New York State Department of Environmental Conservation

February 2014

FACT SHEET

State Superfund Program

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Site Name: Former Albany Laboratories
DEC Site #: 401061
Address: 67 Howard Street
Albany, NY 12207

Have questions? See "Who to Contact" Below

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 3/11/2014 at 7:00 PM
NYSDEC Central Office, 625 Broadway, Albany, Room 129A
NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet. **NOTE: identification is required to enter the building**

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Former Albany Laboratories site ("site") located at 67 Howard Street, Albany, Albany County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment
NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 26, 2014** through **March 28, 2014**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Proposed Remedial Action Plan
The remedy proposed for the site includes:

Cover System
A site cover will be required to allow for commercial use of the 67 Howard Street parcel and restricted residential use the 140 State Street parcel.

For 67 Howard Street, Lot No. 76.33-1-13, a site cover will be required to allow for commercial use. The cover will consist either of the structures such as buildings, pavement,

sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where the soil cover is required, it will be a minimum of one foot of soil meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetative layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

For 140 State Street, Lot No. 76.33-1-15; a site cover will be required to allow for restricted residential use. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where the soil cover is required, it will be a minimum of two feet of soil meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetative layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

Completion of the installation and continued operation, maintenance and monitoring of the off-site sub-slab depressurization system (SSDS) discussed in Section 6.2. The SSDS will use a fan-powered vent and piping to draw vapors from the soil beneath the buildings slab and discharge the vapors to the atmosphere. Depressurizing the area beneath the basement slab relative to indoor air pressure will create a relative vacuum which minimizes or prevents the infiltration of sub-slab vapors into the building.

Institutional Control
Imposition of an institutional control in the form of environmental easements for the controlled properties that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the 67 Howard Street property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- allows the use and development of the 140 State Street property for restricted residential commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws; and
- requires compliance with the Department approved Site Management Plan.

Site Management Plan
A Site Management Plan is required, which includes the following:
a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective.

Engineering Controls: The cover system discussed above, and the off-site sub-slab depressurization system that was initiated as an interim remedial measure (IRM).

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easements including any land use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring for vapor intrusion for any buildings developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Additional Details
Prior to the site being listed on the NYS Registry of Inactive Waste Sites, the site was overseen as spill No. 0704683. In September and October 2008, the top three feet of soil, approximately 385.6 tons, was removed from the former courtyard area. Post excavation samples indicated the presence of remaining soil contamination above NYSDEC regulatory standards.

Additional contaminated soil was excavated in January and February 2011. Soil was removed along the foundation wall of the building located at 142 State Street to about 11 feet below ground surface. In 2011, about 861 tons of petroleum-contaminated soil was excavated; 34.14 tons of which was disposed of off-site as hazardous waste. The remaining soil was deemed non-hazardous and was disposed of at the town of Colonie Landfill.

A total of 17 soil samples, 6 six bottom and 11 sidewall samples, were collected during the excavation activities. Once the excavation was complete, all but one sample was found to have all parameters below the Part 375 unrestricted SCOs cleanup objectives for volatile organic compounds (VOCs).

The excavated areas were backfilled to grade using clean fill from both on site and off site sources.

Summary of the Investigation
Soil contamination identified during the RI was largely addressed during excavation remedial actions conducted under NYSDEC Spill No. 0704683. Post excavation samples obtained during the 2011 soil excavations found that contamination above unrestricted SCOs related to on-site activities had been removed. However, fill material appears to have been deposited on the site in the past. As is often the case with historic fill, some of the fill contains polycyclic aromatic hydrocarbons (PAHs) and metals.

The evaluation of the potential for soil vapor intrusion resulting from the presence of site related soil or groundwater contamination was evaluated by the sampling of sub-slab soil vapor under a structure adjacent to the site, and indoor air in that off-site structure. Because no buildings were present, only soil vapor was evaluated on-site. However, the 142 State Street

building is immediately west and adjacent to the on-site area where impacted soil was removed as a part of the soil excavation IRM. Therefore, sub-slab vapor, indoor air and background air samples were collected in the adjacent building to evaluate whether soil vapor intrusion was occurring. Three sub-slab samples and three indoor air samples were obtained from the 142 State Street building in February and November 2012. The findings of the investigation indicated the presence of volatile organic compounds (VOCs) in sub-slab vapor beneath the eastern portion of the building at levels where mitigation is recommended in accordance with the New York State Department of Health's (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "feasibility study" submitted under New York's State Superfund Program by Columbia Eagle LLC.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The site consists of two adjacent lots at 140 State Street and the former location of the Albany Chemical Laboratories at 67 Howard Street in an urban/commercial area within the City of Albany near the State Capitol.

Site Features:

The courtyard of the 67 Howard Street parcel at the southern end of the 140 State Street parcel was previously bounded on all four sides by buildings. The 67 Howard Street building was demolished to enable access to the courtyard prior to the removal of a petroleum underground storage tank (UST) and impacted soil in October 2008. Except for the facades along State Street, all of the on-site buildings and the adjacent off-site 136, 134 and 132 State Street buildings have been demolished to make way for future development.

Current Zoning and Land Use:

The site is currently inactive and is zoned for commercial use. The immediate area is entirely commercial or government properties. The site and surrounding area is zoned C-3 Central Business District) which allows for residential dwellings greater than 600 square feet.

Past Use of the Site:

Sometime prior to 1934, the 67 Howard Street property was originally the location of a dairy farm. On a 1934 Sanborn map, 67 Howard Street was shown to have a chemical laboratory and the courtyard behind the building was shown to be used as a "Thinner storage yard in metal drums". According to city directories, the 67 Howard Street property was operated as Albany Laboratories from 1935 to 1985. The property has been vacant since 1985.

The earliest records indicate that the 140 State Street property was originally a private dwelling. Circa 1914 documents reported that the property was used as doctor's offices and apartments. At some time prior to 1934 and until at least 1979, the building was used as the Berkshire Hotel. The building was vacant thereafter until it was demolished in 2008.

Prior to the site being listed on the NYS Registry of Inactive Waste Disposal Sites in February 2011, the site was overseen as spill No. 0704683. In July 2007 a 2,000 fuel oil underground storage tank (UST) was found on the 140 State Street property and in September 2008 the UST was removed and 251.5 tons of impacted soil around the tank was excavated and disposed of off-site.

Subsequent site investigations found chlorinated volatile organic compounds (VOCs), petroleum-related semi-volatile organic compounds (SVOCs) and mercury contamination in on-site soil. SVOC and mercury contamination was likely due to the historic urban fill that was previously used at the site as these contaminants were absent in deeper samples.

Contamination was observed primarily in the location of a courtyard that formerly occupied the northern portion of the 67 Howard Street parcel and the southern end of the 140 State Street parcel. Contamination had also migrated east to the 138 State Street parcel. Contaminants of concern (COCs) included tetrachloroethene (PCE), trichloroethene (TCE), other chlorinated VOCs, certain SVOCs and BTEX. PCE and TCE were detected in soils above the Standards, Criteria and Guidance (SCGs) at concentrations up to 150 ppm and 120 ppm, respectively.

In September and October 2008, the top three feet of soil, 385.6 tons, was removed from the former courtyard area. Post-excavation samples indicated the presence of remaining soil contamination above standards. Once the on-site buildings were demolished, further excavation of an additional 895 tons of impacted soil from the former location of the UST was conducted in the winter of 2011.

Further excavation of contaminated soil was conducted in January and February 2011. Soil was removed along the foundation wall of the building located at 142 State Street. The excavation spanned the two lots that make up the site and the adjacent lot at 138 State Street. Approximately 861 tons of petroleum-contaminated soil was excavated. A total of 34.14 tons of the soil was disposed of off-site as hazardous waste; the remaining soil was disposed of off-site as non-hazardous waste. Clean fill material brought to the site met the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

Site Geology and Hydrogeology:
Due to the steep incline toward the Hudson River (to the east), it is assumed that area groundwater flows due east to the river. A groundwater monitoring well was drilled through 50 feet of dense clay in an attempt to investigate groundwater, but no groundwater was found to a depth of 50 feet.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=401061

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health

and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: http://www.dec.ny.gov/chemical/8439.html

FOR MORE INFORMATION

Where to Find Information
Project documents are available at the following location to help the public stay informed.

Albany Public Library
Main Branch
161 Washington Avenue
Albany, NY 12210
phone: 518-427-4300
(aplweb@albanypubliclibrary.org)

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

Project Related Questions
Michael MacCabe
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9687
mdmaccab@gw.dec.state.ny.us

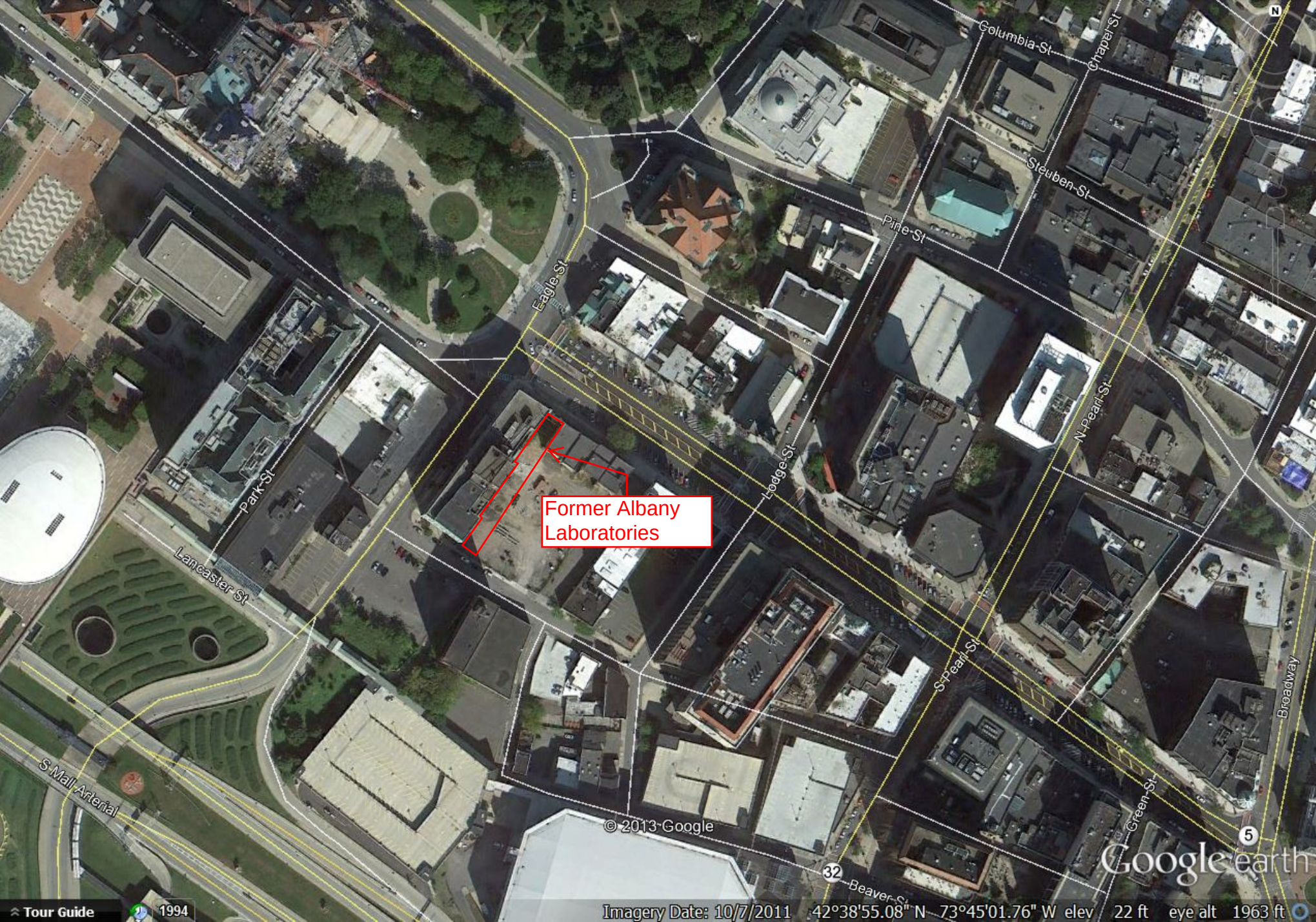
Site-Related Health Questions
Albert DeMarco
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.


Former Albany Laboratories
Columbia St
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Steuben St
Pine St
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N Pearl St
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