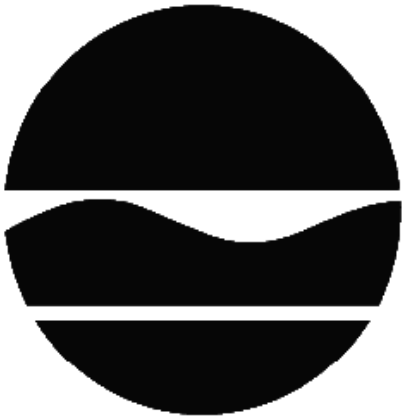
DECISION DOCUMENT

Victory Mills
Brownfield Cleanup Program
Victory, Saratoga County
Site No. C546047
February 2021



Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Victory Mills
Brownfield Cleanup Program
Victory, Saratoga County
Site No. C546047
February 2021

Statement of Purpose and Basis

This document presents the remedy for the Victory Mills site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Victory Mills site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques to the extent feasible in future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of contaminant source areas if encountered, including:

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soil exceeding the 6 NYCRR Part 371 hazardous criteria for lead;
- non-aqueous phase liquids;
- soil with visual waste material or non-aqueous phase liquid;
- soil containing total SVOCs exceeding 500 parts per million (ppm); and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and removal of any underground storage tanks (USTs), underground piping or other structures associated with a source of contamination. Approximately 185 cubic yards of soil exceeding 500 ppm total SVOCs will be excavated and disposed of off-site.

3. Backfill

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in remedy element 4 to backfill the excavation to the extent that a sufficient volume of on-site soil is available and to establish the designed grades at the site.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d), the lower of restricted residential or protection of groundwater SCOs, will be brought in to complete the backfilling of the excavation and establish the designed grades at the site. The site will be re-graded to accommodate installation of a cover system as described in remedy element 4.

4. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

5. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

6. Site Management Plan

A Site Management Plan is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 5 above.

Engineering Controls: The cover system discussed in Paragraph 4 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 4 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable SCOs;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- a schedule of monitoring and frequency of submittals to the Department; and

- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:

- procedures for operating and maintaining the system(s); and
- compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

February 26, 2021
Date

Richard A. Mustico, Director
Remedial Bureau A

DECISION DOCUMENT

Victory Mills
Victory, Saratoga County
Site No. C546047
February 2021

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C546047

Schuylerville Public Library
52 Ferry Street
Schuylerville, NY 12871
Phone: (518) 695-6641

Receive Site Citizen Participation Information by Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html.

SECTION 3: SITE DESCRIPTION AND HISTORY

Location

The 6.6-acre site is located at 42 Gates Avenue in the Village of Victory, Saratoga County. The site is bordered to the east by Fish Creek, to the north and northwest by residential properties, and to the south and southwest by commercial and industrial properties.

Site Features

The site is relatively flat and includes a 230,000 square foot vacant five-story former industrial structure with a basement. The land surrounding the structure is densely vegetated. Approximately 1,100 feet of the property is water frontage, including 855 feet along a hydroelectric sluiceway and 260 feet along Fish Creek.

Current Zoning and Land Use

The Village of Victory designates the property as Mixed-Use Village Center (MUVC) which delineates an area that provides for a suitable mixture of housing and compatible business development. The site is currently a vacant industrial structure. The proposed project area is adjacent to both residential and commercial/industrial properties.

Past Uses of the Site

The site was originally constructed and operated as a textile manufacturing facility and cotton mill. The Victory Mill began operation in 1846 generating cotton cloth until the mill closed in 1928. Several companies have owned and operated at the site since then, including various packaging manufacturers, from 1937 until 2000. The site has been vacant since 2000.

Site Geology and Hydrogeology

Overburden materials at the site are composed of four primary units, all of which are silty-clay units with low infiltration rates. Soils become increasingly channery with depth and impede water to a greater degree in the downward direction. The depth to bedrock varies from six inches to 14 feet below ground surface. Soil borings completed encountered refusal on rock at depths ranging from three feet to 12 feet below ground surface. Groundwater was encountered in overburden soils

at depths ranging from 3.25 feet to 6.33 feet below ground surface. The groundwater flow direction is to the east-northeast toward Fish Creek.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- sediment
- soil vapor
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site is/are:

polycyclic aromatic hydrocarbons (PAHs)	lead
arsenic	mercury

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Soil, groundwater, and sediments were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides, herbicides, and per- and polyfluoroalkyl substances (PFAS). Sub-slab soil vapor was analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern include the metals arsenic, lead and mercury, and polycyclic aromatic hydrocarbons (PAHs), which are a subset of SVOCs (*e.g.*, benzo(a)anthracene).

Soil: Exceedances of restricted residential soil cleanup objectives (RRSCOs) are found in surface and subsurface soils to a depth of 12 feet in localized areas across the site.

Maximum PAH exceedances of RRSCOs are as follows: benzo(a)anthracene at 78.2 parts per million (ppm), benzo(a)pyrene at 70.6 ppm and benzo(b)fluoranthene at 75.9 ppm, as compared to their RRSCOs of 1 ppm each; benzo(k)fluoranthene at 135 ppm and chrysene at 79.3 ppm, as compared to their RRSCOs of 3.9 ppm each; dibenz(a,h)anthracene at 34.3 ppm, as compared to its RRSCO of 0.33 ppm; fluoranthene at 172 ppm, phenanthrene at 155 ppm and pyrene at 146 ppm, as compared to their RRSCOs of 100 ppm each; and indeno(1,2,3-cd)pyrene at 108 ppm, as compared to its RRSCO of 0.5 ppm. Maximum metal exceedances of RRSCOs are as follows: arsenic at 18.9 ppm, as compared to its RRSCO of 16 ppm, barium at 923 ppm and lead at 2,240 ppm, as compared to their RRSCO of 400 ppm each, and mercury at 3.64 ppm, as compared to its RRSCO of 0.81 ppm. Two localized SVOC source areas were identified during the investigation in the southern and eastern portion of the site as having total SVOC detections greater than 500 ppm.

Data does not indicate any off-site impacts in soil related to this site.

Groundwater: Naturally occurring metals were detected in groundwater samples above their applicable Class GA standards. Maximum exceedances are as follows: iron at 18,600 parts per billion (ppb), as compared to the standard of 300 ppb, manganese at 5,610 ppb, as compared to the standard of 500 ppb, sodium at 123,000 ppb, as compared to the standard of 20,000 ppb, and selenium at 300 ppb, as compared to the standard of 10 ppb. Data does not indicate any off-site impacts in groundwater related to this site.

For PFAS, perfluorooctanesulfonic acid (PFOS) was reported at concentrations of up to 6.13 parts per trillion (ppt) below the Maximum Contaminant Level (drinking water standard) of 10 ppt in groundwater. Perfluorooctanoic acid (PFOA) was not detected in groundwater at the site.

1,4-dioxane was not detected in groundwater.

Sub-Slab Soil Vapor: Trichloroethylene (TCE) was detected in sub-slab soil vapor at a maximum concentration of 7.4 micrograms per cubic meter (ug/m^3) and tetrachloroethylene (PCE) was

detected at a maximum concentration of 67 ug/m^3. Data does not indicate any off-site impacts in soil vapor related to this site.

Sediment: Sediment samples were collected from the adjacent Fish Creek and analyzed for the full suite of analytes. Metals, such as copper, lead, mercury, nickel and zinc, and PAHs exceeded sediment guidance values at multiple sample locations, including upstream of the site. Sediment data does not indicate that there are any off-site impacts attributable to the site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

The site is not fenced and persons who enter the site could contact contaminants in the soil by walking on the soil, digging or otherwise disturbing the soil. Contaminated groundwater at the site is not used for drinking or other purposes and the area is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is vacant, the inhalation of site related contaminants due to soil vapor intrusion does not represent a current concern. Furthermore, environmental sampling indicates soil vapor intrusion is not a concern for offsite buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 4 remedy: Excavation and Off- Site Disposal of Source Areas and/or Site-Wide Cover System

The elements of the selected remedy, as shown in Figures 2 and 3 are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of contaminant source areas if encountered, including:

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);

- soil exceeding the 6 NYCRR Part 371 hazardous criteria for lead;
- non-aqueous phase liquids;
- soil with visual waste material or non-aqueous phase liquid;
- soil containing total SVOCs exceeding 500 ppm; and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and removal of any underground storage tanks (USTs), underground piping or other structures associated with a source of contamination. Approximately 185 cubic yards of soil exceeding 500 ppm total SVOCs will be excavated and disposed of off-site.

3. Backfill

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in remedy element 4 to backfill the excavation to the extent that a sufficient volume of on-site soil is available and to establish the designed grades at the site.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d), the lower of restricted residential or protection of groundwater SCOs, will be brought in to complete the backfilling of the excavation and establish the designed grades at the site. The site will be re-graded to accommodate installation of a cover system as described in remedy element 4.

4. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

5. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary

water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

6. Site Management Plan

A Site Management Plan is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 5 above.

Engineering Controls: The cover system discussed in Paragraph 4 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 4 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable SCOs;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- a schedule of monitoring and frequency of submittals to the Department; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:
- procedures for operating and maintaining the system(s); and
- compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

SELECTED SITE FEATURES

42 GATES AVENUE
VILLAGE OF VICTORY SARATOGA
COUNTY, NEW YORK

PROJECT NO. 561231	FIGURE 1
	DATE: 10/31/2019
	SCALE: AS INDICATED
	PROJECTION: NAD83 STATE PLANE NY EAST
	ALL LOCATIONS APPROXIMATE

AREA: 1527 SQ FT
SB-20
AREA: 2464 SQ FT
SB-11
VM-SS3
VM-SS4
AREA: 1250 SQ FT
AREA: 5361 SQ FT
SB-27
SB-23
VM-SS8
AREA: 1250 SQ FT
AREA: 1250 SQ FT
SB-2
SB-1
AREA: 1250 SQ FT
SB-25
AREA: 835 SQ FT
VM-SS6
SB-19
SB-13
AREA: 3485 SQ FT
L-3

GENERAL NOTES:

1. NORTH IS ORIENTED TO GRID NORTH FROM GPS.
2. HORIZONTAL DATUM IS ON NORTH AMERICAN DATUM OF 1983, NAD 83(2011), NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE.
3. VERTICAL DATUM IS REFERENCED TO NAVD88 AS SHOWN ON MAP ENTITLED VICTORY MILLS -- 42-- GATES AVENUE BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF RIVERVIEW REALTY LLC PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP DATED MARCH 21, 2008.
4. CONTOUR INTERVAL = 1 FOOT.
5. INFORMATION SHOWN HEREON IS FROM A GROUND SURVEY CONDUCTED ON 12/27/18 -- 12/31/18 SUPPLEMENTED WITH FIELD VERIFIED DATA DIGITIZED FROM A MAP ENTITLED "VICTORY MILLS -- 42 GATES AVENUE, BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF RIVERVIEW REALTY, LLC" PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP DATED MARCH 21, 2008.
6. TOPOGRAPHIC SURVEY FOR HERKIMER STREET, PRATT STREET AND POND STREET CONDUCTED BY MJ ENGINEERING AND LAND SURVEYING P.C. MAY 30, 2019 & JUNE 3, 2019

MAP REFERENCES:

1. VICTORY MILLS -- 42 GATES AVENUE, BOUNDARY AND TOPOGRAPHIC SURVEY OF THE LANDS OF RIVERVIEW REALTY LLC, PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP DATED MARCH 21, 2008.

(IN FEET)
1 inch = 40 ft.

SUBMITTAL / REVISIONS

	DESCRIPTION	BY	REVIEWED BY:	DATE
2	Herkimer Street, Pratt Street and Pond Street added to map	AAN	JGM	6/10/19

PROJ. MANAGER: JGM
CHIEF DESIGNER:
SIGNED BY:
DRAWN BY: NA
CHECKED BY: MJF

DATA SOURCES:
Tax Parcel Outline: Saratoga County Map Viewer (https://spatial.vhb.com/SaratogaMapViewer), 2019.
Survey Image: MJ Engineering and Land Surveying, P.C., 2/7/2019
Aerial Image: NYS ITS GIS Program Office, 2014

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

TOPOGRAPHIC SURVEY
FOR
VICTORY MILLS
42 GATES AVENUE
TOWN OF SCHUYLERVILLE

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: MJ972.32
DATE: 02/07/2019

0 25 50 100 Feet

PVE
48 Springside Avenue
Poughkeepsie, NY 12603
Office: 845.454.2544
Fax: 845.454.2655

ALTERNATIVE 1
LIMITS OF EXCAVATION
42 GATES AVENUE
VILLAGE OF VICTORY
SARATOGA COUNTY, NEW YORK

LEGEND

PREV. SAMPLE LOCATION (CT MALE, 2007)
- SURFACE SOIL

PREV. SAMPLE LOCATION (BBL, 1996)
- GROUNDWATER
- SOIL

SAMPLE LOCATION (PVE, 2020)
- SOIL EXCEEDING RRSCOs
- TO BE EXCAVATED AND DISPOSED OFF-SITE - EXCEEDS 500 PPM SVOCs
- EXCEED RRSCOS IN SURFACE SOILS
- TAX PARCEL OUTLINE

PROJECT NO. 561231

FIGURE 2
DATE: 02/04/2021
SCALE: AS INDICATED
PROJECTION: NAD83 STATE PLANE NY EAST
ALL LOCATIONS APPROXIMATE

PROPOSED CONTAMINATED SOIL BACKFILL AREA

GATES AVE

EXISTING 4-STORY BUILDING
186 1 & 2 BEDROOM
APARTMENT UNITS
BASEMENT FFE=176.6'
FIRST FLOOR FFE=189.6'

BREWERY/ BREWPUB
4,800 SF
ENTRY

DECK 30'X100'
(±3,000 SF)

2 STORY
BRICK BUILDING
LANDS N/F OF
GATES TO VICTORY, LLC
D.1759 P. 474
TAX ID:170.30-2-32

LANDS N/F OF
VICTORY MILLS HYDRO COMPANY, INC.
D.1170 PAGE 1
TAX ID:170.3-2-29.2

LANDS N/F OF
MARTIN MITTELMARK
INSTRUMENT NO. 20080004699
TAX ID:170.38-2-1

LANDS N/F OF
ARTHUR F. THIVIERGE
ROSANNA M. THIVIERGE
D.2015 P. 25915
TAX ID:170.30-2-9

LANDS N/F OF
ARTHUR F. THIVIERGE
D.1328 P. 332
TAX ID.170.30-2-27.2

LAND N/F OF
TRAVIS HASKELL
D.1614 PAGE 421
TAX ID:170.3-2-30

LANDS N/F OF
WILAME V. PITERI
D.2013 P. 25915
TAX ID:170.3-2-5

LANDS N/F OF
WILAME V. PITERI
D.1614
TAX ID:170.3-2-28

LANDS N/F OF
STEVEN CONKLIN
D.2017 P. 16732
TAX ID:170.30-2-2

LANDS N/F OF
ERIE BOULEVARD HYDROPOWER, L.P.
D.1526 PAGE 212
TAX ID:170.3-1-1.1

TRUE NORTH AT THE 74°30'
MERIDIAN OF WEST LONGITUDE

40' 20' 0 40'

TRUCK MOVEMENT AERIAL FIRE TRUCK
SCALE: 1"=100'

TRUCK MOVEMENT AERIAL FIRE TRUCK
SCALE: 1"=100'

TRUCK MOVEMENT DELIVERY TRUCK - WB-40
SCALE: 1"=100'

PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	JWE
CHIEF DESIGNER:	JWE
DESIGNED BY:	JWE
DRAWN BY:	APY
CHECKED BY:	JWE

DATE

DATE

Engineering and
Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

REGAN DEVELOPMENT

LAYOUT PLAN

42 GATES AVE
VILLAGE OF VICTORY NEW YORK

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 972.32
DATE: MAY 10, 2019

FIGURE 3

File Name: C:\Users\ayovine\appdata\local\temp\AcPublish_17272\MJ972.32 Victory Mills Site Plan.dwg (Layout: 4-LAY)
Date: Thu, May 21, 2020 - 2:27 PM (Name: ayovine)