



Department of  
Environmental  
Conservation

# **State Superfund Project College Point 3 – Site 241122**

## **Proposed Remedial Action Plan**

March 2, 2022



# Meeting Topics

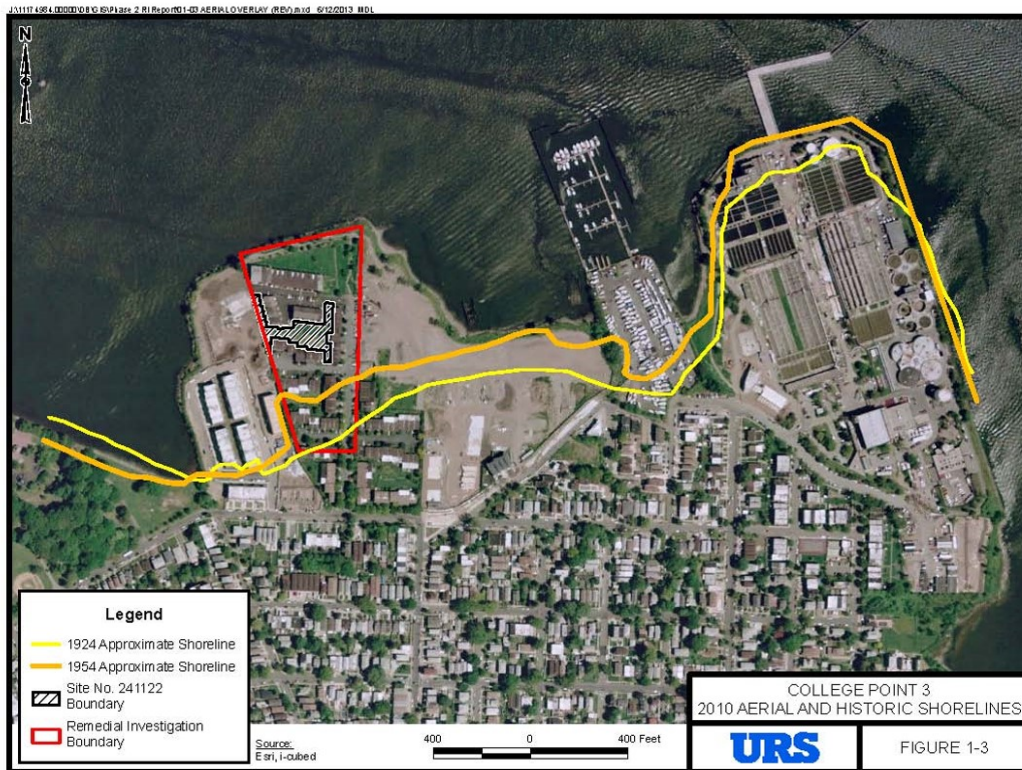
- Site History
- Superfund Project History
- Results of the Remedial Investigation
- Feasibility Study
- Interim Remedial Measures and “No Further Action” Remedy
- Site Management

# Site History

## Landfilling



# Landfilling Over Time



1966



1975



# Superfund Project History



# Timeline

- 2010: NYC-owned property listed as Class 2 Inactive Hazardous Waste Disposal Site
- 2011 – 2013: Remedial Investigation
- 2014 – 2016: Pilot testing and collection of additional data
- 2016: Feasibility Study
- 2017: Met with Stakeholders (3 impacted condominiums)
- 2018-2019: Installed soil cover as Interim Remedial Measure

# Results from the Remedial Investigation





# Subsurface Soil

- Consists of urban fill material with construction and demolition debris (soil with varying amounts of metal, brick, concrete, wood, plastic, etc.)
- Two classifications of material encountered:
  - urban fill (SVOCs, PCBs and metals)
  - hazardous waste (PCB-contaminated waste oil and oil-stained soils)

# Surface Soil

- Same urban fill material seen at depth
- Contaminated with SVOCs, PCBs and metals
- Surface soil exceeded restricted-residential Soil Cleanup Objectives
- Included planter boxes and islands

# Groundwater and PCB-contaminated Oil

- At least 10 feet below ground surface
- PCB-contaminated oil was encountered in numerous monitoring wells both on-site and off-site
- The DEC has been collecting oil as an interim remedial measure since it was first encountered

## Soil Vapor Intrusion

- Process by which volatile chemicals move from a subsurface source into the indoor air of overlying buildings
- Each of the 8 buildings within the off-site area were tested
- Methane sampling was part of the investigation
- Results indicate soil vapor intrusion is not occurring

# Feasibility Study



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## Feasibility Study

- Uses information collected during the remedial investigation and pilot testing to evaluate ways to clean-up the site
- Various technologies are screened to develop remedial alternatives to remediate the site
- A range of alternatives are developed and evaluated to identify a clean-up that fits the situation

# Role of the NYS Department of Health

- Work with NYSDEC to identify nature and extent of contamination to evaluate potential exposures
- Evaluate data and make recommendations to address any potential exposure and evaluate the need for additional information
- Ensure that remedy selected is protective of public health

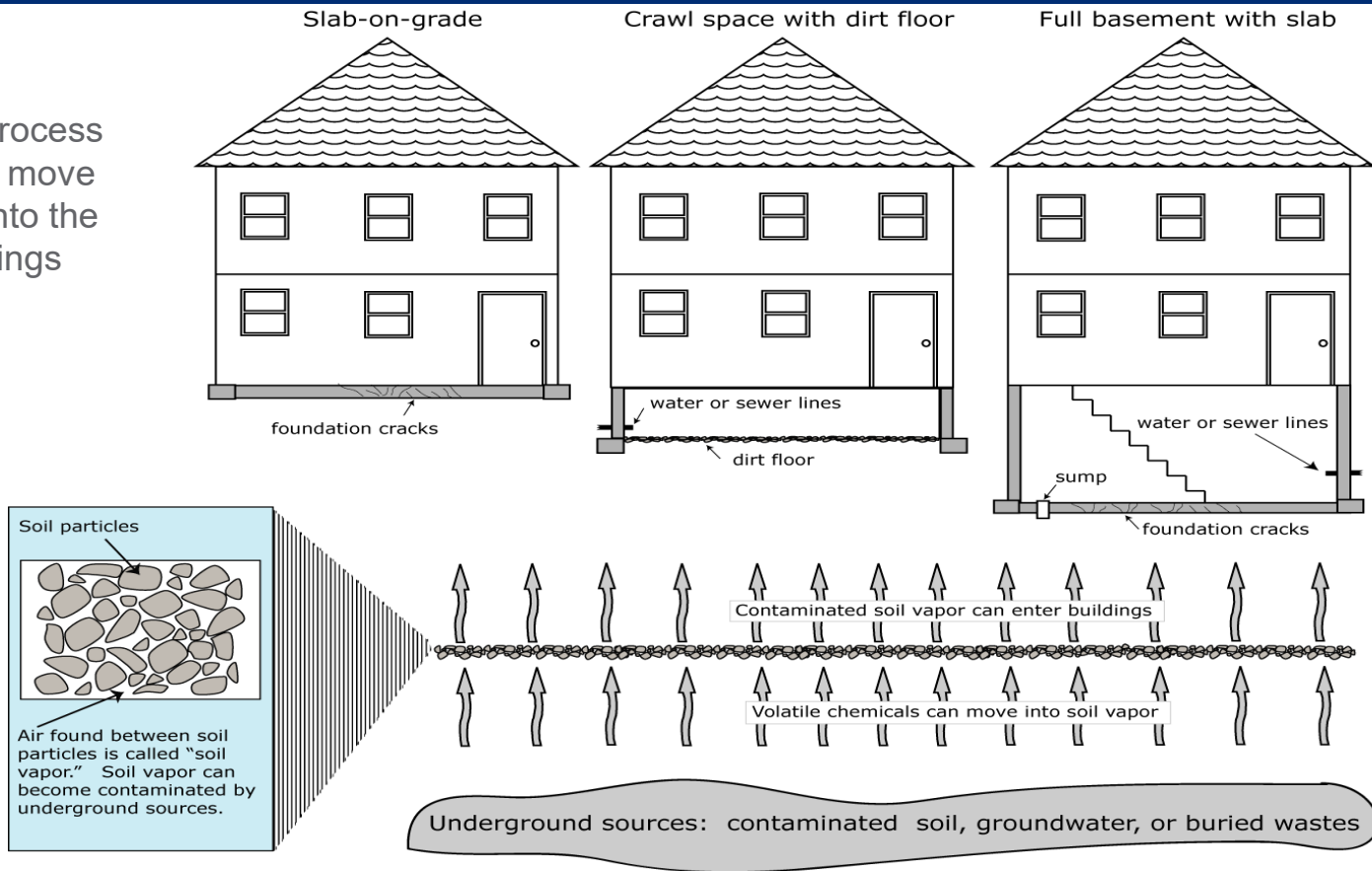


# What is exposure?

- Physical contact with a chemical or substance
  - Inhalation (breathing)
  - Direct contact (touching)
  - Ingestion (eating/drinking)
- One or more of these physical contacts must occur before a chemical has the *potential* to cause a health problem
- Exposure does not necessarily mean that health effects will occur



Soil vapor intrusion is the process by which volatile chemicals move from a subsurface source into the indoor air of overlying buildings



# Potential Exposure Pathways

Inhalation

Direct Contact

Ingestion



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# Evaluation Process

- Primary or “Threshold” criteria
  - Protection of public health and the environment
  - Conform to NYS Standards, Criteria and Guidance
- Long-term effectiveness, short-term impacts, implementability, cost effectiveness, land use and community acceptance

# Site-Specific Constraints

- Reclaimed land
  - Fill material
  - Settlement issues
  - Building construction
- Properties of the oil (e.g. viscosity)

# Interim Remedial Measures and No Further Action Remedy



# Interim Remedial Measures

- Oil Recovery
  - Approximately 250 gallons removed
  - NYSDEC to continue
- Installation of soil cover
- Source area excavation and disposal

# Proposed Remedy

- Oil Recovery
- Cover System
- Institutional Controls
  - Environmental Easement (Deed Restriction)
  - Site Management Plan
- Site Boundary Modification



# Site Boundary



# Classifications

- Class 2 Inactive Hazardous Waste Disposal Site: A site which represents a significant threat to public health and/or the environment
- Class 4 Inactive Hazardous Waste Disposal Site: A site that has been properly closed but that requires continued site management

# Site Management



# Owner Responsibilities

- Environmental Easement: a legal document which institutes land-use restrictions
- Site Management Plan: procedures to manage the remaining contamination; maintains protection of public health and the environment
- Excavations into the landfill material must comply with Site Management Plan (i.e. settlement-related repairs)

# Thank You

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