

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: Former Grand Union Site
DEC Site #: C558033
Address: 354 Broadway, Fort Edward, NY

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Grand Union site at 354 Broadway in Fort Edward, Washington County, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by the Brownfield Applicants, the Town of Fort Edward and 354 Broadway, LLC, with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/x/EXTAPPS/DEREXTERNAL/haz/details.cfm?pageid=3&progno=C558033>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from Thursday, November 6th through Monday, December 22nd. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

Achieving a reduction in the levels of PCBs in the soil of below 1 ppm in the shallow soil and below 10 ppm in deeper soil by excavation of contaminated soil for either treatment or disposal. PCB is the primary contaminant of concern. An estimated 300 tons of soil contaminated with levels of PCBs exceeding 45 ppm will be excavated and shipped to a secure landfill permitted to accept hazardous waste. It is estimated that 2,000 tons of soil contaminated with levels of PCBs between 1 ppm and 45 ppm will be excavated and treated at the ESMI facility in Fort Edward to

remove PCBs to a level below 1 ppm and potentially be returned to the site to be used as fill. There is a small amount of soil, approximately 30 tons, contaminated with semi-volatile organic contamination. This area will be excavated and the SVOC contaminated soil will be treated at ESMI to meet commercial standards and potentially returned to the site to be used as fill. In the past, approximately 10,000 tons of PCB contaminated soil was removed from the site by a previous owner of the property.

This brownfield site is seeking a restricted use with NYSDEC Part 375 soil cleanup objectives as the goal. The property is planned to be developed for commercial use. When complete the contaminated soil will be remediated and there will be a layer of clean fill or an impervious layer such as a building or asphalt, placed over the areas where contamination had existed. The proposed remedy will achieve the remedial goals to:

- Protect the public health by preventing ingestion and/or direct contact with contaminated soil.
- Protect the environment by preventing impacts to biota from ingestion and/or direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

The applicants are in the process of preparing the plans and specifications for the design of the construction activities planned for the site including the soil remediation. It is anticipated that remedial activities could begin shortly after the end of the public comment period, December 18th, 2014.

Completion of the remedial program will include development of a site management plan. The site management plan will include an engineering control and institutional controls.

The engineering control will be in the form of a cover layer. The cover will consist of either structures such as buildings, pavement, sidewalks, comprising the site development or a soil cover. In areas where a soil cover is required, it will be a minimum of 1 foot thick meeting the soil cleanup objectives for cover material set forth in 6NYCRR Part 375-6.7 (d) for commercial use. The soil cover will be placed over a demarcation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR Part 375-6.7.

The institutional control will be comprised of:

- an Excavation Plan which will detail the provisions for management of future excavations in areas of remaining contamination;
- a provision for a restriction on the use of groundwater;
- a provision for an environmental easement; a provision for management and inspection of the engineering control;
- a provision for maintaining site access controls and Department notification;
- and the steps necessary for periodic review and certification of the institutional and engineering controls.

Summary of the Investigation

The Town of Fort Edward has assembled the results of previous investigations in a document titled: Final Phase Environmental Site Assessment.

The following is a summary of those results:

- Volatile Organic Compounds, Semi-volatile Organic Compounds, Metals, PCBs and Pesticides were also analyzed for during the investigations.
- PCBs were found in the soil at levels between non-detect and 9,780 parts per million.
- A small area of SVOC contamination in soil
- And one isolated groundwater result which indicated cyanide at 5 parts per billion.
- The PCBs were found onsite in the soil to the north of the parking area, in the soil beneath the parking area west of the former Grand Union, and in the soil beneath the concrete floor.
- Work completed by a previous owner of the property has removed much of the PCBs north of the parking lot and beneath the parking lot
- The PCBs remaining in the soil range from 1 ppm to 170 ppm and are predominantly found at depth beneath the concrete floor or adjacent to the former building.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Site Location: The Former Grand Union Brownfield site is located at 354 Broadway in Fort Edward, Washington County. Broadway is located to the west of the site and Caputo Avenue provides access into the wooded northeastern portions of the site.

Site Features: The site is a single tax lot of approximately 5.94 acres and formerly contained a one single story, slab on grade building of approximately 31,000 square feet. Loading docks were present on the eastern side of the building. The site building has been removed in preparation for removal of contaminated soil.

Current Zoning and Land Use: The site is in a C-1 district, for commercial use and is currently unoccupied.

Past Use of the Site: The site most recently operated as a grocery store from 1980 until 2003. Prior to 1980 the property was used as a gravel pit and scrap yard operations involving the dismantling and recycling of capacitors was reportedly also conducted on site.

Site Geology and Hydrogeology: The overburden at the site property is expected to consist of 10-25 feet of sand underlain by up to 45 feet of low permeability clay and till. Bedrock beneath the site is reported to be the Snake Hill (shale) Formation.

Groundwater at the site is between 6 and 12 feet below the surface. The site lies within an

unconfined aquifer having a potential yield of more than 100 gallons per minute and groundwater movement is generally toward the south, southwest.

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Town of Fort Edward Town Clerk
Attn: Linda Miles
118 Broadway
Fort Edward, NY 12828

Fort Edward Free Library
Attn: Victoria Plude
23 East Street
Fort Edward, NY 12828
vplude@sals.edu

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Mr. Daniel Eaton
NYSDEC
625 Broadway
Albany, NY 12233-7015
518-402-9563
daniel.eaton@dec.ny.gov

Site-Related Health Questions

Mr. Gregory Rys
New York State Department of Health
Herkimer District Office
5665 NYS Rt. 5
Herkimer, NY 13350
315-866-6879
beci@health.ny.gov

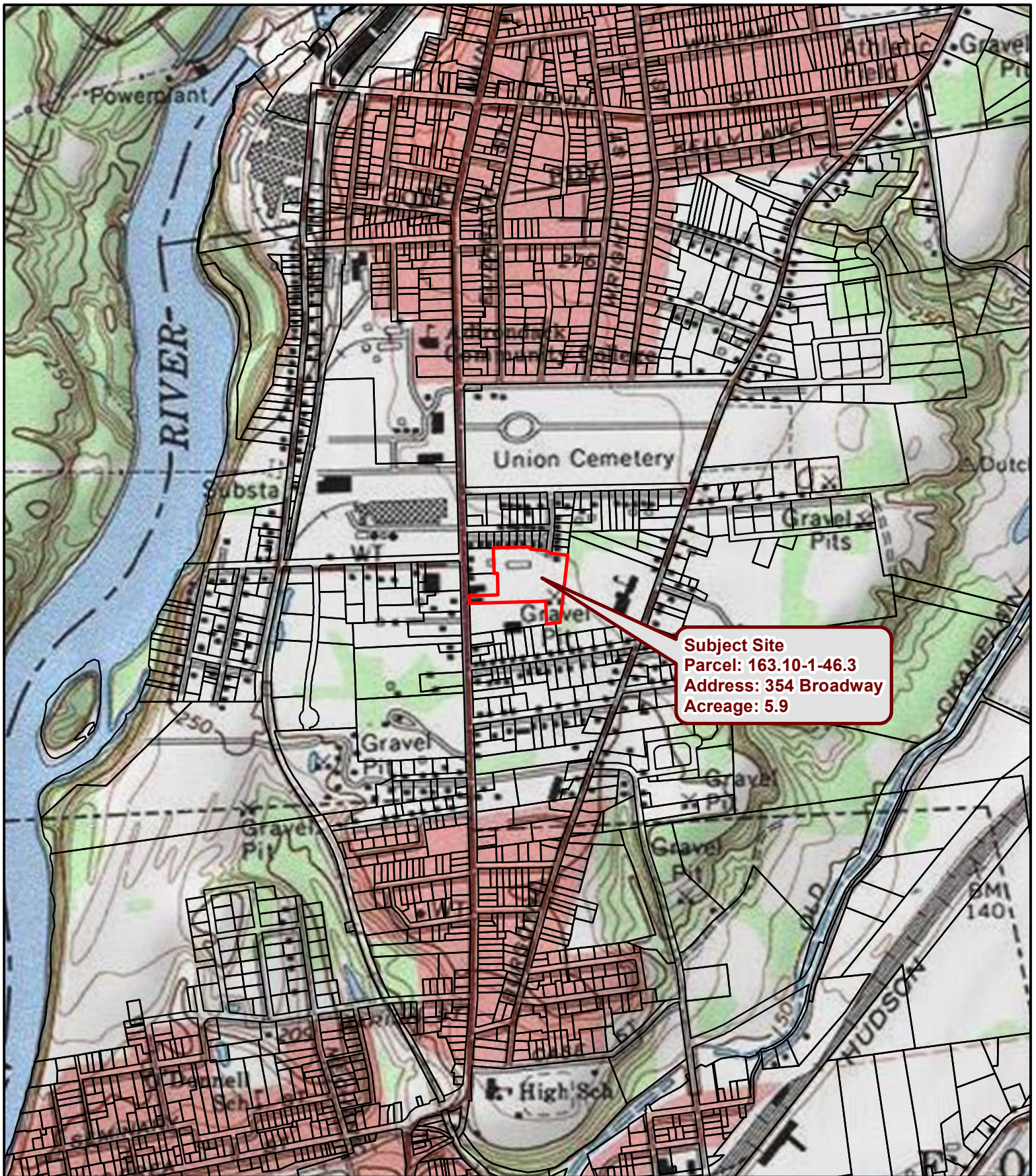
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



Subject Site
Parcel: 163.10-1-46.3
Address: 354 Broadway
Acreage: 5.9

0 500 1,000 2,000
 Feet

1 inch = 1,000 feet

Legend

- Subject Site
- Washington Co. Tax Parcels (2011)

Map Note: The locations and features depicted on this map are approximate and do not represent a field survey

Project Number: Proposal
 Data Source: NYSGIS Clearinghouse, BING, USGS
 Projection: State Plane NAD83 NYE (feet)
 Date: October 26, 2012
 File: 354Broadway8x11_Fig1.mxd
 GIS: C. Secor

Figure 1: Site Location Map

Town of Fort Edward

Washington County, NY



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