactorily completed in accordance with the applicable regulations, and abatement plans and specifications.
4. That pre-abatement; air sampling during abatement; and aggressive air sampling and analysis at completion of the abatement work be conducted in accordance with NIOSH and EPA methods as required by 12 NYCRR Part 56. The abatement work is not considered complete until the clearance air monitoring results are less than the New York State Industrial Code Rule 56 standard of 0.01 fibers per cubic centimeter or background level prior to abatement, whichever is greater.

5.0 CLOSING

The information presented in this report is limited to the investigation conducted and described, and is not necessarily all inclusive of conditions present at the subject site. It is noted that no additional subsurface investigations since the 1988 report were conducted as part of this ESA update.

If you have any questions regarding this report please contact Liz Rovers or Dave Roecker at (518) 785-0976.

Respectfully submitted,

C. T. MALE ASSOCIATES, P.C.

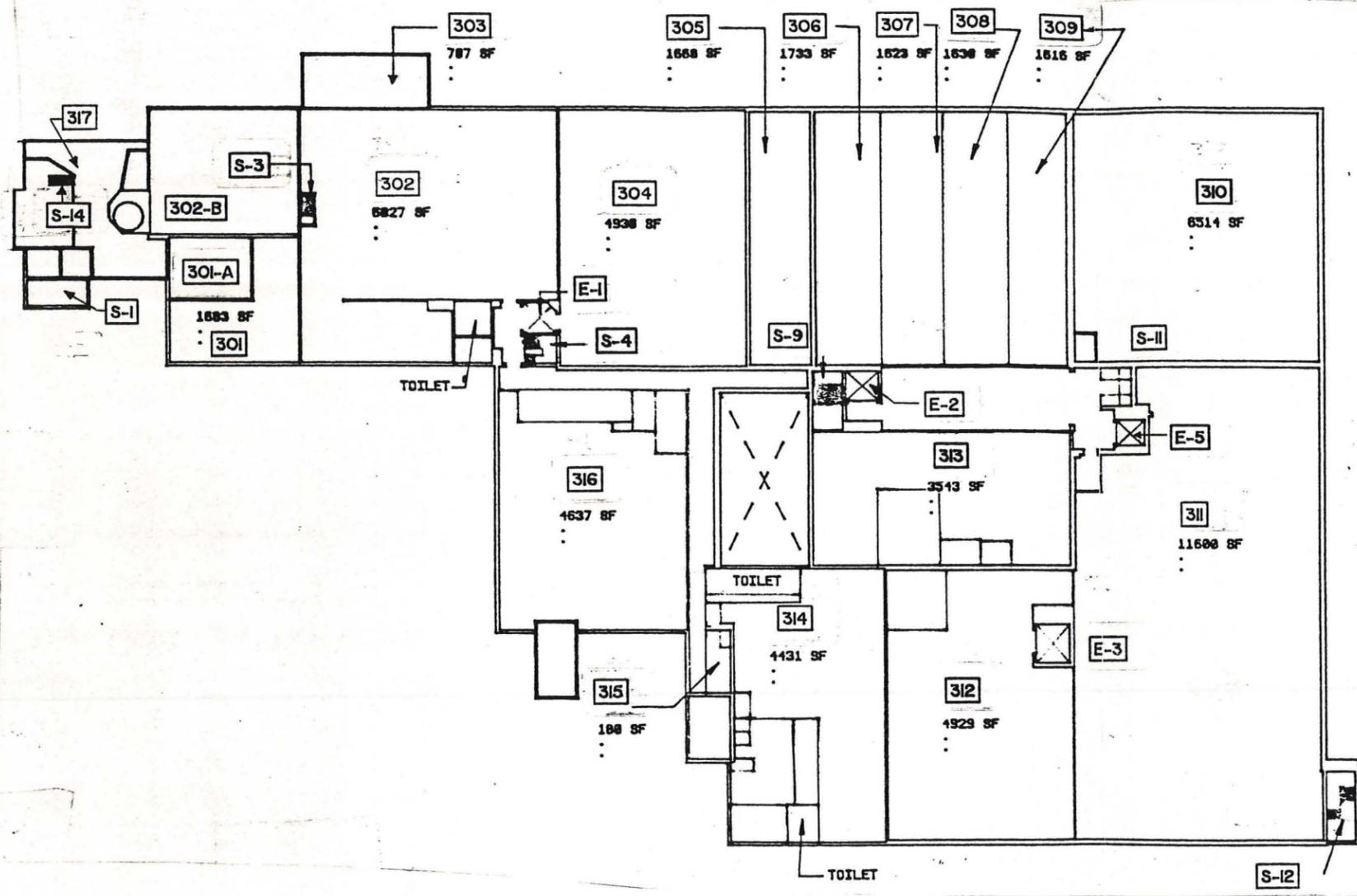
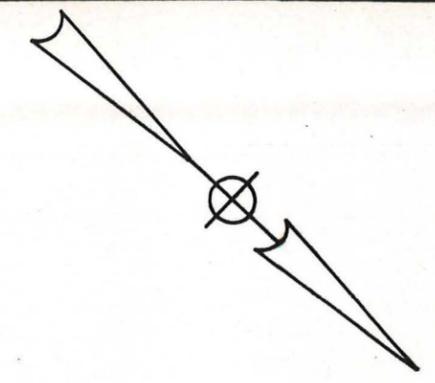
Kim L. Baines
Environmental Scientist

Report reviewed and approved by:

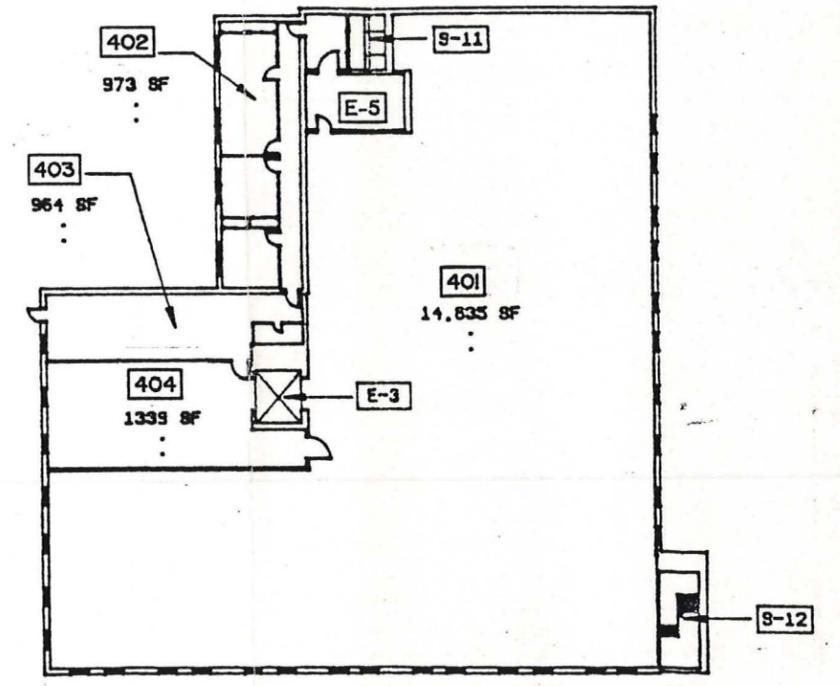
David W. Roecker, P.E.
Department Head, Environmental Engineering

KLB/ps

APPENDIX A
DRAWINGS/FIGURES



THIRD FLOOR



FOURTH FLOOR

FIGURE I- THIRD & FORTH FLOOR PLANS
MAIN BUILDING

MAP REFERENCE
EXISTING FLOOR PLANS OF THE
FIRST PRIZE INDUSTRIAL CENTER
76 EXCHANGE STREET
BY CORNERSTONE ARCHITECTURAL SERVICES
GARY E. ROOSA, ARCHITECT
TROY, NEW YORK, 12180 (518) 274-1102
DATED FEBRUARY 11, 1987

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**FIRST PRIZE CENTER
PHASE I ENVIRONMENTAL
SITE ASSESSMENT UPDATE**

TOWN OF COLONIE / CITY OF ALBANY | ALBANY COUNTY N.Y.

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Laboratory Services Computer Services

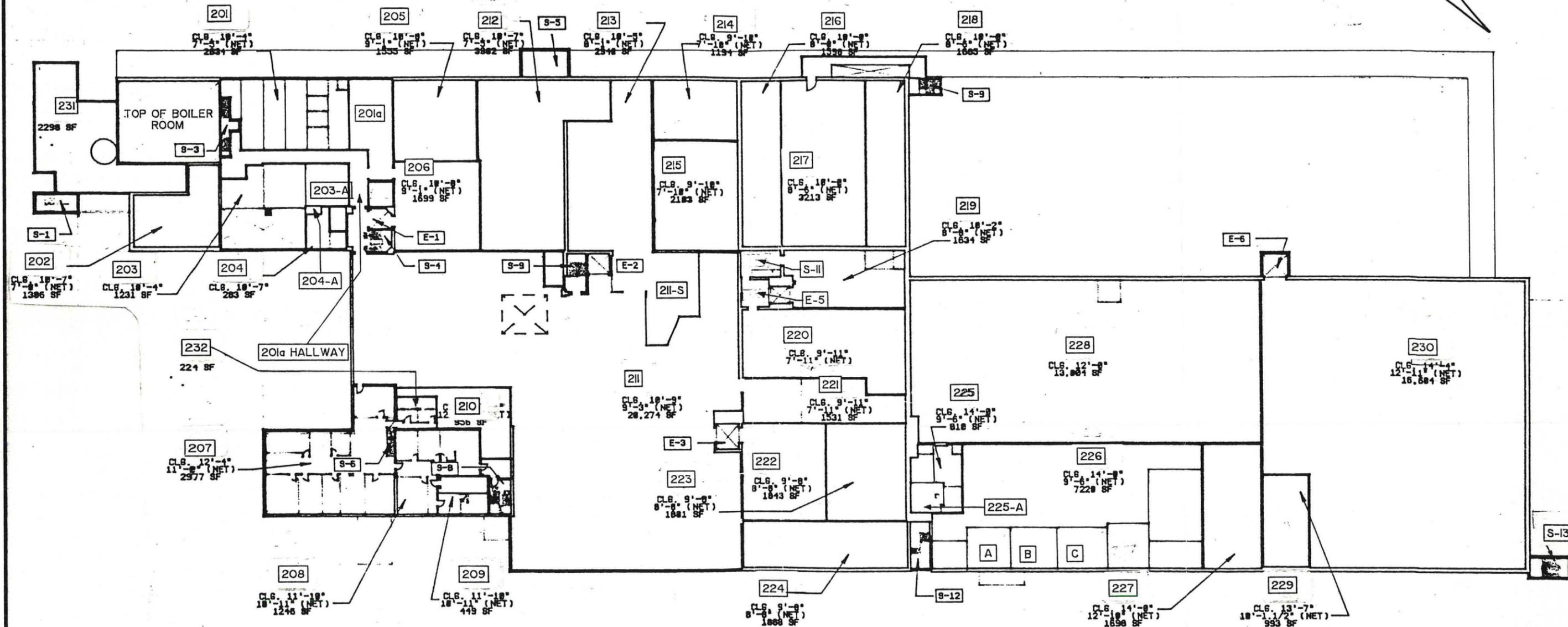
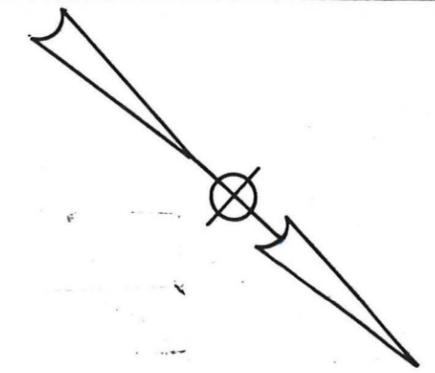







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FIGURE 2 SECOND FLOOR PLAN - MAIN BUILDING

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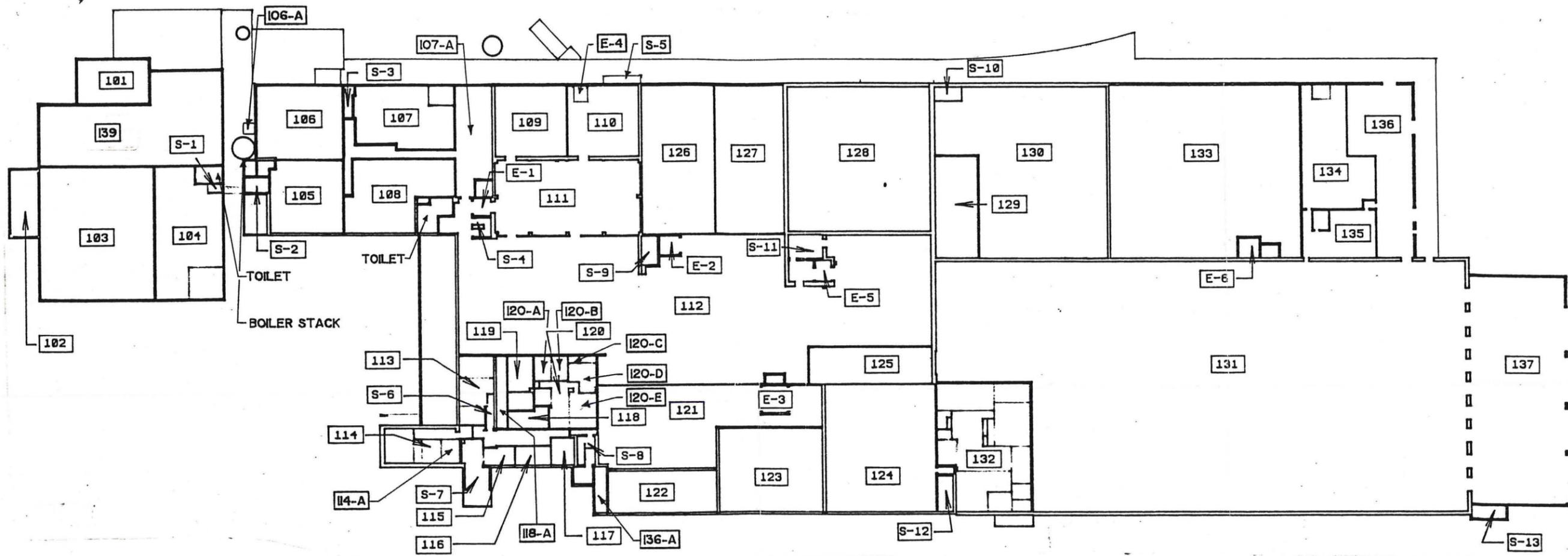
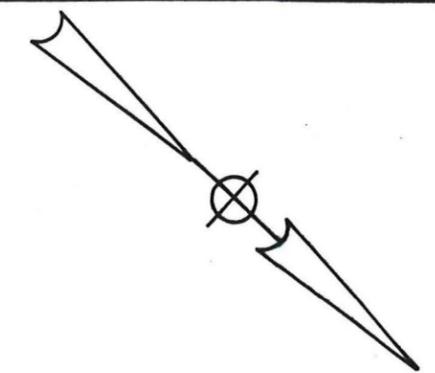


FIGURE 3 - FIRST FLOOR PLAN
MAIN BUILDING

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EXISTING FLOOR PLANS OF THE
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SITE ASSESSMENT UPDATE**

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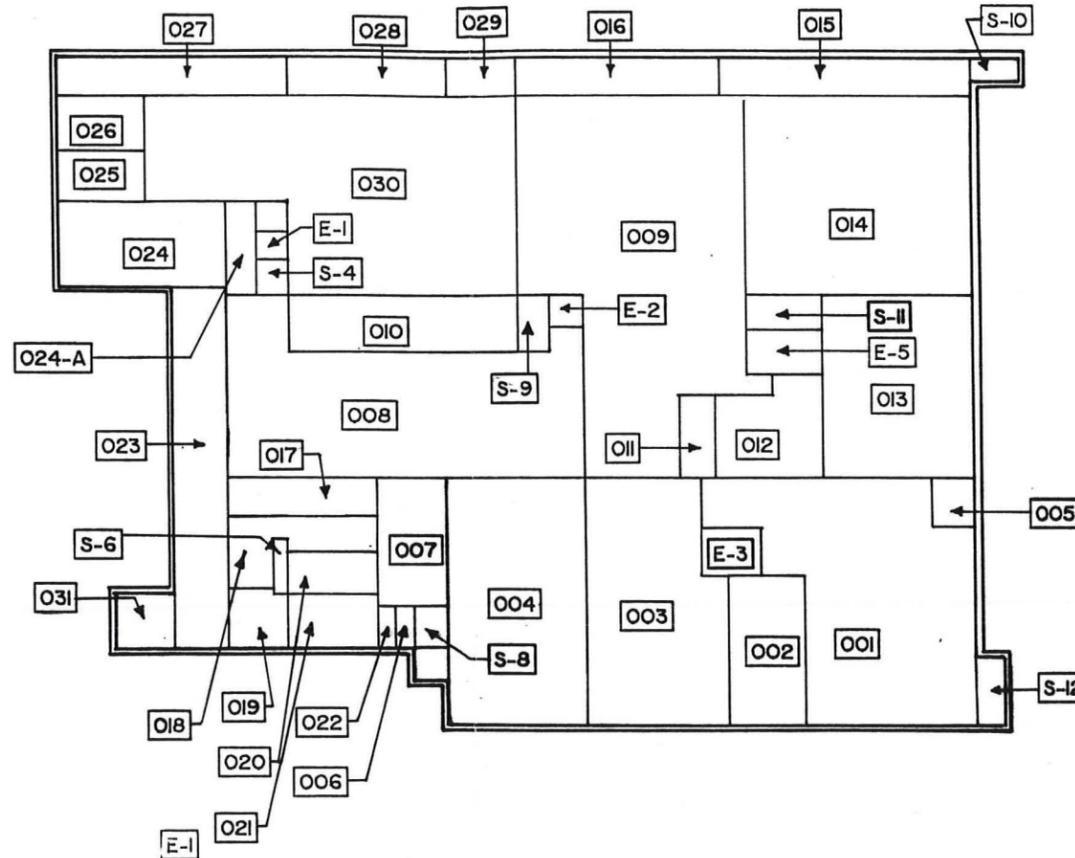
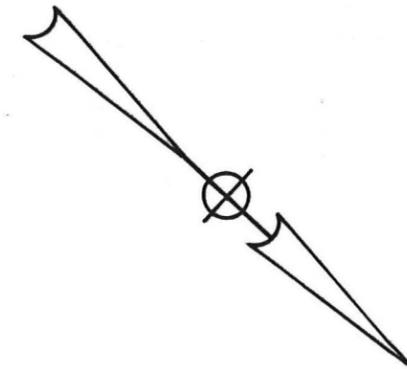


FIGURE 4 - SCHEMATIC OF BASEMENT FLOOR PLAN
MAIN BUILDING

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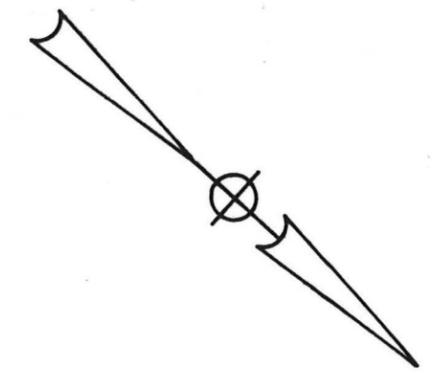
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Reviewer:	Appr. by:		DATE: JULY 1990	

FIRST PRIZE CENTER PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE	
TOWN OF COLONIE / CITY OF ALBANY	ALBANY COUNTY N.Y.
C. T. MALE ASSOCIATES, P.C. 50 Century Hill Drive, P.O. Box 727, Latham, NY 12110 (518) 785-0976	
Engineering Surveying Architecture Landscape Architecture Laboratory Services Computer Services	
SCALE: NONE	PROJ. NO. 90.3039 SHEET 5 OF 6 DWG. NO. 90-393

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
7209 SUBDIVISION 2 OF THE NEW YORK STATE
EDUCATION LAW.

BRUNING 44-232 70996



GOODYEAR TIRE & RUBBER CO. BUILDING

MAP REFERENCE
 EXISTING FLOOR PLANS OF THE
 FIRST PRIZE INDUSTRIAL CENTER
 76 EXCHANGE STREET
 BY CORNERSTONE ARCHITECTURAL SERVICES
 GARY E. ROOSA, ARCHITECT
 TROY, NEW YORK, 12180 (518) 274-1102
 DATED FEBRUARY 11, 1987

© 1990
 C.T. MALE ASSOCIATES, P.C.

FIGURE 5 - GOODYEAR TIRE & RUBBER CO. BUILDING

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 EDUCATION LAW.

DATE	RECORD OF WORK	Drawn	Check	Appr.
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Designer: _____ Checker: _____ Drafter: *MJA*
 Reviewer: _____ Appr. by: _____

**FIRST PRIZE CENTER
 PHASE I ENVIRONMENTAL
 SITE ASSESSMENT UPDATE**

TOWN OF COLONIE / CITY OF ALBANY | ALBANY COUNTY N.Y.

C. T. MALE ASSOCIATES, P.C.
 50 Century Hill Drive, P.O. Box 727, Latham, NY 12110
 (518) 785-0976

Engineering Surveying Architecture Landscape Architecture
 Laboratory Services Computer Services

DATE: JULY 1990 | SCALE: NONE | PROJ. NO. 90.3039 | SHEET 6 OF 6 | DWG. NO. 90-393

BRUNING 44-232 70996

APPENDIX B
PHOTOGRAPHS

C.T. MALE ASSOCIATES, P.C.

LOG OF PHOTOGRAPHS

<u>PHOTOGRAPH NO.</u>	<u>DESCRIPTION</u>
1	Main site building from west side.
2	Goodyear building from north side showing one or two underground tank vents on building.
3	Northeast corner of Goodyear building showing area of underground storage tanks.
4	Southwest corner of site toward Evergreen Road overpass.
5	Two 1,000 gallon above ground storage tanks on east side of Goodyear building.
6	Drum storage on east side of Goodyear building.
7	Northeast corner of Goodyear building showing 4 underground tank vents on building.
8	Three of the underground storage tank fill covers on north side of Goodyear building.
9	Former cement plant area.
10	Area of 1,000 gallon UG gasoline storage tank on east side of main site building. (Tank fill opening near left corner of machine bucket).
11	Drums stored on roof at MidState Industries off of the fourth floor.
12	5 gallon pails still present in Room 221.
13 - 14	Drums still present in main site building section of Room 203A.
15 - 16	Drums still present in main site building Room 026.
17 - 20	Area of former Hogpen building showing debris piles on slab and filling area to the south of the slab.
21	Kendall Trucking waste oil drum storage area west of garage bay adjacent to transformer cage on west side of main site building.

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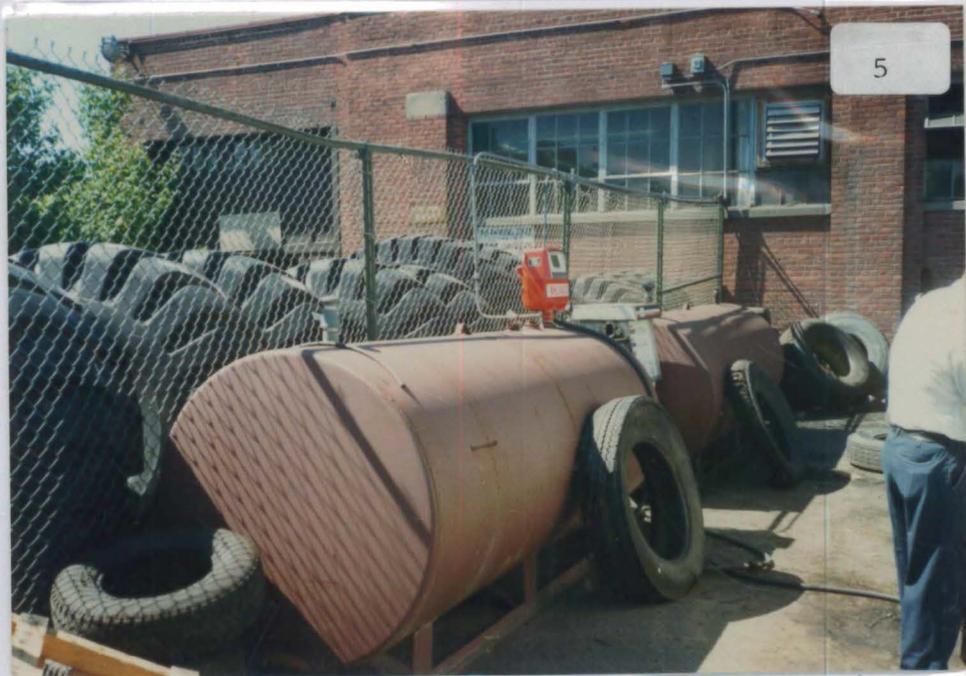
- 22 - 24 Drum storage area (used by John's Truck Repair) at southwest corner of Goodyear building.
- 25 - 28 Four above ground storage tanks on south side of Goodyear building (Photo 28 shows staining on ground between 3 of these tanks).
- 29 - 30 Large steel pipes in ground off south end of Goodyear building.
- 31 - 32 Drum storage on west side of Beltrone Construction Building (Photo 32 shows sloppy waste oil drum use).
- 33 - 34 Filled area on southwest corner of site.
- 35 - 36 Filled area along south side of Hogpen building foundation.
- 37 - 40 Fill piles along West Side Road, and west of main site building. Photos 39 and 49 show one of these fill piles with oil contaminated soil, an abandoned above ground storage tank, and C & D debris waste materials.
- 41 - 44 Metal debris, drums, abandoned storage tanks and junk automobiles stored on foundation of former Hogpen building.
- 45 - 47 Drums and an abandoned tank west of the former wastewater treatment building.
- 48 A pipe with suspect asbestos containing material insulation dumped with scrap metal from former Hogpen building foundation.
- 49 Former incinerator slab in northwest corner from site, where drums were stored by Domermuth Environmental Services for disposal. Oil staining is evident on east side of concrete slab.
- 50 - 51 Excavation where oil contaminated soil was removed by Domermuth Environmental Services after drums were spilled by vandals.
- 52 Contaminated soil pile south of concrete slab.
- 53 - 54 Contaminated soil pile and 10 drums north of concrete slab. Drums and soil pile were stored here after drum spill incident. Photo shows 7 of 10 drums tipped over.

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- 55 Drum of waste grit blasting material, and
 small soil area excavated by Domermuth
 Environmental Services.

- 56 Destroyed monitor well on northwest corner of
 site property.







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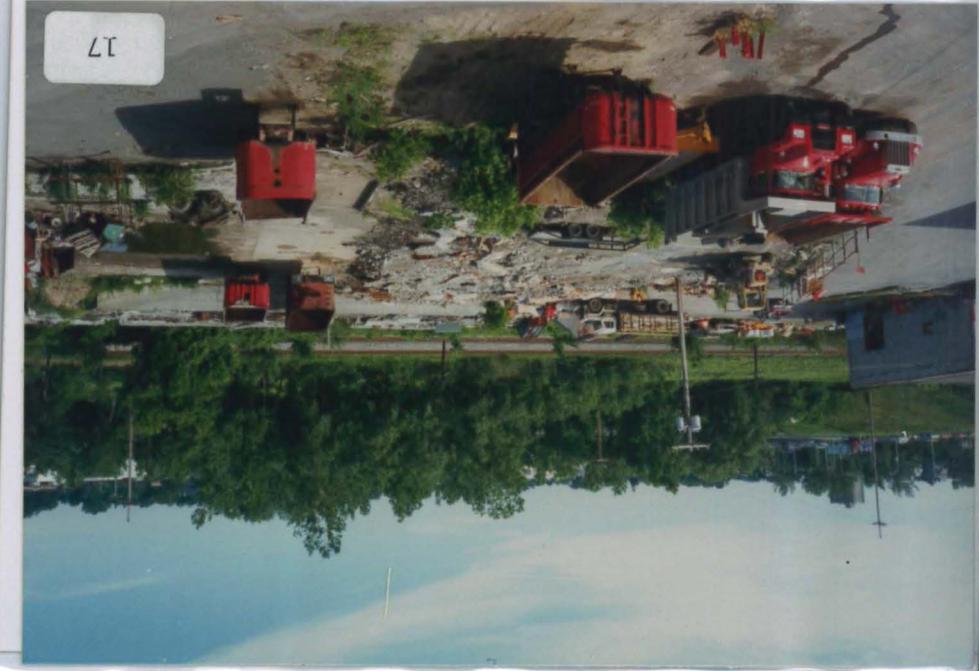
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C.T. MALE ASSOCIATES, P.C.

APPENDIX C

REFERENCES

C.T. MALE ASSOCIATES, P.C.

LIST OF PEOPLE/AGENCIES CONTACTED

1. Mr. Percy Kleinhans Maintenance representative of Realty Assets, Inc.
2. Mr. Frank McGowan Former Tobin First Prize, Inc. employee.
3. Mr. Joe Zumbo Attorney for Industrial Development Agencies
4. Mr. Steven Lukowski Albany County Department of Health
5. Mr. Tim Murphy Albany County Sewer District
6. Lt. Howard Cellery Albany County Fire Prevention
7. Mr. Jim Googas Director of Albany County Code Enforcement.
8. Mr. Joe Conors Albany County Building Inspector
9. Mr. John Reardon Town of Colonie Department of Engineering & Planning
10. Mr. Curnis Zilge Town of Colonie, Deputy Attorney
11. Mr. Eric Hamilton NYSDEC Region 4 Division of Hazardous Waste
12. Mr. Jack Aversa NYSDEC Region 4 Bulk Storage Files
13. Mr. Irving Bonsel NYSDEC Region 4 Division of Solid Waste
14. Mr. Thomas Sperbeck NYSDEC Region 4 Division of Water, Regional Spill Investigator
15. Ms. Pam Bentien NYSDEC Region 4 Division of Water, Spills Response
16. Mr. Ed Greene NYSDEC Region 4 Division of Air Quality
17. Mr. Fred Severs NYSDEC Region 4 Division of Water

C.T. MALE ASSOCIATES, P.C.

- | | | |
|-----|----------------------|--------------------------------------|
| 18. | Mr. Walter Lotz, Jr. | Realty Assests, Inc.
Site Contact |
| 19. | Mr. Mike Lucey | Midstate Industries, Ltd. |
| 20. | Mr. Ernie Zeigler | Goodyear Tire & Rubber
Company |
| 21. | Mr. Bill Wujcik | Goodyear Tire & Rubber
Company |
| 22. | Mr. Ken Hank | General Electric Company |

C.T. MALE ASSOCIATES, P.C.

LIST OF MAPS AND PUBLICATIONS REVIEWED

1. NYSDEC Region 4 list of action and closed spill files since September of 1988.
2. NYSDEC Division of Hazardous Substance Regulation, "Report on the Generation of Hazardous Waste in NYS," dated December, 1988.
3. NYSDEC Division of Hazardous Waste Remediation's "Inactive Hazardous Waste Disposal Site in NYS," Volume 4, updated 1989.
4. U.S. Environmental Protection Agency, Office of Emergency and Remedial Response, CERCLIS list of potential hazardous waste sites in New York State, 1989.
5. U.S. Environmental Protection Agency, Office of Emergency and Remedial Response, "National Priority List" of hazardous waste sites in the U.S., 1989.

C.T. MALE ASSOCIATES, P.C.

APPENDIX D

DRUM MATERIAL WASTE REMOVAL DOCUMENTS

SHIPPING DOCUMENT

TO BE USED FOR: Virgin Product, non-hazardous industrial wastes, & characteristic hazardous waste destined for Cibro Petroleum.

Characteristic hazardous waste to Cibro exempt from manifesting
NYS DEC Region IV 10-8-86

DATE 8/29/89

SHIPPER:

Name Reatty Assets / First Prize Center
 Street Exchange St
 City-State West Albany, NY

LP# _____
 LD# _____

TRANSPORTER:

Name Domermuth Environmental Services
 Street PO Box 62
 City-State Clarksville, NY 12041

SP# # 250
 SD# _____

DESTINATION:

Name King Fuels
 Street _____
 City-State Rensselaer, NY

JOB# _____

DRIVER Mark McMillan

VEHICLE: 4000

U.S. DOT Description	Quantity	Gallons
Waste Flammable Liquid N.O.S. UN1993	1	
Waste Oil N.O.S. Combustible Liquid NA1270	1	1100 gallon
USE UN1993 for Gasoline & Water USE NA1270 for Oil & Water		
Landfill Descriptions	Quantity	Yards
Gasoline Soaked Dirt/Debris		
Oil Soaked Dirt/Debris		
Other - Explain		
PRODUCT	Quantity	Gallons
Fuel Oil Combustible Liquid NA1993		
Gasoline Flammable Liquid UN1993		

APPENDIX E

**ASBESTOS TRANSPORTATION
AND DISPOSAL DOCUMENTS**

49

SENECA MEADOWS INC.
PO BOX 65 1786 SALCMAN RD.
WATERLOO, NEW YORK 13165 (315) 539-5624

TICKET NO. 82689

-----TRUCK-----
NUMBER: TRID
ID: 85

-----ACCOUNT-----
TRID - TRI-DEN
968 FRANCIS AVE.
SCHENECTADY,
NY 12303

COMMODITY: ASCY - CYDS ASB \$ 60.00
RATE: \$ 0.00 per load plus \$ 60.00 per CYDS above 0.00 CYDS

NOTE:

MESSAGE:

PIT: -

WEIGHT SOURCE
GROSS
TARE 1
TARE 2
NET

TIME DATE
07:46 04/07/89
/ /
/ 40.00 CYDS
49

-----AMOUNT-----
\$ 2,400.00
Tax 0.00
TOTAL DUE \$ 2,400.00

Weighmaster - 450042DB

Driver

