

# C.T. MALE ASSOCIATES

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

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July 19, 2021

VIA EMAIL

Ms. Ruth Curley, Professional Engineer 1  
Division of Environmental Remediation  
NYSDEC, Bureau B  
625 Broadway  
Albany New York 12233-7016  
Email: [Ruth.Curley@dec.ny.gov](mailto:Ruth.Curley@dec.ny.gov)

Re: *Site Management Plan Annual Site-Wide Inspection  
Chalmers Building Site (NYSDEC Site No.: E429011)  
21 - 41 Bridge Street and 32 Gilliland Avenue  
City of Amsterdam, Montgomery County, New York  
Reporting Period: March 31, 2020 to March 31, 2021  
C.T. Male Project No. 21.1279*

Dear Ms. Curley:

On behalf of Amsterdam Industrial Development Agency, C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) presents the results of the Site-Wide Inspection for the Chalmers Building Site in Amsterdam, New York. The Site-Wide Inspection was completed in accordance with New York State Department of Environmental Conservation (NYSDEC or the Department) approved Site Management Plan (SMP) dated July 2014. C.T. Male completed a site-wide visit on June 4, 2021 to observe the integrity of the cover system. The report was prepared for the reporting period of March 31, 2020 to March 31, 2021.

## **Background**

The last Periodic Review Report (PRR), which is required every three (3) years, was prepared by C.T. Male for KCG Development in April 2020, since KCG Development was the Owner of the site at that time. KCG Development sold the Chalmers Building site to the Amsterdam Industrial Development (AIDA) Agency prior to the next Site-Wide Inspection being due for the subject site. As such, C.T. Male performed the required Site-Wide Inspection to stay on track with required inspections leading to the next PRR.

The Department accepted the PRR and associated Certification in a May 5, 2020 letter with qualification that the surface damage (ruts) identified in the soil cover in the south eastern corner of the site are repaired within 30 days. These ruts were not observed during the June 2021 site visit so they must have been addressed.

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## Site Overview

The remedial action for the Chalmers Building Site was completed in 2015 and the Certificate of Completion was issued on December 1, 2015. The Site consists of two (2) contiguous parcels more commonly referred to as Parcel A (2.53 acres – 21 to 41 Bridge Street) and Parcel B (0.77 acres – 32 Gilliland Avenue). An aerial photograph was used to show the site boundaries and select observations from the Site-Wide Inspection, and is attached as Figure 1.

## Evaluate Remedy Performance, Effectiveness and Protectiveness

The implemented remedy is achieving the remedial goals for the site. The surface cover, which is 12-inches of imported fill and demarcation layer, is providing protection of human health and the environment. There were a few conditions observed that may be reducing the effectiveness of the remedy, but not enough to expose existing covered site soils.

## IC/EC Plan Compliance Report

The listed Institutional Controls/Engineering Controls (IC/ECs) in the Soil Management Plan are still applicable and required for the site. No action or changes are required for the IC/ECs.

## Monitoring Plan Compliance Report

Monitoring requirements consist of annual site-wide inspections. AIDA is responsible for performing annual inspections, which the first one under their ownership, is this one in 2021. Severe weather conditions also trigger the need for performing additional site-wide inspections. However, there were no severe weather conditions that could have affected ECs and therefore, there was no need for additional inspections performed during the reporting period.

## Operation & Maintenance Plan Compliance Report

On June 4, 2021, the surface cover system was mostly unmowed grass cover (average height around eight (8) inches and in fair to good condition. The fair condition refers to the area of the site that the surface vegetation is sparse and/or has minimal vehicle ruts/disturbance as described below. Select photos taken during the site visit are

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presented as an attachment. The SMP inspection form was completed on the basis of the June 4<sup>th</sup> site visit and is attached.

The site's surface cover is in good condition with the following exceptions.

1. There is minor surface disturbance located in the western corner of Parcel A. This disturbance is in the form of four (4) separate ruts, two (2) a little longer than the others, but each pair no longer than about two (2) feet and 10 feet in length. They are indicative of truck, such as a tow truck, getting stuck. These ruts were superficial, and no demarcation fabric was exposed.
2. There was another minor surface disturbance, even more minor than the previous one, in the form of what appeared to be the result of a front-end loader turning around along the edge of the site. This was along the southern side of the Parcel A near one of the no parking signs (the sign not affixed to the concrete blocks).
3. The vegetation within the south and southeastern portion of the site was sparse. Along the southern edge of the site, where the vegetation meets the paved Gilliland Avenue, there was evidence of surficial erosion from stormwater sheet flow.

Beyond the surface cover system, the Site does not rely on any mechanical systems such as sub-slab depressurization systems or air/sparge extraction systems to protect public health and the environment.

## **Corrective Measures**

Subsequent to the June 4, 2021 site visit, AIDA took action to correct the portions of the site where the surface cover system was not in good condition, as described above. AIDA coordinated the placement of fabric and asphalt millings to create additional parking along the frontage along Gilliland Avenue. The placement of the fabric and asphalt milling covered the areas of ruts/disturbance and stabilized those areas that had surface erosion occurring near the intersection of Gilliland Avenue and Bridge Street. Pictures of the placement of asphalt millings are shown below and on Figure 2.

It should be noted that there remains localized areas of the site that still have sparse vegetation mainly in the southeast portion of the site. AIDA plans on improving the stand of grass by placing new seed, but the current weather conditions are not conducive to growing grass (too hot), whereby the AIDA will be take actions to improve the vegetation in late summer months.

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Picture #1



Picture #2

## Overall Conclusions and Recommendations

The following conclusions and recommendations relative to compliance with the SMP are provided:

1. Groundwater Use Restriction: Requirements were met during the reporting period.
2. Landuse Restriction: Requirements were met during the reporting period.
3. Site Management Plan: Requirements were met during the reporting period. Updates are warranted to the plan in order to list the change in the owner from the City of Amsterdam to Amsterdam Industrial Development Agency and to change the NYSDEC contact from Mr. Larry Alden to Ms. Ruth Curley.
4. Monitoring Plan: Requirements were met during the reporting period.
5. IC/EC Plan: Requirements were met during the reporting period.

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6. Cover System: Requirements were met during the reporting period with exceptions described within this Site-Wide Inspection report. Sparsely vegetated areas should be improved.
7. Based on C.T. Male's evaluation of the components of the SMP, the remedy is achieving the remedial objectives for the site.
8. The frequency of the submittal of the Site-Wide Inspection and PRR should not be changed at this time.
9. Site management shall be continued.

### **Certifications**

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

- The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any SMP for this control;
- Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- Use of the Site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;

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- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the Site remedial program and generally accepted engineering practices; and
- The information presented in this report is accurate and complete.
- I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Jeffrey A. Marx, P.E., of C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C., at 50 Century Hill Drive, Latham, New York 12110, am certifying as Amsterdam Industrial Development Agency and I have been authorized and designated by the Site Owner to sign this certification for the Site.

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

Sincerely,

C.T. MALE ASSOCIATES



Jeffrey A. Marx, P.E.

Managing Environmental Engineer

Att    Figure 1 - Aerial Photograph  
       Figure 2 - Area of Corrective Measures  
       Site Visit Photos  
       Site Inspection Form

ec:    Joe Emanuele, AIDA





#### Map Notes

- 1.) Aerial photo courtesy of Google.
- 2.) Aerial photo is older and not representative of the actual site vegetation.

## FIGURE 1





#### Map Notes

- 1.) Aerial photo courtesy of Google.
- 2.) Aerial photo is older and not representative of the actual site vegetation.

## FIGURE 2





01 - IMG\_20210604\_092732608.jpg



02 - IMG\_20210604\_092759382.jpg



03 - IMG\_20210604\_092832805.jpg



04 - IMG\_20210604\_093135022.jpg





05 - IMG\_20210604\_093138777.jpg



06 - IMG\_20210604\_093142987.jpg



07 - IMG\_20210604\_093846082.jpg



08 - IMG\_20210604\_094501456.jpg





09 - IMG\_20210604\_094523692.jpg



10 - IMG\_20210604\_101755072.jpg



11 - IMG\_20210604\_101759952.jpg



12 - IMG\_20210604\_101752222.jpg



**CHALMERS BUILDING ERP SITE**  
**Site Management Plan Inspection Form**

Date 6/4/2021

Inspection Personnel: Jeffrey A. Marx, P.E.

Weather Conditions: 68°F, Sunny

The site investigations determined that semi-volatile organic compounds (SVOCs), PCBs and metals were identified as contaminants of concern within the Site's surface soil; SVOCs and metals were identified as contaminants of concern within the Site's subsurface soil; volatile organic compounds (VOCs), SVOCs and metals were identified as contaminants of concern within the Site's groundwater; and VOCs (including petroleum hydrocarbons, chlorinated hydrocarbons and others) were identified within sub-slab vapor.

Currently, protection of public health and the environment to contaminated media is provided by an engineered soil cover system consisting of a one-foot thick soil cover system underlain by geotextile filter fabric.

This SMP Inspection Form will be utilized to observe the Chalmers Building parcels located at 21 - 41 Bridge Street and 32 Gilliland Avenue to document that the Engineering Controls are intact and are serving to protect public health and the environment from underlying contamination.

Attachments to this Inspection Form must include a Site Plan for the site.

**Cover System Observation Questions**

1. Has the overall condition of the cover system changed from the previous inspection (if first inspection, respond with N/A) Yes ☒ No ☐

If Yes, provide detail below and identify on a Site Plan, and attach

The gas growth is taller and more established than the previous inspection. The Southeastern portion of the site, although still sparse in vegetation, is more vegetated than last year.



**CHALMERS BUILDING ERP SITE**  
**Site Management Plan Inspection Form (continued)**

2. Is soil cover system adequately vegetated to prevent erosion Yes ☐ No ☒  
If No, provide detail below and identify locations on a Site Plan, and attach

The vegetative cover is sparse in the southeast quadrant of the site.

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3. Is there evidence that the soil cover system has been eroded Yes ☒ No ☐  
by wind and/or water

If Yes, provide detail below and identify locations on a Site Plan, and attach

Along Gilliland Avenue, closer to Bridge Street, there is evidence of soil erosion. There  
is accumulated sediment along the edge of the road from shallow erosion channels  
most likely created by storm events.

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4. Is there evidence that the soil cover system has been breached Yes ☐ No ☒  
(i.e., areas where surface appears patched, signs of excavation)

If Yes, provide detail below and identify locations on a Site Plan, and attach

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5. Is there evidence that the asphalt cover systems has Yes ☐ No ☐  
been breached (i.e., areas where surface appears patched,  
signs of excavation)

If Yes, provide detail below and identify locations on a Site Plan, and attach

Not Applicable

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**CHALMERS BUILDING ERP SITE**  
**Site Management Plan Inspection Form (continued)**

6. Have photographs been taken of the cover system Yes ☒ No ☐  
for inclusion in the site inspection report.

If No, give reason below

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List below other relevant information such as results of interview of person(s) familiar with the site and what activities may have breached the cover system since the last cover system inspection.

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No evidence of cover system breach. Joe Emanuele from Amsterdam Industrial Development Agency (AIDA) was present during the site inspection. Joe provided some background information on the history of the site, which didn't reveal evidence of a breach of the cover system.

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