Former ALCO Site

Brownfield Cleanup Project

Groundwater Suppression and Product Recovery System Site Specific Work Plan

City of Schenectady

New York State
Brownfield Cleanup Program
Site Nos. C447042, C447043, and C447044

Prepared For

Maxon ALCO Holdings, LLC

220 Harborside Dr., Suite 300
Schenectady, New York 12305

April 2025

Barton&Loguidice

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Schenectady County, New York

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Maxon ALCO Holdings, LLC
220 Harborside Dr., Suite 300
Schenectady, New York 12305

Prepared By:

Barton & Loguidice, Inc.
10 Airline Drive, Suite 200
Albany, New York 12205

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1.0 INTRODUCTION

This project-specific Groundwater Suppression and Product Recovery Work Plan has been prepared to aid in the development and construction of the proposed groundwater suppression and product recovery system, located on Harborside Drive in Schenectady, New York. The Site is identified as the ALCO Site (Property or Site) and historically known as the Nott Street Industrial Park. The Site was formerly remediated through the New York State Department of Environmental Conservation's (NYSDEC) Brownfield Cleanup Program (BCP), and is referenced as Site Nos. C447042, C447043, and C447044 (Attachment 1). In 2010, after purchasing the property, the Volunteer (Maxon-ALCO Holdings) divided the Property into three parcels: Parcel A (C447042), Parcel B (C447043), and Parcel C (C447044), (see Attachment 1) and each Parcel was deemed eligible for the BCP and subject to separate Brownfield Cleanup Agreements (BCA).

The location of the proposed project will be situated on Parcel B (Attachment 1). The project area currently consists of a grass area adjacent to a paved parking lot and a sidewalk pathway leading to the Mohawk Harbor. Remedial action programs were implemented during site development at the former ALCO industrial site to remove encountered areas of petroleum. The site remedy included the placement of soil cover systems above site soils harboring residual petroleum compounds. Periodic occurrences of petroleum sheens to the harbor surface from the DS-1 stormwater outfall have been observed during periods of intense rainfall and/or Mohawk River level fluctuations. In order to remedy the seepage of petroleum products into the stormwater system, Maxon-ALCO Holdings intends to install a Groundwater Suppression and Product Recovery System adjacent to the DS-1 structure. Installation of the proposed Groundwater Suppression and Product Recovery System will promote a more aggressive extraction of residual petroleum product from the groundwater surface. Accumulated product on the groundwater surface within the recovery well will be removed with a passive skimmer and groundwater pumped from the base of the recovery well and will be directed towards an oil-water separator for direct discharge to the City of Schenectady sanitary sewer.

The NYSDEC approved Site Excavation Work Plan, Revised September 2015 (Exc-WP) was included in the approved 2016 Site Management Plan (SMP), and was preceded by Remedial Investigation (RI) and Supplemental Remedial Investigation (SRI) Reports, which characterized impacts at the site resulting from historical industrial usage, and a Remedial Work Plan (RWP) and Alternatives Analysis Report (AAR), which evaluated and recommended remedial alternatives for the site. These reports have been reviewed and approved by NYSDEC in accordance with the BCA and the applicable portions of 6 NYCRR Part 375.

The approved Exc-WP was prepared to provide the procedures that will be followed when remedial and/or development activities require excavation into the existing site soils (Table 1), or that in the future will penetrate the cover soil system. The NYSDEC approved Exc-WP is applicable to ALCO site Parcel B (Site No. C447043, see Attachment 1). This project-specific Groundwater Suppression and Product Recovery System Work Plan was developed using the NYSDEC-approved BCP Site documents, including the approved SMP and Exc-WP for the site. The following sections discuss the procedures and practices to be followed for the Groundwater Suppression and Product Recovery System project and supplement the approved Exc-WP for the site.

2.0 IMPLEMENTATION OF EXCAVATION WORK PLAN

This project specific Groundwater Suppression and Product Recovery System Work Plan is provided to the Department in addition to the NYSDEC approved Exc-WP, and describes, in detail, how supplemental procedures and practices to the approved Exc-WP will be implemented during construction of the groundwater suppression and product recovery system. This work plan also addresses green and sustainable remediation best management practices (BMPs).

2.1 Notification

As a change from the Exc-WP and specific for this Groundwater Suppression and Product Recovery System Work Plan, at least 2 business days prior to the start of intrusive work that will entail penetrating into the existing site soils (below the cover system, or prior to placement of cover soils), or that in the future will penetrate the cover soil system and expose underlying residual contamination, the site owner, or their representative, will notify NYSDEC. Currently, this notification will be made to:

Matthew Dunham, P.E.
Project Manager
1130 North Westcott Road
Schenectady, New York 12306-2014

Notification will be made by the Qualified Environmental Professional (QEP) or person under direct supervision of the QEP, provided by Barton & Loguidice, whose role is to administer this site-specific Groundwater Suppression and Product Recovery System Work Plan.

During active phase excavations, soil excavation notifications will be performed in accordance with the NYSDEC-approved SMP and Exc-WP. A variety of excavations will occur both above and below the demarcation layer as described below.

2.1.1 Excavations

Excavation depths will vary during the construction of the remedial system and will include some entirely above the demarcation layer, and some extending to and below the demarcation layer. A summary of anticipated excavation areas and associated fill materials are provided in Table 1.

In general, subsurface excavation anticipated to extend below the demarcation layer will include, but not be limited to sanitary sewer and electrical conduits, groundwater recovery well with manhole structure, and oil-water separator structure. Excavations performed above the existing demarcation layer will include, but not be limited to electrical improvements.

Soil cover materials removed from excavations above the demarcation layer will be segregated and staged while awaiting results of soil characterization testing to determine options to allow for reuse on/offsite, or for proper off-site disposal. Reuse of

cover soil materials will require characterization testing by B&L QEP for the following suite of analysis: per- and poly- fluoroalkyl substances (PFAS), 1,4-dioxane, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), poly-chlorinated biphenyls (PCBs), metals, pesticides, and herbicides. Soil characterization testing must meet Part-375 Restricted Residential SCOs (RRSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs), to be acceptable for onsite reuse.

Excavations of materials from below the demarcation layer will be field screened by a B&L QEP and segregated into soil stockpiles, separate from the excavated cover materials (above the demarcation layer) described above. Non-impacted soils, based on field screening results, excavated from beneath the demarcation layer may be managed separately from impacted soils excavated from beneath the demarcation layer to allow for potential on/offsite reuse options for non-impacted material following soil characterization testing. The Site project manager may elect to manage excavated materials below the demarcation layer as impacted soils to be characterized for off-site disposal.

Onsite reuse of non-impacted excavated materials from below the demarcation layer will require characterization testing by a B&L QEP for the following suite of analysis: PFAS, 1,4-dioxane, VOCs, SVOCs, PCBs, metals, pesticides, and herbicides. Soil characterization testing must meet RR and PGW SCOs, to be acceptable for onsite reuse. Soils may be sampled for laboratory analysis throughout the duration of the project to support either onsite reuse, offsite reuse, or disposal at a permitted facility.

Soil screening and stockpile management are further described below.

2.2 Soil Screening and Sampling Methods

2.2.1 Soil Screening Methods

Visual, olfactory and instrument-based soil screening will be performed in accordance with the Parcel B approved Exc-WP. A B&L QEP, or someone under direct supervision of a B&L QEP, will perform visual and photoionization detector (PID) screening of excavated soils. Soils will be segregated into appropriate stockpiles based on PID measurements, visual observations, and excavation locations (i.e., above or below the demarcation layer). For the purposes of this project, a PID screening threshold of 15 ppm or less will be assumed to be non-impacted, and above 15 ppm will be assumed to be impacted materials. Visual and olfactory observations of soil impacts will override the above screening threshold. Testing methodologies are further described below in Section 2.2.2 of this document.

2.2.2 Soil Sampling Methods

Soils may be sampled for laboratory analysis throughout the duration of the project to support either onsite reuse, offsite reuse, or disposal at a permitted facility. Grab samples collected from stockpiled soils will be collected from a minimum six-inch depth

from within the pile. Samples will be collected from perimeter and center of soil piles and will be representative of soil composition. Samples will be collected in general conformance with stockpile sample locations found in Attachment 2. Composite samples will be comprised of five (5) discrete samples, in accordance with New York State Department of Environmental Remediation (NYSDER)-10 section 5.4(e)10(ii). Samples will be collected from the excavator, placed into a stainless-steel mixing bowl, and homogenized. Sampling equipment will be thoroughly decontaminated before/after collection of each sample using an Alconox soap wash and water rinse. After mixing, soils will be placed into glassware provided by the laboratory. Samples will be placed into a cooler with ice, and transported to the laboratory under chain-of-custody protocol. Samples will be analyzed by an Environmental Laboratory Certification Protocol (ELAP) certified laboratory, and analyzed within proper holding times.

2.3 Stockpile Methods

Soil stockpiles will be managed by the contractor as previously specified and in accordance with the approved Parcel B Exc-WP Section 2.3. Separate stockpile staging areas shall be prepared for excavated fill materials and imported off-site fill materials. Additional stockpile areas may be used by the contractor during construction, as necessary.

Material removed from above the demarcation layer is expected to include soils excavated to facilitate construction of a parking lot and utilities. A table describing anticipated Site excavations and estimated quantities of excavated materials is provided as Table 1. Material removed from above the demarcation layer is expected to be managed in a separate stockpile for potential reuse on site following characterization testing meeting applicable SCOs as described above. Materials removed above the demarcation layer will be placed on 10-mil poly sheeting and covered at the end of the day with anchored 10-mil poly sheeting or tarpaulins (Attachment 3A). Soil material excavated from above the demarcation layer will remain segregated from soil excavated below the demarcation layer. In the event that pre-characterization sampling results indicated that this material meets applicable SCOs (PGW and RRSCOs), then stockpiling on poly sheeting and covering with the same will not be required following approval of the material for reuse by NYSDEC.

Soils excavated from below the demarcation layer, including but not limited to: subsurface sanitary and electrical utilities, groundwater recovery well with manhole structure, and oil-water separator will be staged on plastic sheeting, and segregated from soil excavated from above the demarcation. Soil stockpiles of materials excavated from beneath the demarcation layer will be managed in accordance with Parcel B site Exc-WP and NYSDER-10. A B&L QEP, or someone under direct supervision of the QEP, will perform visual and photoionization detector (PID) screening of soils to aid in the segregation of soils and management of soil stockpiles. Materials removed from below the demarcation layer will be placed on 10-mil polyethylene sheeting and covered at the end of the day with anchored 10-mil polyethylene sheeting or tarps (Attachment 3A). Soil material excavated from above the demarcation layer will remain segregated from soil excavated below the demarcation layer.

Stockpiles of contaminated material identified by soil screening with a PID will be segregated in a separate soil pile and placed on 10-mil polyethylene sheeting and kept covered with appropriately anchored polyethylene sheeting or tarpaulins (Attachment 3A). Stockpiles of contaminated materials will be inspected and maintained on a daily basis. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection of NYSDEC.

2.4 Materials Excavation and Load Out

Materials excavation and load out will be performed in accordance with Section 2.4 of the NYSDEC Parcel B approved Exc-WP. Dust control will be provided in accordance with Section 2.15 of the approved Exc-WP.

2.5 Materials Transport Off-Site

Transport of materials will be performed in accordance with Section 2.5 of the NYSDEC Parcel B approved Exc-WP. If required, a truck washing area will be constructed in accordance with Attachment 3B to prevent off-site tracking of material.

2.6 Materials Disposal or Reuse Off-Site

Soil excavated from below the demarcation layer will be handled and disposed of in accordance with Section 2.6 of the NYSDEC Parcel B approved Exc-WP.

Soils may be beneficially reused on or offsite in accordance with 6 New York Code, Rules and Regulations (NYCRR) Part 360.13, based on soil characterization laboratory analytical results. Onsite soil reuse criteria are described in Section 2.1.1 and Section 2.7 of this Site Specific Groundwater Suppression and Product Recovery System Work Plan. Reuse of soil offsite requires sampling of soil by a QEP for PFAS, 1,4-dioxane VOCs, SVOCs, PCBs, metals, pesticides, and herbicides. Notification to the NYSDEC Division of Materials Management (DMM) will be made for soils proposed for offsite reuse, as applicable per NYCRR Part 360 requirements. Soils proposed for reuse offsite will meet applicable NYCRR Part-375 soil cleanup objectives (SCOs).

Disposal facilities selected for the work may include, but not be limited to: Waste Connections, Inc. of Colonie, New York (NYSDEC Waste Management Permit No. 4-0216-00033-00001), or the Green Ridge Landfill of Gansevoort, New York (NYSDEC Waste Management Permit No. 5-4146-00018/00009). Soil characterized for disposal must meet the sampling and analysis requirements of the selected disposal facility, in accordance with the facility's solid waste permit.

2.7 Materials Re-Use On-Site

Excavated existing soils (or in the future, soils below the demarcation layer) proposed for on-site use shall be segregated in stockpiles and in accordance with the requirements presented in Section 2.7 of the NYSDEC Parcel B approved Site Exc-WP. Soil proposed for reuse onsite must be pre-approved by the NYSDEC Division of Environmental Remediation (DER), and meet RRSCOs and PGWSCOs in accordance with 6 NYCRR Part 375 and 6 NYCRR Part 360.

Soils meeting RRSCOs are being considered for reuse on-site as fill, assuming material is suitable as per 6 NYCRR Part 375 and 6 NYCRR Part 360, and has adequate geotechnical characteristics, as determined by the design engineer.

2.8 Fluids Management

Although not anticipated during the construction of the system, liquids to be removed from the site, including excavation dewatering and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with Section 2.8 of the NYSDEC approved Exc-WP. See Attachment 3 for Erosion & Sediment Control Details, including construction of truck washout areas.

2.9 Cover System Restoration

After the completion of soil removal and other invasive activities, the cover system will be restored in a manner that complies with the approved requirements of the Remedial Design, which includes two feet of certified cover material or other approved cover type (concrete, asphalt, structures, etc.).

Excavation and restoration activities will be performed in accordance with this Site Specific Groundwater Suppression and Product Recovery System Work Plan, and consistent with Section 2.9 of the approved Exc-WP. Proposed Final Cover System Areas are presented in the Design Drawings, previously submitted under separate cover.

2.10 Backfill from Off-Site Sources

Prior to importing backfill to the site, a completed "Request to Import/Reuse Fill or Soil (Rev. April 2023)" form will be submitted to NYSDEC DER for approval in accordance with DER-10, Section 5.4(e) and 6 NYCRR Part 360.13. Materials proposed to be imported to the Site are further detailed in Table 1.

Materials proposed for import onto the site will be handled in accordance with Section 2.10 of the approved Exc-WP. NYSDEC requires 10-day notification prior to importing fill material on-site.

As a green remediation measure, the project will look to source materials that do not require additional chemical laboratory testing where possible and practical (i.e., Pea Stone instead of sand, etc.).

Current proposed imported fill sources for the Groundwater Suppression and Product Recovery System may include, but not be limited to:

- Larnard and Sons of Schenectady, New York, a source of NYS DOT approved materials (Mine ID# 40564).
- Callahan Industries, Inc. of Schenectady, New York (Dolomite Products Company, Inc.) a permitted facility (Mine ID# 40506).

Additional imported fill sources and materials may be added as the project moves to construction.

2.11 Stormwater Pollution Prevention

The contractor shall comply with all provisions of the Department of Environmental Conservation SPDES General Permit for Construction Activities (GP-0-25-001). Erosion and Sediment control features and notes are illustrated on Attachment 3.

2.12 Contingency Plan

2.12.1 Underground Storage Tanks (USTs)

If underground storage tanks (UST) or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition. NYSDEC will be notified within two hours of discovery, and a spill will be reported to the NYSDEC Spill Hotline, unless otherwise directed by NYSDEC.

Sampling will be performed as necessary to determine the nature of the material and proper disposal methods. Chemical analysis will be performed according to discussions with NYSDEC.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product released will also be reported to the NYSDEC spills hotline.

The following steps will be used for tank removal, in accordance with 6 NYCRR Parts 611 and 613, and DER-10 Section 5.5:

- Break up and remove the concrete pad overlying the tanks, if present.
- Excavate around the tanks to expose their full length and width. Screen soil as it is removed and place stockpiled soil on a plastic sheet.
- Investigate tank for presence of residual tank fluids. Sample and analyze fluids for analytical parameters required by the disposal facility. Residual tank fluids are to be removed and containerized in drums, or via vacuum truck, for proper disposal in accordance with local, state and federal regulations at a permitted disposal facility.
- Measure vapor concentrations in the tank with a portable meter capable of measuring the specific petroleum vapors in the range of the Lower Explosive Limit (LEL). No cutting will begin until vapor concentrations are below 10% of the LEL. If needed, the tank will be ventilated to reach the necessary limit.

- Determine whether tanks have been filled with solids (e.g., soil, flowable fill). If tanks have been filled with solids, cut and remove the upper part of the tank to access contents. Remove solids from the tank using a backhoe or other appropriate means, and place the solids into lined roll-offs, bermed soil staging areas or other appropriate containers. Sample and analyze solids for analytical parameters required by the disposal facility.
- Cut tanks into workable sections.
- Remove tank sections from the excavation and clean tank interior as needed; contain rinsate.
- Transport tank sections to local scrap yard following NYSDEC inspection and approval.
- Inspect the excavation for indications of tank leakage.
- If impacted soils are encountered, excavated and stockpiled soils will be segregated, and placed on plastic sheeting, bermed to prohibit run-off, and enveloped with plastic sheeting to prevent contact with stormwater.
- Excavation will be continued vertically and laterally until the impacted soils have been removed (with NYSDEC concurrence).
- Backfill the excavation with approved on-site fill, or certified imported fill material.

2.12.2 Free Product/Sheen Observations

The Mohawk Harbor will be monitored during construction by B&L for the presence of sheen that could result from excavation/construction activities. If sheen is noted, an absorbent boom shall be installed by Owner's remediation contractor, to contain observed impacts. The NYSDEC will be notified, as appropriate, should petroleum sheens be observed at the shoreline during construction.

2.13 Odor Control Plan

An odor control plan will be implemented in accordance with Section 2.14 of the approved Parcel B Exc-WP.

2.14 Dust Control Plan

A dust suppression plan will be implemented in accordance with Section 2.15 of the approved Parcel B Exc-WP.

2.15 Community Air Monitoring Plan

A generic Community Air Monitoring Plan (CAMP) is provided in the HASP included as Appendix A of the approved Parcel B Exc-WP. CAMP monitoring will be performed in accordance with the

NYSDEC-approved Parcel B Exc-WP, under the oversight of a B&L QEP. A weekly CAMP summary report will be provided by B&L, and will include: PID measurements, particulate monitoring results, and noted exceedances.

Soils excavated from beneath the demarcation layer will be screened by a B&L QEP, or someone under direct supervision of a B&L QEP, in accordance with Section 2.3 of this Site Specific Groundwater Suppression and Product Recovery System Work Plan. A table describing excavations anticipated beneath the demarcation layer is provided as Table 1. CAMP data will be shared with NYSDEC and NYSDOH weekly, and any exceedances will be reported immediately with cause and resolution provided.

2.16 Green and Sustainable Site Remediation (GSR)

While the NYSDEC's goal is to protect human health and the environment, consideration of the cleanup activities broader impacts on the community and the environment is consistent with the NYSDEC sustainability and Greenhouse Gas (GHG) reduction goals as outlined in NYSDEC policy DER-31 Green Remediation. During implementation of the selected remedy, B&L will implement Green Remediation principals and techniques to the extent feasible including but not limited to:

- Reducing direct and indirect GHG and other emissions through the use of ultra-low sulfur diesel (ULSD) and vehicle idling prohibitions.
- Utilizing equipment that is properly maintained for efficient fuel consumption.
- Reduction of fossil-fuels and emissions using locally sourced fill materials and locally owned soil disposal facilities.
- Reduction in imported fill material quantities by reusing excavated materials onsite where possible and practical.
- Utilizing imported fill materials that do not require additional chemical laboratory testing where possible and practical (i.e., pea stone instead of sand, etc.).
- Minimizing truck traffic by use of onsite fill material.
- Conserving and efficiently reducing waste through the use of lithium-ion rechargeable batteries in CAMP monitoring equipment.
- Integrating the remedy with the Site's end use where possible and encouraging green and sustainable re-development.
- Routine monitoring and maintenance will be performed by the contractor to minimize equipment inefficiencies.
- Beneficial use of stockpiled soil on/offsite, to reduce direct and indirect GHG emissions.

2.17 Project-specific Report

A project specific report will be prepared following construction completion of the Groundwater Suppression and Product Recovery System. The project completion report will include: a project summary, CAMP results, weekly CAMP summaries, completed construction record drawings, photographs, laboratory analytical results, and a summary of issues that occurred during construction. The Site SMP will be updated by B&L to include the Groundwater Suppression and Product Recovery System following completion of the system construction.

Table 1

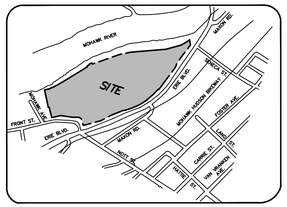
Soil Excavation Areas

Table 1
Soil Excavation Areas
Groundwater Suppression and Product Recovery System Work Plan
Former ALCO Site

Type	Drawing Reference	Above/Below Demarcation Layer?	Description	Estimated Excavation Area (ft^2)	Excavation Depth (ft)	Estimated Excavation Volume (yd^3) Below Demarcation	Estimated Fill Volume (yd^3)	Fill Material Type	Handling Procedure(s)
Subsurface Utility Excavations (Storm Pipe, Electrical Conduits)	C100 - Site Plan, C501 - Details, E101 - Electrical Site Plan	Above/Below	Subsurface utilities will be installed during the construction of the proposed groundwater suppression and product recovery system. Subsurface utilities are expected to be installed in trench excavation with minimum depths of 2 to 4.5 feet below finished grade.	792	3-4.5±	58	101	Subsurface utilities will be backfilled with reuse of approved onsite suitable fill materials or approved imported fill materials that may include granular fill (NYSDOT Type 2 or 4) or imported common fill.	Installation of utilities will involve the generation of excavation spoils of both cover soils (from above the demarcation layer) and generation of potentially impacted soils from below the demarcation layer. Excavated fill materials generated are required to be segregated and stockpiled prior to analytical testing to determine soil reuse and/or disposal options, as per the Groundwater Suppression and Product Recovery Work Plan. Soil stockpiles of material excavated above and below the demarcation layer will be segregated and staged on, and covered with, 10-mil polyethylene sheeting and will be appropriately anchored, as per the Exc-WP.
Subsurface Structures (Groundwater Recovery Well and Manhole, Oil-Water Separator)	C100 - Site Plan, C501 - Details	Above/Below	The system will require installation of a groundwater recovery well with manhole structure and an oil-water separator. The six-inch groundwater recovery well is expected to be installed to a depth of 26 feet below finished grade, and the surrounding manhole is expected to be installed to a depth of 6 feet below finished grade. The oil-water separator is expected to be installed to 8 feet below finished grade. Total depths will be dependent on existing utility depths, utility slope, and finish grade.	264	8-26±	52	68	The recovery well will be backfilled using #0 and #00 Morie Sand Pack. Subsurface structures are expected to be backfilled using compacted size 1a crushed pea stone, R.O.B. Gravel (Type 1), and compacted common fill.	Installation of subsurface structures (manhole, OWS) will involve the generation of excavation spoils of both cover soils (from above the demarcation layer) and generation of potentially impacted soils from below the demarcation layer. Excavated fill materials generated are required to be segregated and stockpiled prior to analytical testing to determine soil reuse and/or disposal options, as per the Groundwater Suppression and Product Recovery System Work Plan. Soil stockpiles of material excavated beneath the demarcation layer will be staged on, and covered with, 10-mil polyethylene sheeting and will be appropriately anchored, as per the Exc-WP.

Attachment 1

Site Plan



VICINITY MAP

MAP NOT TO SCALE

*Construction activities associated with the proposed Mohawk Harbor Large Vessel Dock will be completed by others, and is not addressed by this work plan

MOHAWK RIVER

PARCEL A
Land Area=
898,496 S.F.
20.58± Acres

PARCEL B
Land Area=
1,333,451 S.F.
30.61± Acres

PARCEL C-1
Land Area=
248,141 S.F.
5.7± Acres

PARCEL C-2
Land Area=
13,721 S.F.
0.31± Acres

LANDS N/F OF
S & T OPERATIONS LTD.
L.1796 P.545
Land Area=
107,813 S.F.
2.48± Acres

Land Area=
7,283 S.F.
0.17± Acres

Land Area=
30,020 S.F.
0.69± Acres

P.O.B.
EXCEPTION

OVERHEAD DOCK

P.O.B.
PARCEL A

P.O.B.

P.O.B.
PARCEL C-1

P.O.B.
PARCEL C-2

HARBORSIDE DRIVE

MOHAWK HARBOR WAY

ERIE STREET

RUSH STREET

FRONT STREET

MAXON ROAD

PEEN STREET

PEEN STREET

PARCEL A
Land Area=
896,496 S.F.
20.58± Acres

PARCEL B
Land Area=
1,333,451 S.F.
30.61± Acres

PARCEL C
Land Area=
261,862 S.F.
6.01± Acres

HARBOR AREA
Land Area=
201,594 S.F.
4.67± Acres

HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

STATE OF NEW YORK
DANIEL R. HERSHBERG
LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR
044225

REVISIONS	
REMARKS	DATE
HOTEL IMPROVEMENTS ADDED	8/1/2024

MOHAWK HARBOR
BROWN FIELD PARCELS WITH IMPROVEMENTS
CITY OF SCHENECTADY, SCHENECTADY COUNTY, STATE OF NEW YORK

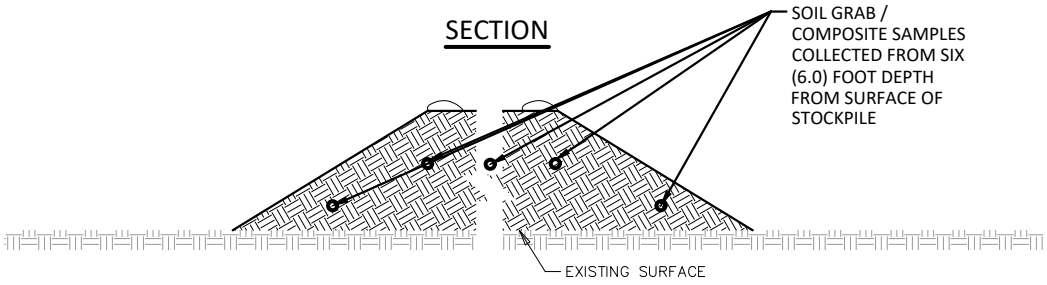
FILE: 240058 | SCALE: 1"=100' | BY: SMcC | CHK: DRH | DATE: 10/27/23 | 240058-1.DWG

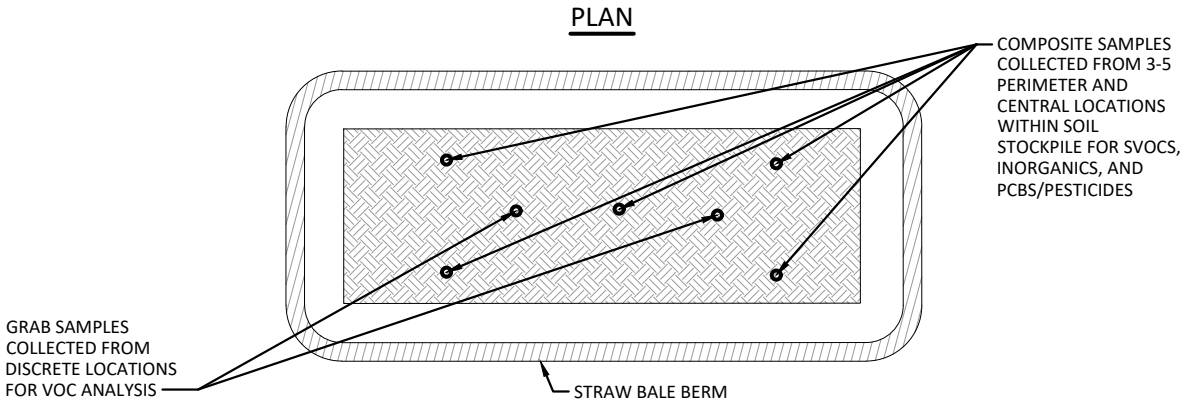
Attachment 2

Generic Stockpile Sampling Detail

2 GENERIC STOCKPILE SAMPLING DETAIL

NOT TO SCALE





STOCKPILE SAMPLING NOTES:

1. THE NUMBER OF REQUIRED SAMPLES ARE SPECIFIED IN NYSDEC DER-10 TABLE 5.4(e)10, AND MAY BE MODIFIED BY THE DER PROJECT MANAGER BASED ON VARIOUS FACTORS, INCLUDING THE LOCATION OF THE SITE RECEIVING THE FILL MATERIAL.
2. SAMPLES OF SOIL THAT WILL BE COLLECTED WILL BE A COMBINATION OF GRAB AND DISCRETE SAMPLES, AS SHOWN ABOVE AND REFERENCED IN DER-10..
3. FOR VOCS, ONLY GRAB SAMPLES ARE ALLOWED. THESE SAMPLES ARE ONE OR MORE DISCRETE SAMPLES TAKEN FROM THE FILL, AS SPECIFIED IN TABLE 5.4(e)10 OF DER-10.
4. ONE OR MORE COMPOSITE SAMPLES WILL BE COLLECTED FROM THE VOLUME OF SOIL IDENTIFIED IN TABLE 5.4(e)10 FOR ANALYSIS, WITH EACH COMPOSITE FROM A DIFFERENT LOCATION IN THE FILL VOLUME.
5. EACH COMPOSITE IS TO BE PREPARED BY COLLECTING DISCRETE SAMPLES FROM 3 TO 5 LOCATIONS FROM THE VOLUME TO BE TESTED.
6. DISCRETE SAMPLES SHALL BE MIXED. AFTER MIXING, A SAMPLE OF THE MIXTURE IS ANALYZED FOR SVOCS, INORGANIC AND PCBS/PESTICIDE CONSTITUENTS IDENTIFIED IN APPENDIX 5 OF DER-10.

Barton & Loguidice
10 Airline Drive, Suite 200
Albany, NY 12205

Date: APRIL 2025

Scale: NOT TO SCALE

ALCO MAXON HOLDINGS, LLC

GROUNDWATER SUPPRESSION AND PRODUCT RECOVERY SYSTEM WORK PLAN

ATTACHMENT 2

GENERIC STOCKPILE SAMPLING DETAIL

SCHENECTADY — SCHENECTADY COUNTY, NEW YORK

Attachment Number: 2

Project Number: 1368.001.012

Attachment 3

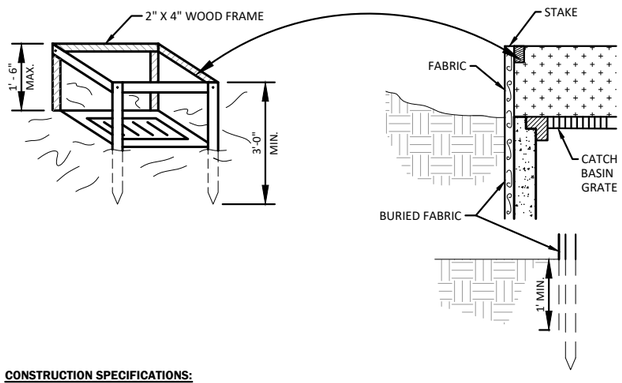
Erosion and Sediment Control Details

EROSION & SEDIMENT CONTROL

1. THE ELEMENTS OF THIS SHEET KNOWN AS "EROSION AND SEDIMENT CONTROL DETAILS" SHALL BE USED DURING CONSTRUCTION IN ANY AREA WHERE FINE MATERIALS MAY ENTER THE WATERS OF THE STATE OF NEW YORK OR DRAINAGE STRUCTURES. SITE ACTIVITIES MUST BE KEPT TO DISTURBANCE LIMITS OF LESS THAN ONE ACRE. DISTURBANCE OF GREATER THAN ONE ACRE OF SOIL CAN NOT BE CONDUCTED WITHOUT DEVELOPMENT OF A STORMWATER POLLUTION PREVENTION PLAN, AND ACQUISITION OF A NYSDEC SPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES TO PREVENT OFF-SITE MIGRATION OF SEDIMENT. ANY FINES OR PENALTIES ASSOCIATED WITH STORMWATER/EROSION VIOLATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT CONTAMINATION OF STREAMS, WETLANDS, AND WATERWAYS BY SILT, SEDIMENTS, FUEL SOLVENTS, LUBRICANTS, EPOXY COATINGS, CONCRETE LEACHATE, OR ANY OTHER POLLUTANT ASSOCIATED WITH CONSTRUCTION AND CONSTRUCTION PROCEDURES.
3. DURING CONSTRUCTION, NO WET OR FRESH CONCRETE SHALL BE ALLOWED TO ESCAPE INTO ANY WATERS, NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS, OR OTHER DEVICES BE ALLOWED TO ENTER ANY WATERS.
4. ANY DEBRIS OR EXCESS MATERIALS FROM CONSTRUCTION SHALL BE IMMEDIATELY AND COMPLETELY REMOVED FROM THE BED AND BANKS OF ALL WATER AREAS TO APPROPRIATE UPLAND AREAS FOR DISPOSAL.
5. INSPECTION, PERIODIC CLEANING, AND MAINTENANCE OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE CONDUCTED ON A WEEKLY AND POST-RAINFALL BASIS BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE OWNER ALL INSPECTION REPORTS.
6. ALL CONTROL DEVICES SHALL BE PLACED PRIOR TO STARTING EARTHWORK OPERATIONS AND SHALL REMAIN IN PLACE UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION TO 80 PERCENT VEGETATIVE COVER OR A.O.B.E.
7. THE COST OF INSTALLING, CLEANING, AND REMOVING TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES, UNLESS OTHERWISE INDICATED, SHALL BE PAID FOR UNDER THE LUMP SUM BID OR REFERENCE APPROPRIATE ITEM.
8. HEAVY EQUIPMENT SHALL NOT BE DRIVEN IN THE WATERS OR WETLANDS OR WITHIN 20 FEET OF MATURE TREES.
9. SEDIMENT CONTROL FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.
10. ALL AREAS OF SOIL DISTURBANCES RESULTING FROM THIS PROJECT SHALL BE SEEDED WITH AN APPROPRIATE PERENNIAL GRASS SEED AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL GRADING. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE COVER IS ESTABLISHED.
11. TEMPORARY SEEDING AND STRAW MULCH SHOULD BE PLACED ON ALL AREAS LEFT BARE FOR 14 DAYS.
12. CONTRACTOR SHALL CONDUCT WATER DUST SUPPRESSION AS NEEDED TO PREVENT OFF-SITE DUST MIGRATION.

N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION

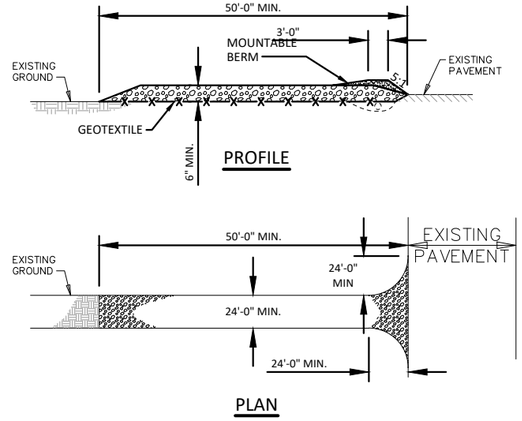
THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (GP-0-25-001).



CONSTRUCTION SPECIFICATIONS:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL. MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND CATCH BASIN 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET SHALL BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND SURFACE AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED OVER THE TOP EDGE OF THE FABRIC FOR OVERFLOW STABILITY.
7. WHERE DROP INLETS ARE SET IN PAVEMENT, GRAVEL BAGS OR APPROVED EQUIVALENT SHALL BE USED IN LIEU OF THE ABOVE DETAIL.

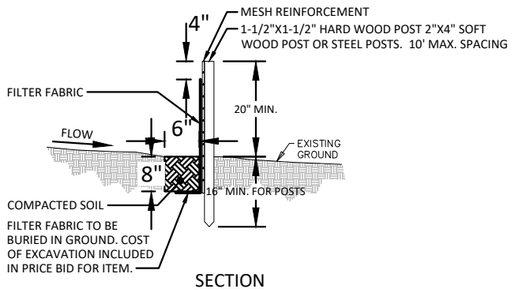
2 DROP INLET PROTECTION DETAIL
NOT TO SCALE

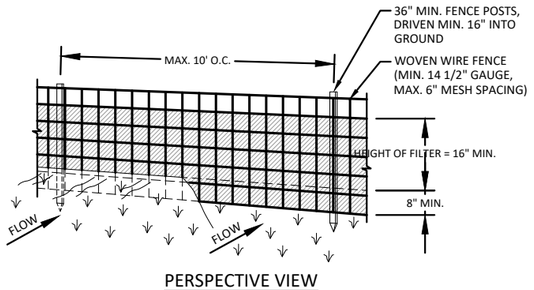


CONSTRUCTION SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE

1. GEOTEXTILE SHALL BE PLACED OVER ENTIRE AREA OF STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACING STONE. STONE SHALL MEET THE REQUIREMENTS OF NYSDOT ITEM 623.12, CRUSHED STONE #3. ALL SURFACE WATER SHALL BE DIVERTED AWAY FROM CONSTRUCTION ENTRANCE. A MOUNTABLE BERM WITH 5:1 SLOPE IS REQUIRED.
2. THE ENTRANCE WILL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE DONE REGULARLY AND FOLLOWING EACH RAINFALL.

3 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE





CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1 SILT FENCE DETAIL
NOT TO SCALE

MAXON ALCO HOLDINGS, LLC
GROUNDWATER SUPPRESSION AND PRODUCT RECOVERY SYSTEM WORK PLAN

ATTACHMENT 3
EROSION AND SEDIMENT CONTROL DETAILS

CITY OF SCHENECTADY SCHENECTADY COUNTY, NEW YORK

Barton & Loguidice, D.P.C.
10 Airline Drive
Suite 200
Albany, NY
12205

Date
APRIL 2025

Scale
NOT TO SCALE

Figure Number
3

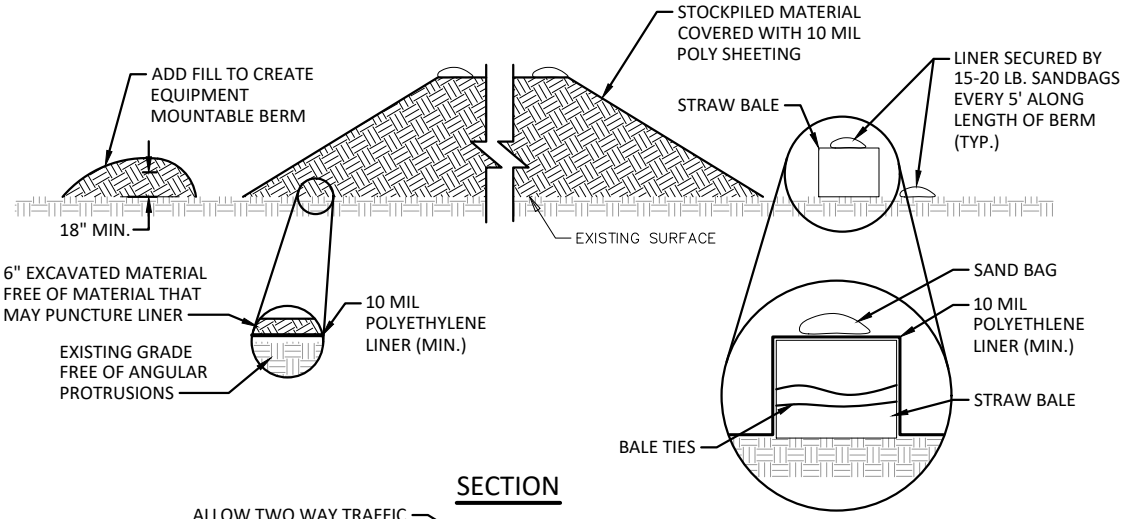
Project Number
1368.001.012

Attachment 3A

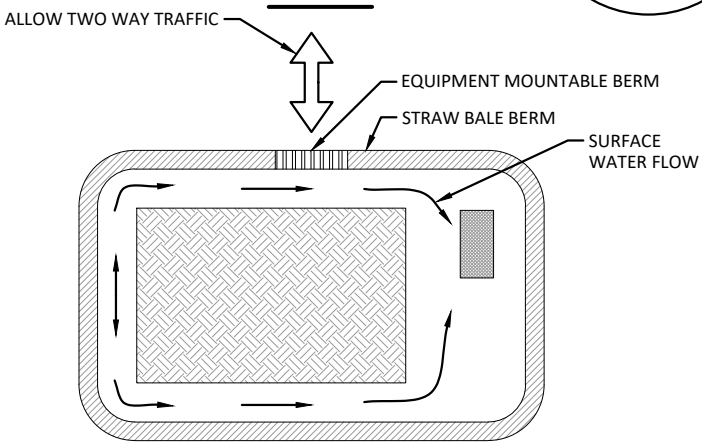
Stockpile Detail

2A STOCKPILE MANAGEMENT

NOT TO SCALE



SECTION



PLAN

STOCKPILE AREA NOTES:

1. STOCKPILE AREA DIMENSIONS AND SHAPE MAY VARY. ACTUAL SIZE WILL BE DETERMINED BASED ON SITE CONDITIONS AND REQUIRED STORAGE VOLUME. CONTRACTOR SHALL DETERMINE FINAL SIZE OF AREA WITH APPROVAL BY THE ENGINEER.
2. CONTAINMENT BERMS MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO USE. PLACE STORMWATER CONTAINMENT BERM SOILS IN MAXIMUM OF 12" LIFTS.
3. INITIAL PLACEMENT OF MATERIAL WILL BE CAREFULLY PLACED SUCH THAT EQUIPMENT DOES NOT DAMAGE LINER. CONTAINMENT BERMS HEIGHT SHALL BE AS REQUIRED TO CONTAIN ANTICIPATED STORMWATER FLOWS.
4. DAILY INSPECTION AND MAINTENANCE IS REQUIRED FOR THE DURATION OF THE PROJECT.
5. STOCKPILED SOIL WILL BE COVERED WITH 10 MIL POLY SHEETING AND BALLASTED WITH SAND BAGS, OR EQUIVALENT, AT THE END OF EACH DAY AND WHEN NOT BEING WORKED ON.
6. WHEN ONE-HALF (1/2) FULL, THE COLLECTION SUMP IS TO BE PUMPED OUT. COLLECTED WATER TO BE PUMPED TO WASTEWATER TREATMENT PLANT OR INTO CONTAINERS AND TRANSPORTED TO WASTEWATER TREATMENT PLANT FOR TREATMENT AND DISPOSAL.
7. SOLIDS ACCUMULATED IN THE SUMP WILL BE EXCAVATED PERIODICALLY AND PLACED ON THE WASTE MATERIAL STOCKPILE.
8. UPON COMPLETION OF THE WORK, THE STOCKPILE AREA SHALL BE REMOVED.
9. ANY DAMAGE TO STOCKPILE AREA MUST BE REPORTED TO THE NYSDEC IMMEDIATELY.

Barton & Loguidice
10 Airline Drive, Suite 200
Albany, NY 12205

ALCO MAXON HOLDINGS, LLC

GROUNDWATER SUPPRESSION AND PRODUCT RECOVERY SYSTEM WORK PLAN

ATTACHMENT 3A
STOCKPILE AREA DETAIL

SCHENECTADY — SCHENECTADY COUNTY, NEW YORK

Date	Scale
APRIL 2025	NOT TO SCALE

Figure Number: 3A

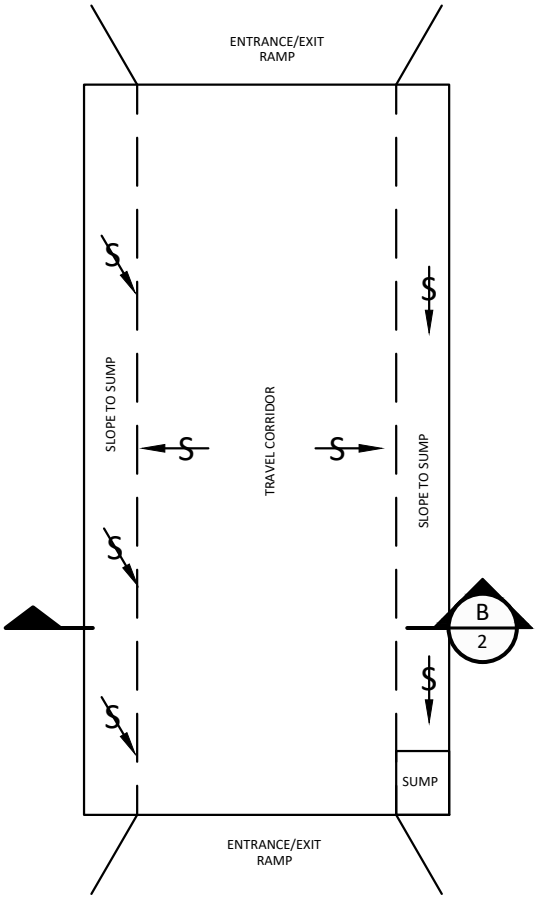
Project Number: 1368.001.012

Plotted: Mar 26, 2025 - 2:41PM SYR By: lloan
Z:\BL-Vault\ID2\18217AD2-1C71-4823-8927-99D5C4054147\0\3327000-3327999\3327837\LL\1368001 - Attachment 3A _STOCKPILE DETAIL (ID 3327837).dwg

Attachment 3B

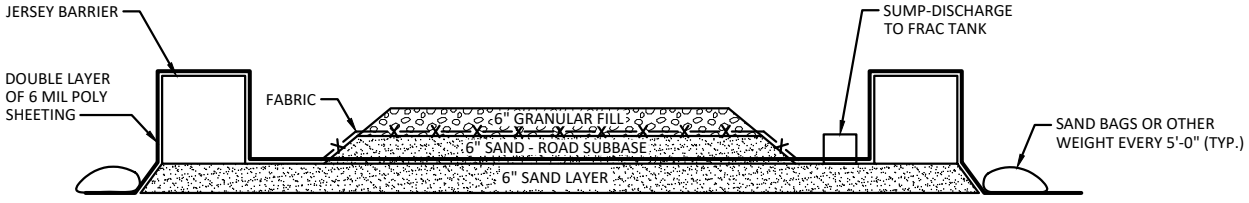
Truck Wash Detail

2 DECONTAMINATION PAD
NOT TO SCALE



NOTE:

CONTRACTOR WILL SIZE DECONTAMINATION PAD SUCH THAT ALL CONSTRUCTION TRAFFIC WILL BE COMPLETELY CONTAINED WITHIN THE DECONTAMINATION PAD DURING DECONTAMINATION ACTIVITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION AND DISPOSAL OF ALL FLUIDS GENERATED DURING DECONTAMINATION. ALL WASH WATER WILL BE CONTAINED WITHIN THE DECONTAMINATION PAD AND PUMPED FROM THE SUMP TO 55 GALLON DRUMS OR FRAC TANK(S) (AS NEEDED). CONTRACTOR IS RESPONSIBLE FOR TESTING OF WATER BEFORE DISPOSAL. CONTAMINATED WATER SHALL BE DISPOSED OF AT A REGISTERED WATER TREATMENT FACILITY.



NOTE:

DECONTAMINATION PAD IS SHOWN FOR SCHEMATIC REPRESENTATION. CONTRACTOR SHALL PROPOSE SIZE AND ARRANGEMENT OF DECONTAMINATION PAD.

B/2 SECTION
NOT TO SCALE

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ALCO MAXON HOLDINGS, LLC

GROUNDWATER SUPPRESSION AND PRODUCT RECOVERY SYSTEM WORK PLAN

ATTACHMENT 3B
TRUCK WASHING AREA DETAIL

SCHENECTADY — SCHENECTADY COUNTY, NEW YORK

Date	Scale
APRIL 2025	NOT TO SCALE

Figure Number: 3B

Project Number: 1368.001.012

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listen
The power to
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