



Geology

Hydrology

Remediation

Water Supply

November 13, 2012

Mr. David Miller, RLA
The LA Group
40 Long Alley
Saratoga Springs, NY 12866

Re: Report of Findings
Former Town of Saratoga Town Hall

Dear David:

Alpha Geoscience (Alpha) was asked by The LA Group to provide environmental services for the Town of Saratoga, Former Town Hall site in preparation of its eventual transfer to the National Park Service (NPS). Our scope of work, dated April 30, 2012, included the following:

- Perform an Environmental Site Assessment (ESA) similar in scope to the protocol specified in ASTM-1527-5 and consistent with the National Park Service Level I Pre-Acquisition ESA Guidance Manual.
- Perform an ESA II that includes collecting and analyzing three (3) soil samples adjacent to a suspected former underground storage tank (UST), and two near-surface soil samples from the east and west sides of the property, respectively.
- Perform a Level II survey for lead for the existing site building.
- Perform a Level II Asbestos Containing Material (ACM) survey for the existing site building.

All of the above tasks were completed, except for the ESA II that pertained to a suspected former fuel oil/heating oil UST. It was determined, after Alpha's proposal was submitted, that the building has been heated by natural gas since its construction and there has never been a UST on site for fuel oil/heating oil; consequently, it was decided by the LA Group and Alpha Geoscience to forego the soil sampling that pertained to the suspected UST.

Phase I Environmental Site Assessment

The ESA prepared by Alpha is contained in Attachment 1 of this letter. The ESA was performed in accordance with the NPS Level I Pre-Acquisition ESA Guidance Manual. The ESA revealed

three recognized environmental conditions in connection with the property. These recognized environmental conditions are:

- A petroleum spill associated with a motor fuel tank operated at the site by the New York State Police;
- The encroachment of a dumpster and pile of waste blacktop from the Village property to the immediate north of the site; and,
- The presence of waste material disposed in a village dump on the site in the 1920s and 1930s.

Level II Lead Survey

Angstrom Environmental, Earth and Building Sciences, LLC (Angstrom) performed the Level II survey for lead at the existing site building. Angstrom's Lead-Based Paint Survey report, included as Attachment 2, concluded that only one of 70 representative paint samples collected as part of the survey contained lead above the EPA standard of 0.5% lead by weight paint. The sample was from a red door frame on the basement HVAC Room fire door.

Level II Asbestos Containing Material Survey

Angstrom also performed the Level II ACM survey for the existing site building and their report is presented as Attachment 3. The ACM survey concluded that asbestos-containing materials were detected in the building. The ACM survey included door window glazing, sheet flooring, and the backing/mastic of the sheet flooring. All of these materials were non-friable and undamaged.

Phase II Environmental Site Assessment

Soil sampling pertaining to a suspected on-site UST was eliminated from the scope of work upon discovery that no fuel oil/heating oil tank existed at the site.

Alpha collected two near-surface soil samples from the east and west sides of the property on October 29, 2012. Soil sample SS-1 was collected from a location approximately 20 feet west of the building, between the building and the canal. Sample SS-2 was collected from a location approximately 20 feet east of the building, between the building and Reds Road. Both samples were collected with dedicated hand tools from the upper six inches of soil beneath the sod grass. The samples were submitted to Phoenix Environmental Laboratories, Inc. (Phoenix) and tested for lead via Method 6010 and polychlorinated biphenyls (PCBs) via Method 8082A. The Phoenix laboratory report with the results of analysis is included as Attachment 4. The results indicate that no PCBs were detected in the soil samples. Lead was present at concentrations that are below the Part 375-6.8(a) unrestricted use soil cleanup objective for lead of 63 parts per million (milligram per kilogram).

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As recommended in the ESA report, Alpha has placed a FOIL request to the NYSDEC to view the Spill file pertaining to the gasoline UST removal conducted in 2001. Alpha is available to review the Spill file upon NYSDEC notice that the file is ready. There are funds remaining in the project budget that can be used for this purpose. Alpha also recommends that sampling of soil and/or groundwater may be prudent to evaluate the potential environmental impacts from the recognized environmental conditions identified in the Phase I ESA. Alpha is available to develop a scope of work and cost estimate to perform further evaluation, upon request.

If you have any questions, please call me, or Kevin Phelan, at (518) 348-6995.

Sincerely,
Alpha Geoscience



Steven M. Trader, CPG
Geologist

Attachments:

- Attachment 1 Phase I ESA Report
- Attachment 2 Angstrom Lead Paint Report
- Attachment 3 Angstrom Asbestos Report
- Attachment 4 Lead and PCB Laboratory Reports

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