

# **400 Upper Broadway Periodic Review Report**

**NYSDEC Site Number: E517007**

**Village of Saranac Lake, Franklin County, NY**

Reporting Period: June 24, 2019 to June 24, 2022



**Prepared for:**

**Village of Saranac Lake**

**Attn: Erik Stender, Village Manager**

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**AES Project No. 5071**

**October 2022**

**AES**  **Northeast**

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## I. Executive Summary

This report presents the findings of the annual Periodic Review of 400 Broadway, DEC Site E517007. The property was inspected on September 22, 2022 by Michael R. Martin of AES Northeast (AES).

The site is located in the Village of Saranac Lake, Franklin County, New York and is identified as Block 2, Lot 3 on the Village of Saranac Lake Tax Map. The site is approximately 1.39 acres in size and bounded by a church and landscaped areas to the north, wooded undeveloped land to the south, Upper Broadway (Old Lake Colby Road) and residential dwellings to the east and NYS SR86 (Lake Colby Drive) to the west<sup>1</sup>. A Remedial Investigation<sup>2</sup> determined that historic commercial and manufacturing activities resulted in impacts to soils and groundwater from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides and metals.

Remedial actions were completed in two phases. The first phase involved cleaning up the site (removal of waste materials) and was completed August & September, 2007. The second phase involved stabilizing the site to address the remaining contamination and took place in 2012, with additional work conducted in 2014 and 2017.

The site was fully compliant during this reporting period. It is recommended that periodic mowing occur during the growing season and old silt fence be removed from the edges of the site.

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<sup>1</sup> Site Management Plan: 400 Upper Broadway Site, C. T. Male Associates. June 2010.

<sup>2</sup> Site Investigation Report for the 400 Broadway ERP Site, C.T. Male Associates. October 2008 (revised January 2009); Record of Decision, NYS DEC. March 2010.

## II. Site Overview

The site is located in the Village of Saranac Lake, Franklin County, New York and is identified as Block 2, Lot 3 on the Village of Saranac Lake Tax Map (refer to **Appendix A** – *Site Location and Boundary Map*). The site is approximately 1.39 acres in size and bounded by a church and landscaped areas to the north, wooded undeveloped land to the south, Upper Broadway (Old Lake Colby Road) and residential dwellings to the east and NYS SR86 (Lake Colby Drive) to the west.

A Remedial Investigation determined that historic commercial and manufacturing activities resulted in impacts to soils and groundwater from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides and metals.

Site cleanup goals were to remove waste materials and stabilize/seal the remaining contamination using a soil cover. Remedial actions were completed in two phases. The first phase involved cleaning up the site, was completed August & September, 2007 and included:

1. Removal of waste materials from the site, including several 55 gallon and 20 gallon drums and their contents (predominantly sand, sludge and grease) and a 1000 gallon above ground tank containing hazardous, high-lead content tar-like sludge.
2. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any remaining contamination
3. Development of Site Management Plan for Lot 3 including Institutional and Engineering Controls, Monitoring Plan, O&M Plan and Reporting.

The second phase involved stabilizing the site to address the remaining contamination in accordance with the SMP, SWWP<sup>3</sup> and EC/IC and included:

1. 2012: Placement of a geomembrane to serve as visual demarcation layer, 2+ feet of cover material, seed & mulch lower portion
2. 2014: Additional stabilization, creation of soil berm to prevent material movement
3. 2017: regrade entrance to minimize flow of road onto site (complete); repair perimeter silt fence (complete); removal of berm and placement of topsoil, seed and mulch to stabilize entire site (partially complete)
4. 2019: cover site with minimum 6 inches of topsoil, followed with stabilization by hydroseeding (complete)

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<sup>3</sup> Stormwater Pollution Prevention Plan: 400 Broadway. AES Northeast. July 13, 2012

### III. Evaluation of Remedy Performance, Effectiveness and Protectiveness

The remedial goals were achieved by implementing the following:

1. Removal of waste materials on-site
2. Creation of an environmental easement on the property to protect future use
3. Creation of required site documents, including SMP, EC/IC and O&M Plan
4. Creating a vegetated soil cover over remaining contamination
5. Monitoring and Periodic Review Reporting

As of September 22, 2022, all objectives continue to have been met and are in place.

#### Results of Site Inspection During Current Reporting Period

The site was inspected on September 22, 2022, and conditions were documented with photographs (refer to **Appendix B** – *Site Inspection Photographs*). Overall, the ECS was functioning as planned and stated in the SMP. The topsoil and well-established vegetation are fully in place. There was no evidence of disturbance of the soil cover and no manmade alterations have been made to the soil cover. The vegetation on the site is tall. Old, unmaintained silt fence remains in places around the perimeter of the site, serves no function and is no longer required. It is recommended that routine maintenance includes the removal of old silt fence and periodic mowing of the grass cover to prevent the establishment of woody vegetation.

### IV. IE/EC Plan Compliance Report

The Engineering Control System on the site consists of a cover system created through the placement of filter fabric over the surface soils which has been topped by a minimum of two feet of clean soil fill. The soil cover was to include a 6-inch topsoil layer that has been completely stabilized with vegetation. The cover system is a permanent control and is acting to contain and protect the contaminated surface soils. Additional topsoil and seeding/mulching was completed in August 2017 and again in June 2019.

Institutional Controls have been implemented by the execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any remaining contamination.

Refer to **Appendix C** – *ES517007 Institutional and Engineering Controls Certification Form*

## V. Monitoring Plan Compliance Report

There is no Monitoring Plan requiring physical testing. Periodic visual inspections are conducted of all remedial components installed at the site and the findings are incorporated into the PRRs. Currently, the site is on a three-year inspection and reporting cycle. The next PRR will be due in July of 2025.

## VI. O&M Plan Compliance Report

The site remedy does not rely on any mechanical systems. Therefore, the operation and maintenance of such components is not included in the SMP.

## VII. Overall PRR Conclusions and Recommendations

Each component of the SMP has been implemented and are operating fully as intended. It is recommended that periodic mowing occur during the growing season and old silt fence be removed from the edges of the site.

## Appendix A – Site Location and Boundary Map



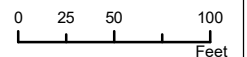


# Appendix A Site Location and Boundary Map

5071  
Saranac Lake  
Environmental  
Monitoring

Notes:  
1. Aerial photography is from on-line orthoimagery provided by ESRI's ArcMap program.  
2. Tax map parcel numbers, parcel lines, and owner names are from AES's version of the 2018-2019 County GIS shapefile. Parcel lines have been digitized by County from earlier paper copies of tax maps to create the County GIS shapefile. Tax map lines do not accurately depict the true location of property lines. For accurate determination of the location of property lines, consult a qualified surveyor licensed by the State of New York.  
Date: 10/11/2022

1 inch = 100 feet





## Appendix B – Site Inspection Photographs



*Photograph 1 Access road/driveway from Old Lake Colby Road looking west showing established top soil and well-established vegetative cover*





*Photograph 2 Looking east towards Old Lake Colby Road from bottom of access road/driveway*





*Photograph 3 Looking west towards Route 86 showing cover condition on south side of property*





*Photograph 4 Looking west towards Route 86 showing cover condition on north and west side of property*





*Photograph 5 Looking west towards Route 86 showing cover condition on south side of property*





*Photograph 6 Looking west northwest towards Route 86 showing cover condition on north side of property*





*Photograph 7 Old silt fence along south side of property*





*Photograph 8 Old construction fence along north side of property*

## **Appendix C – ES517007 Institutional and Engineering Controls Certification Form**





Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



**Site Details**

**Box 1**

**Site No.**            **E517007**

**Site Name** 400 Upper Broadway Site

Site Address: State Route 86            Zip Code: 12983

City/Town: Saranac Lake

County: Franklin

Site Acreage: 2.600    **Note: Parcel size is 1.39 acres**

Reporting Period: June 24, 2019 to June 24, 2022

YES    NO

1. Is the information above correct? ☐    ☒

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ☐    ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐    ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐    ☒

**If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.**

5. Is the site currently undergoing development? ☐    ☒

**Box 2**

YES    NO

6. Is the current site use consistent with the use(s) listed below? ☒    ☐  
Restricted-Residential, Commercial, and Industrial

7. Are all ICs in place and functioning as designed? ☒    ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

**Description of Institutional Controls**ParcelOwnerInstitutional Control**446.43-2-3**

Village of Saranac Lake

Monitoring Plan  
 IC/EC Plan  
 Ground Water Use Restriction  
 Soil Management Plan

Site Management Plan

The institutional controls are: Compliance with the EE by the Grantor and the Grantor's successors and assigns with all elements of the SMP; all engineering controls must be operated and maintained as specified in the SMP; all engineering controls on the controlled property (LOT 3) must be inspected and certified at a frequency and in the manner defined in the SMP; data and information pertinent to site management for the controlled property must be reported at a frequency and in a manner described in the SMP; all future activities on the property that will disturb the remaining contaminated material are prohibited unless they are conducted in accordance with the SMP; the property may be used for restricted residential use provided that EC/ICs included in the SMP are employed; the property may not be used for a less restrictive use; and, the site owner must submit to the NYSDEC a written statement that certifies that (1) controls employed at the controlled property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, nothing has occurred that impairs the ability to protect public health and the environment or that constitutes a violation with the SMP.

**Description of Engineering Controls**ParcelEngineering Control**446.43-2-3**

Cover System

A cover system will be installed should the site undergo development or disturbance. Any cover must adhere to specifications described in the site specific SMP. The cover system must be comprised of one of the following: minimum of 24" of clean soil, asphalt pavement, concrete covered sidewalks, and concrete building slabs. As of 2013, a partial cover has been established at the site. Procedures for inspection and maintenance of the cover is included in Section 4 of the site specific SMP.

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) 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 is accurate and complete.

YES NO

☒ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) 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;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and  
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

**IC CERTIFICATIONS  
SITE NO. E517007**

**Box 6**

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1,2, and 3 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 Erik Stender, Village Manager at 396 Main Street, Saranac Lake, NY 12983  
print name print business address

am certifying as Owner, Village of Saranac Lake, NY (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

10/13/22  
Date

## EC CERTIFICATIONS

Box 7

### Professional Engineer Signature

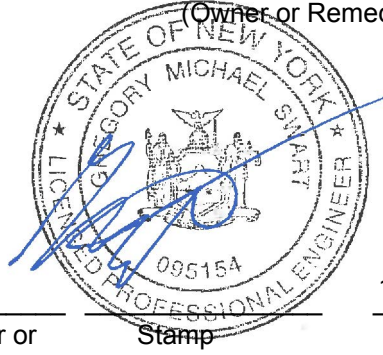
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Gregory Michael Swart, PE at AES Northeast, 10 City Hall Place, Plattsburgh, NY 12901,  
print name print business address

am certifying as a Professional Engineer for the Owner, Village of Saranac Lake, NY  
(Owner or Remedial Party)



Signature of Professional Engineer, for the Owner or  
Remedial Party, Rendering Certification



Stamp  
(Required for PE)

10/13/2022

Date