

A. INTRODUCTION AND METHODOLOGY

This Chapter presents the findings of the hazardous materials assessment, and identifies potential areas of concern with respect to workers, the community, and/or the environment during construction or after development of the Proposed Project. To identify potential sources of hazardous materials, a Phase I Environmental Site Assessment (ESA) was performed on the Frontside portion of the Race Course in April 2012 and a limited visual reconnaissance was performed on the Backstretch portion in November 2013. For the entire Project Site, available municipal files maintained by the City of Saratoga Springs and available State and federal regulatory databases were reviewed. The Phase I ESA report is provided in **Appendix G**.

PRINCIPAL CONCLUSIONS

With the implementation of the recommended measures described in Chapter 17, “Hazardous Materials,” no significant adverse impacts related to hazardous materials would be expected to occur as a result of construction activities for the Proposed Project. These include laboratory analysis of subsurface (soil/groundwater) samples in regions with the potential to harbor contamination from past use, including pesticide storage areas, workshop and materials storage areas, maintenance buildings, garage, and carpenter’s shop. Additional measures to be followed to avoid adverse impacts include characterization of soil to be disposed offsite, implementation of a Construction-Phase Environmental Health and Safety Plan (CHASP), and proper removal and disposal of any suspected asbestos-containing materials or lead-based paint. Following construction of the Proposed Project, there would be no further potential for adverse impacts associated with that ground disturbance.

B. EXISTING CONDITIONS

The Project Site is approximately 337 acres of previously disturbed areas (including the grass race course, lawn and other vegetated and unvegetated open space and dirt paths, 74 acres of unvegetated race course surfaces, 47 acres of roads, buildings, and other paved surfaces, 17 acres of forested area, and four acres of regulated wetland, and three acres of water surface. As detailed in Chapter 1, “Project Description,” the Project Site is divided into two primary redevelopment areas: the Frontside and Backstretch.

FRONTSIDE

AKRF, Inc. conducted a Phase I ESA of the Frontside portion of the Race Course in April 2012. The Property consists of the Main Race Course, the Grandstand and Clubhouse, the Administration building and betting mutuels, restaurants and concession stands, a natural spring (the Big Red Spring), the Reading Room (restaurant and private club), numerous barns and stables, the Clark’s Cottage, a generator room (a small separate building housing backup

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generators), field houses, pesticide and herbicide storage areas, public areas, and asphalt-paved, gravel, and grass parking areas.

The results of the Frontside Phase I ESA indicated the following known or possible occurrences of Recognized Environmental Conditions (RECs):

- Two 265-gallon diesel fuel aboveground storage tanks (ASTs) associated with back-up generators were observed in the generator room located in the Frontside (but not in an area of new construction with the Proposed Project). One 275-gallon diesel fuel AST was observed adjacent to northern corner of the generator room, in an enclosed fenced in area. Minor staining and cracking were observed on the concrete floor slab throughout the generator room. According to Mr. Peter Goulet, Facilities Manager for the Race Course, the Saratoga Race Course maintains a Spill Prevention Plan as part of their Petroleum Bulk Storage (PBS) Registry as required by the NYSDEC.
- The pesticides/herbicide storage building is located on the northeastern portion of the Main Race Course and is not in an area of new construction with the Proposed Project) Numerous containers of pesticides, fungicides and herbicides were observed in the storage building on shelving. Minor staining and cracking were noted on the concrete floor slab.
- Numerous one- and five-gallon containers of gasoline and one-gallon containers of latex and acrylic paint were observed in the Infield Office/Locker area on the western portion of the Main Race Course. Landscaping equipment was also observed in the Infield Office area. Minor petroleum-like staining and cracking were noted on the concrete floor slab.
- Numerous 55-gallon containers of antifreeze are located in the Grandstand workshop areas. According to Mr. Wayne Rumpf, who accompanied AKRF personnel and answered pertinent questions at the time of the site visit, the antifreeze is used to keep the roof drains and associated piping from freezing during the winter months.
- Numerous one- and five-gallon containers of gasoline and kerosene are located in the Harrow's Yard Maintenance Building. Minor petroleum-like staining and cracking were noted on the concrete floor slab.
- Based on the age of the buildings, fluorescent lighting fixtures, and the concrete pad-mounted transformer on the western portion of the Property, the electrical panels and equipment may include PCB-containing components (e.g., capacitors).
- Based on the age of many of the buildings (prior to 1981) asbestos-containing materials and lead-based paint are most likely present.
- A review of federal and State databases indicated the following: the Project Site was listed as by US EPA as a Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator of Hazardous Waste based on the history of prior activities that may have led to some contamination; spills were listed in the NYSDEC Spills database (all reported spills have been closed and were actually on the Backstretch maintenance area—Horse Haven—and not in the Frontside; and the Saratoga Race Course was listed in the Petroleum Bulk Storage (PBS) databases. Groundwater beneath the Property may have been affected by potential off-site sources of contaminations including nearby gas stations and commercial and utility uses.

BACKSTRETCH

In November 2013, AKRF personnel conducted a supplemental visual site reconnaissance of the Backstretch portion of the Project Site. Areas that could potentially contain hazardous materials

were located mainly within the Horse Haven area of the Backstretch (an area not expected to have construction activities related to the Proposed Project), specifically within the maintenance garage, carpenter's shop, blacksmith shop, and paint storage area. The following conditions were observed in these areas

- Gasoline underground storage tanks (USTs) and a pump island containing three gasoline pumps were located adjacent to the northwestern portion of the maintenance garage.
- Several above ground storage tanks (ASTs) containing either propane or fuel oil were located throughout the Backstretch portion of the Project Site. Database records show up to eight tanks though five are reported as closed and three are reported as in use. The ASTs were used by the numerous dorms, maintenance buildings, and administration buildings for cooking and/or heating purposes.
- Numerous pieces of landscaping equipment and maintenance vehicles were located in the area of the maintenance garage. Some minor staining and cracking were noted on the asphalt-paved surfaces in the area of the maintenance garage.
- The paint storage building was located adjacent to the maintenance garage. Numerous one- and five-gallon containers of paint, stains, and varnishes were located adjacent to the west side of the maintenance garage.
- The carpenter's shop was located further northeast of the maintenance garage. Numerous five-gallon containers of paint and a 55-gallon steel drum containing and unknown liquid were observed in the carpenter's shop.
- The blacksmith shop was located east of the carpenter's shop. Five, 55-gallon drums of antifreeze were located adjacent to the exterior of the blacksmith shop. No staining was observed on the ground surface adjacent to the drums.

STATE AND FEDERAL REGULATORY DATABASE REVIEW

The Saratoga Race Course was listed in the NYSDEC PBS registry and designated PBS No. 5-229253. Three 2,000-gallon USTs (two containing gasoline and one containing diesel fuel) were listed as being in-service and installed in June of 1988. These tanks were located on the Backstretch portion of the Race Course. The Property was listed in the NYSDEC SPILLS database for tank test failures on a 1,000- and 2,000-gallon UST in 1987. These tanks were removed after the tank test failures and replaced by the USTs that are listed above as in-service. Groundwater may have been affected by the 1,000- and 2,000-gallon USTs that were removed following tank test failure.

Thirty-six 165-gallon fuel oil ASTs were listed as in-service in the NYSDEC PBS registry for the Backstretch portion of the Race Course. According to Mr. Peter Goulet, the fuel in these tanks is used to heat hot water at the Backstretch hot water building. Saratoga Race Course maintains a Spill Prevention Plan as part of its PBS Registry.

A review of federal and State databases indicated that the Project Site was also listed as a RCRA Conditionally Exempt Small Quantity Generator of Hazardous Waste. Mr. Peter Goulet provided universal waste manifests for the disposal of televisions and fluorescent lamps. Universal waste at the Project Site is handled by eLot Electronics Recycling, Inc., of Troy, New York.

CITY OF SARATOGA SPRINGS MUNICIPAL RECORDS REVIEW

FRONTSIDE

The City of Saratoga Springs Tax Assessor's Office identifies the Frontside portion of the Project Site as portions of Section, Block and Lots 179-1-1 and 179-2-1 as well as 169.69-4-12, 166.77-4-8, 166.77-4-6, 166.77-4-5, 179.21-3-4, 179.21-3-5. According to the Fire Marshal's Office, no fires or record of USTs or ASTs were on-file; however, there was a general knowledge of gasoline use for landscaping equipment and fuel oil use for heating purposes. No information was on file in the Engineering, Building, and Public Health Departments.

BACKSTRETCH

The City of Saratoga Springs Tax Assessor's Office identifies the Backstretch area of the Project Site located north of Union Avenue as Section, Block and Lot numbers 166-3.25, 166-5-1, and 166-14-4-14. The Backstretch area of the Project Site located south of Union Avenue includes portions of Section, Block and Lot numbers 179-1-1 and 179-2-1 as well as 179-2-2, 179-2-3, and 179-5-5. AKRF submitted a freedom of information (FOI) request to the City of Saratoga Attorney's Office for distribution to the Department of Public Works, Fire Marshal's Office, City Engineering, and Building Departments. No information pertaining to the Property was on-file with the City of Saratoga Department of Public Works, Engineering, and Building Departments. However, one spill was on-file in the Fire Marshal's office. On November 7, 2007, approximately four gallons of gasoline were discharged to the ground surface at the Horse Haven gate on Union Avenue. According to the report, the spill was caused when a pick-up truck dropped its gas tank due to equipment failure. The spill was reportedly cleaned up and the spill was closed the same day. Because the spill was cleaned up immediately, it would most likely not have affected soil and groundwater beneath the Property.

C. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project, there would be no new construction on the site other than ongoing infrastructure and code compliance work as described in Chapter 1, "Project Description." The Project Site would continue to be maintained, operated, and used as a Race Course. All work would be completed in accordance with all state and federal regulations.

D. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

The Proposed Project would include construction of new buildings, parking areas, pedestrian facilities including walkways and pavilions, horse paths, planted areas, etc., as well as the renovation of existing buildings and facilities, including upgrades to utilities, and removal of certain structures. Absent appropriate controls, as described below, the Proposed Project could potentially result in an increase in exposure for the community and construction workers to contaminants. There is also a potential for adverse hazardous materials impacts during construction activities resulting from the presence of unknown underground petroleum storage tanks, lead-based paint, and asbestos-containing materials. However, it is anticipated that hazardous materials impacts would be avoided by performing construction activities in accordance with the following protocol:

- Soil and groundwater beneath the Property may have been affected by past and present, on- and off-site uses and from the spills reported at the Saratoga Race Course but it has not affected operational conditions at the Race Course. Nonetheless, pre-construction activities would

- include a subsurface investigation involving collection and laboratory analysis of subsurface (soil and groundwater) samples. The focus of the subsurface investigation within the Frontside should be in the vicinity of the pesticide/herbicide storage areas, the workshop areas, the maintenance building, and the generator room, and areas of known previous spills. The focus of the subsurface investigation within the Backstretch should be in Horse Haven immediately south of the Oklahoma Training Track in the vicinity of the site's maintenance facilities including the garage, carpenter's shop, blacksmith, and paint storage area, and numerous sheds.
- All containers of chemicals, antifreeze, diesel fuel, pesticides, herbicides and solvents not being used should be properly tested, labeled and disposed of at appropriate receiving facilities in accordance with federal, State and local requirements for the disposal of hazardous waste.
 - Due to historic pesticide, herbicide, and fungicide use, any soil that is excavated and intended to be disposed off-site should be characterized and disposed of in accordance with applicable federal, State, and local requirements for the disposal of hazardous waste.
 - A CHASP would be prepared and implemented to manage disturbance of soil and a contingency plan to address sources or areas of contamination, if any, encountered during future construction activities. Elements of the CHASP will include the following:
 - Pursuant to industry standard best practices, sampling of soil excavated during redevelopment would be performed if it is intended to be placed as shallow soil (within the top 2 feet) and not covered by a building or paved surface.
 - All soil and fill excavated as part of Project Site development activities would be managed in accordance with all applicable regulations. All soil intended for off-Site disposal would be tested and managed in accordance with the requirements of the intended receiving facility. Transportation of all material leaving the Project Site for off-site disposal would be managed in accordance with federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, and manifesting. If dewatering is required for construction, it would be conducted in accordance with all applicable regulations. Pre-treatment of groundwater prior to discharge would be completed during any dewatering activities, if necessary.
 - If tanks, drums, or other sources of subsurface contamination are discovered at the Project Site during excavation activities, they would be removed in accordance with all applicable regulations. Any associated soil and groundwater contamination would be mitigated in accordance with State, County, and local requirements.
 - Appropriate erosion and sediment controls would be implemented in accordance with the project SWPPP. This would minimize the potential of dust generation and sediment in stormwater during the soil disturbance activities.
 - Prior to any construction or demolition activities, any suspected asbestos-containing materials or lead-based paint in the on-site structures or debris would be properly removed and disposed of in accordance with all federal, State, and local regulations.
 - All lighting fixtures and electrical equipment would be disposed of in accordance with applicable federal, state, and local requirements.

With the implementation of these measures, no significant adverse impacts related to hazardous materials would be expected to occur as a result of the construction activities for the Proposed Project. Following construction of the Proposed Project, there would be no further potential for adverse impacts. *