



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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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 12828

Have questions?
 See
 "Who to Contact"
 Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Grand Union Site ("site") located at 354 Broadway, Fort Edward, Washington County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Town of Fort Edward, 354 Broadway LLC, and Golub Corporation ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

The remedy for this site has achieved a reduction in the levels of PCBs in the soil to a level below 1 part per million (ppm) in the shallow soil and 10 ppm in deeper soil. This was accomplished by excavation of contaminated soil for either treatment or disposal off-site. Approximately 1,000 tons of soil contaminated with levels of PCBs exceeding 45 ppm has been shipped to a secure landfill permitted to accept hazardous waste. Approximately 2,500 tons of soil contaminated with levels of PCBs between 1 ppm and 45 ppm was treated at the Environmental Soil Management Companies (ESMI) facility in Fort Edward to remove PCBs to a level below 1 ppm. There was a small area of soil, approximately 30 tons, contaminated with semi-volatile organic compounds (SVOCs). This area was also excavated and the SVOC contaminated soil was treated at ESMI to meet commercial standards.

The property is planned to be developed for commercial use. A site cover consisting of either structures or soil cover will be required to allow for commercial use of the site. Where the soil cover system is required, the upper one foot of exposed surface soil will meet the applicable soil cleanup objectives and will be placed over a demarcation layer.

The remedy includes Institutional Controls in the form of an Environmental Easement for the property that requires the owner to periodically certify that all institutional and engineering controls are in place, allows the use and development of the property for commercial use, restricts 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 requires compliance with a Department approved Site Management Plan.

The remedy requires a Site Management Plan which includes an explanation of the Institutional and Engineering Controls, an excavation plan which details the provisions for management of future excavations in the areas of remaining soil contamination (beneath the demarcation layer), a provision to maintain site access controls and Department notification, and the steps necessary for the periodic reviews and certification.

Additional Details

In the past, approximately 10,500 tons of PCB contaminated soil was removed from the site by a previous owner of the property. The 2015 remedial activity conducted under the Brownfield cleanup program has addressed the rest of the PCB contaminated soil.

The groundwater has been sampled during several investigations no groundwater analytical results exceeded groundwater standards for volatile organics, SVOCs, inorganic compounds or PCBs.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 single story, slab on grade building of approximately 31,000 square feet. Loading docks were present on the eastern side of the building. The former Grand Union building was removed in preparation for removal of contaminated soil beneath the building. The property is currently owned by the Town of Fort Edward.

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

Past Use of the Site: The site was most recently operated as a grocery store from 1980 until

2003. The building has been vacant since the grocery store closed. Prior to 1980 the property was used as a gravel pit and scrap yard operations involving the dismantling and recycling of capacitors. Between January 2005 and January of 2007, approximately 10,500 tons of PCB contaminated soil was removed from the site by a previous owner of the property.

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.

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

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

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

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: Aimee Mahoney
118 Broadway
Fort Edward, NY 12828
phone: 518-747-1212

Fort Edward Free Library
Attn: Victoria Plude
23 East Street
Fort Edward, NY
phone: 518-747-6743
(vplude@sals.edu)

Who to Contact

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

Project Related Questions

Daniel Eaton
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9563
daniel.eaton@dec.ny.gov

Site-Related Health Questions

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

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.

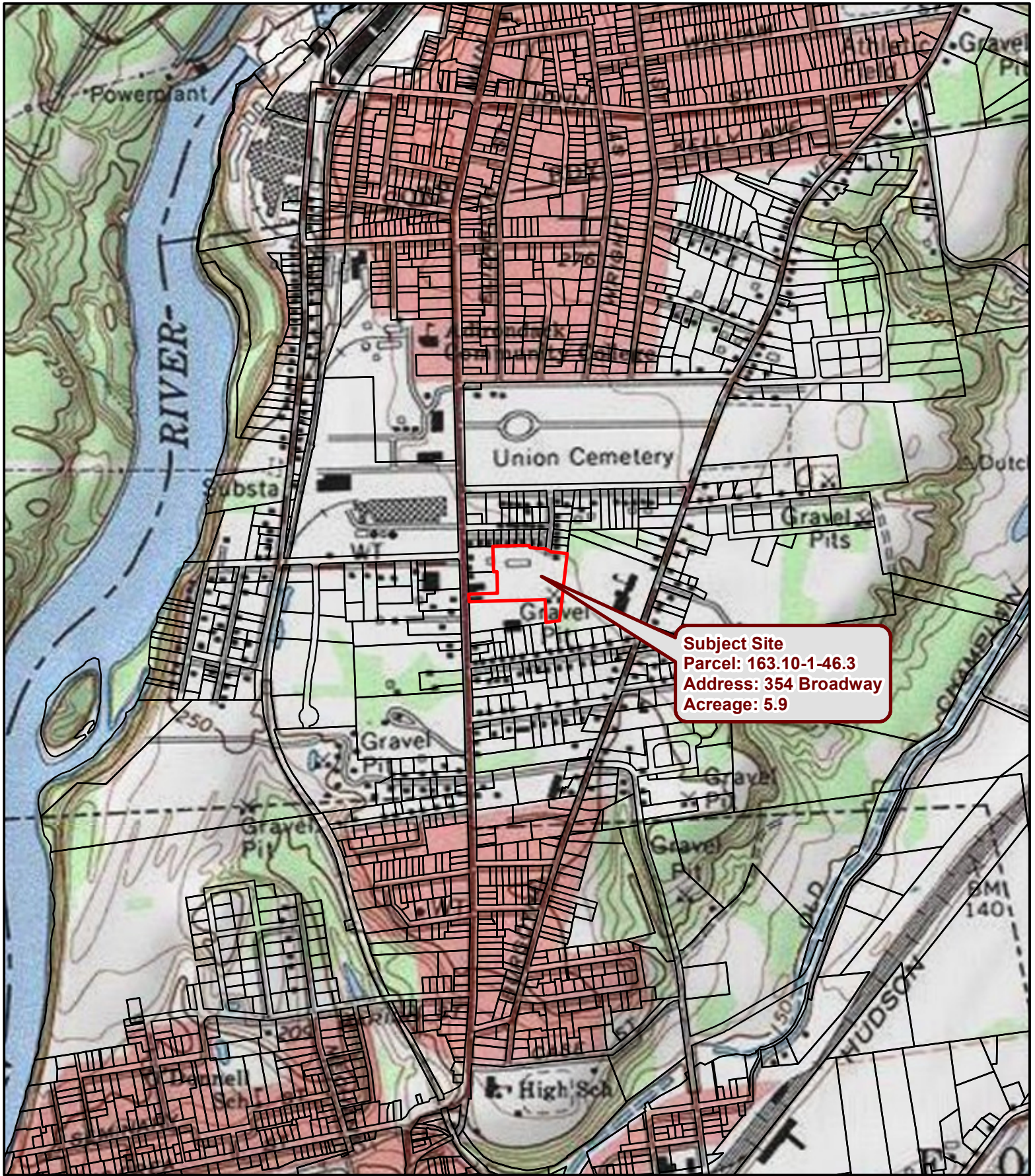
Receive Site Fact Sheets by Email

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.



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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