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TESTING & ENVIRONMENTAL SERVICES

October 7, 2011

Mr. Ralph Keating
NYSDEC
625 Broadway
Albany, New York 12233-001

Re: Site Management Plan
Former Jared Holt Manufacturing Facility
NYSDEC Site No. B-00005-4
Evergreen Project No. ETE-07-44

Dear Mr. Keating;

Submitted herewith is a Site Management Plan based on a ROD and Site-Specific Reuse and Development Plan for the above referenced site. This site management plan report follows general reporting framework provided by the NYSDEC.

We appreciate the opportunity for your review and ultimate acceptance of the site management plan. Please call, if you have questions regarding this information.

Very truly yours,
Evergreen Testing & Environmental Services, Inc.

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Former Jared Holt Manufacturing "Mfg." Site

CITY OF ALBANY, ALBANY COUNTY, NEW YORK

Site Management Plan

NYSDEC Site Number: B-00005-4

Prepared for:
Southend Associates L.P. & Southend Associates II L.P.
c/o Albany Housing Authority
200 S Pearl Street
Albany, NY 12202

Prepared by:
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594 Broadway
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October 2011

SITE MANAGEMENT PLAN

Former Jared Holt Manufacturing "Mfg." Site
City of Albany, Albany County, New York

NYSDEC Site Number: B-00005-4
Evergreen Project Number ETE-07-44

EXECUTIVE SUMMARY

The NYSDEC completed a Record of Decision (ROD), dated March 2001, for the Site listing a selected remedy as a soil cover system to be placed over the contaminants identified at the Site. The contaminants of concern at the Site are Polycyclic Aromatic Hydrocarbons (PAHs) in the soil below the cover system as described in section 1.3.1. Other contaminants at the property were not considered to be significant. The soil cover system includes the importation of a minimum of two feet of clean fill with a demarcation layer, asphalt surfacing, or concrete surfacing / concrete building foundations. The purpose of the surface cover system is to eliminate the potential for human contact with the soil below the cover system. This document is required as an element of the Record of Decision (ROD).

This document, a Site Management Plan (SMP), has been incorporated into the Site remedy to provide proper management of the Site soils. A deed restriction is recorded with the Albany County Clerk to ensure compliance with this SMP. This plan has been approved by the NYSDEC, and compliance with this plan is required by the deed restriction and the property owner's successors and assigns.

Highlights of this plan are summarized as follows:

- At least 10 days prior to the start of any activity that is reasonably anticipated to encounter potential contamination below the soil cover system, the Site owner or their representative will notify the NYSDEC.

- Any future intrusive work that will penetrate, encounter or disturb potential contamination below the cover system, and any modifications or repairs to the existing cover system will be performed in compliance with the Excavation Plan (section 2.3.1) and this SMP.

- A Periodic Inspection of the Site with a subsequent Review Report will be submitted to NYSDEC at a frequency to be determined by the Department to monitor the condition of the soil cover system. Currently that frequency is annually.

- For emergencies or unforeseen breeches of the cover system, a Breech Inspection is required within 5 days of a reported breech or emergency.

- Use of groundwater underlying the property is prohibited.

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SITE MANAGEMENT PLAN

Former Jared Holt Manufacturing "Mfg." Site
City of Albany, Albany County, New York

NYSDEC Site Number: B-00005-4
Evergreen Project Number ETE-07-44

1.0 INTRODUCTION AND DESCRIPTION OF THE PROGRAM

1.1 INTRODUCTION

This document is required as an element of the Record of Decision (ROD) at the Former Jared Holt Manufacturing "Mfg." Property under the New York State (NYS) Environmental Restoration Program (ERP), under the 1996 Clean Water / Clean Air Bond Act, administered by the New York State Department of Environmental Conservation (NYSDEC). The Site was investigated in accordance with the State Assistance Contract (SAC) #C300443, which was executed on May 4, 1998. The remedy was implemented on all of the property by South End Associates L.P. through its developer, Omni Housing Development, LLC (Omni). The remedy was implemented in accordance with the March 2001 Record of Decision (ROD) and Site Specific Reuse and Development Plan, dated September 2007 (amended in March 2010 to include Phase II of the project), prepared by Evergreen Testing and Environmental Services, Inc. (Evergreen).

1.1.1 General

The city of Albany Industrial Development Agency (IDA) entered into a SAC with the NYSDEC to investigate a 0.53 acre property located in the city of Albany, Albany County, New York. This SAC required the IDA to investigate contaminated media at the property. A map showing the site location and boundaries of this property is provided on the tax map in Appendix A as Figure 1.

The boundaries of the Site are more fully described in the metes and bounds site description that accompanies the Deed Restriction, which is attached as Appendix D to this plan. Additionally the distances and degree angle of the Site boundaries are depicted on the Site Plan Map in Appendix A, Figure 2.

In accordance with the ROD and Site Specific Reuse and Development Plan, a soil cap and cover system, including building foundations, asphalt paving, and concrete walks, was installed over the Site as the remedy. This Site Management Plan (SMP) was prepared to manage Site soils in perpetuity or until extinguishment of the Deed Restriction. Work on the Site began with a Site

Investigation (SI) in July 1998, and was completed with the installation of the final topsoil cover in July 2011. All reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State.

This SMP was prepared by Evergreen, on behalf of Southend Associates, L.P., in accordance with the requirements in the ROD and Site-Specific Reuse and Development Plan. This SMP addresses the means for implementing the Institutional Controls (ICs) and Engineering Controls (ECs) required for the remedy.

1.1.2 Purpose

Engineering Controls have been incorporated into the Site remedy to provide proper management of the Site soils. A deed restriction is recorded with the Albany County Clerk to ensure compliance with this SMP and the ECs and ICs placed on the Site. This plan has been approved by the NYSDEC, and compliance with this plan is required by the deed restrictions and the property owner's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

This SMP provides a detailed description of procedures required to manage Site soils, including: (1) implementation and management of Engineering and Institutional Controls; and, (2) performance of periodic inspections of the soil cover, and (3) submittal of Periodic Review Reports.

It is important to note that:

1 This SMP details the site-specific implementation of the remedy in the ROD and Site-Specific Reuse and Development Plan. Failure to properly implement the SMP is a violation of Environmental Conservation Law and the deed restriction;

2 Failure to comply with this SMP is also a violation of, 6NYCRR Part 375 and the SAC for the Site, and thereby subject to applicable penalties.

At the time the SMP was prepared, the SMP and all site documents related to Remedial Investigation and ROD were maintained at the NYSDEC office in Albany.

1.2 SITE BACKGROUND

1.2.1 Site Location, Description, and Phases

The Site is located in the County of Albany, New York and is identified as 4 contiguous parcels known as Section, Block and Lot Numbers on the Albany tax map as 76.73-1-18 (111 Broad Street), 76.73-1-20 (103 Broad Street), 76.73-1-21 (101 Broad Street), and 76.73-1-22 (99 Broad Street). The Site is situated on an approximately 0.53 acre area bounded by residences to the north, Third Avenue to the south, Broad Street to the east, and Clinton Street to the west (Figure 1 in Appendix A).

The Site is divided into two internal phases or sections, known as Phase I and Phase II, to facilitate development. Phase I is located on the south side of the overall property and is located on tax parcel 76.73-1-18 (111 Broad Street) and is 0.40 acres in size. Phase II is located on the north side of the overall property and is located on tax parcels: 76.73-1-22, 76.73-1-21, and 76.73-1-20 (99, 101, and 103 Broad Street). Phase II is 0.13 acres in size. Both Phase I and Phase II are developed with residential structures. The phases are depicted on the tax map, Figure 1 in Appendix A.

1.2.2 Site History

The manufacturing use of the former Jared Holt Manufacturing site began on or about 1885 and continued until 1987. The principal operations were in the leather and shoe-making industry. Jared Holt Manufacturing Company made "stitching wax" which was a wax made from a mixture

of plant gums, beeswax, tallow, and paraffin waxes. Stitching wax was used on shoes to lubricate the thread, protect it from moisture, and to help hold the threads in place.

The Jared Holt Manufacturing process involved a high temperature blending/emulsification process where large kettles were heated to various temperatures. Modernization of the equipment occurred in the 1940's and the products that Jared Holt Manufacturing produced expanded to include specialty cleaners, polishes, and floor waxes. The facility also included a laboratory for research and development. The Jared Holt Manufacturing buildings have since been razed and removed from the site.

Prior to development of current buildings on the subject property, multiple environmental investigation reports and remediation events were completed at the subject property. The site has been previously investigated by others. A NYSDEC environmental restoration (brownfields) project with state assistance funds provided by the 1996 Clean Air / Clean Water Bond Act was satisfactorily completed on the site from approximately July 1998 to October 2000. The NYSDEC reviewed the previous investigations in conjunction with the brownfield investigation, and based on such, the NYSDEC completed a Record of Decision (ROD) for the site listing a selected remedy for the contaminants identified at the site. The contaminants were identified in the ROD as Polycyclic Aromatic Hydrocarbon (PAH) compounds in the site soils. Other contaminants at the Site were not considered to be significant and did not require a remedy. The remedy in the ROD includes the importation of two feet of clean fill with a demarcation layer to address the potential for human exposure/contact to identifiable hazardous substances. The remedy also includes a property deed restriction forbidding the use of groundwater at the Site. Acceptable alternative protective cover possibilities are listed in the ROD as: sidewalks, parking lots, building footprints, or other protective barriers to limit contact with the impacted subsurface soils at the site.

The City of Albany IDA sold the property to Southend Associates L.P. in 2007, before the remedy in the ROD was completed. Southend Associates L.P., through Omni Housing Development LLC (the developer), completed a "change of use" notification and Site Specific Reuse and Development Plan, dated September 2007 and amended in March 2010 to include Phase II of the site, prepared by Evergreen, which was submitted to the NYSDEC. The Site Specific Reuse and Development Plan included planned construction of residential structures on the Site, a property deed restriction, and acceptable alternative protective cover possibilities as listed in the ROD, including: sidewalks, parking lots, building footprints, and the importation of two feet of clean fill with a demarcation layer to limit contact with remaining exposed soil at the Site. The NYSDEC determined that the Plan was consistent with the requirements of the Record of Decision issued by the Department for the Former Jared Holt site and so stated in a letter to South End Associates dated November 9, 2007. (The November 9, 2007 letter also acknowledged transfer of title of the Former Jared Holt Site to Southend Associates, L.P.).

1.2.3 Geologic Conditions

Overburden soils encountered during the site investigation consisted of a surface mantle of historic fill material, including bricks, ash, cinders, sands, gravels, cobbles, wood and clay. Lake Albany fine sands, silts, and clays underlay the surface mantle of fill material. Since the subsurface soils had been excavated previously for the construction of historic buildings, native soils and various fill materials created a mixture of various spoil types.

Groundwater was found to be approximately 16 feet below the ground surface. Groundwater flow direction was determined from the monitoring wells installed across the site. The groundwater flow direction is to the east-southeast. The groundwater flow direction on the overburden aquifer appears to follow the site's surface topography. Groundwater movement is generally toward the Hudson River.

1.3 SUMMARY OF ENVIRONMENTAL INVESTIGATION FINDINGS

Environmental investigations were performed to characterize the nature and extent of contamination at the Site. The results are described in detail in the following reports, which are also

summarized in the ROD:

"Site Investigation – Former Jared Holt Co. Site" dated December 1998 with revisions dated July 20, 1999.

"Tank Closure Report – Former Jared Holt Manufacturing Facility, Albany, New York (Brownfields Site No. B00005-4)." Dated November 2009.

An additional environmental study to facilitate construction was completed after the ROD was issued, as listed below:

"Shallow Subsurface Soil Sampling Project – Former Jared Holt Site", dated May 23, 2007. (Presented in Appendix E)

1.3.1 Soil

Polycyclic aromatic hydrocarbons were detected in the shallow Site fill soils on the subject property. Polycyclic aromatic hydrocarbons (PAHs) are a subset of semi-volatile organic compounds (SVOCs). The PAH compounds were detected at concentrations exceeding regulatory guidance values in the surface and shallow subsurface fill soils at specific "hot" spots on the Site. These PAH compounds are associated primarily with coal tars, heavy petroleum oils, asphalt in deteriorated blacktop materials, and products of incomplete combustion such as ash that comprises some of the fill beneath the Site. These PAH compounds are relatively immobile in soil.

Other contaminants at the property were not considered to be significant in the NYSDEC ROD. The insignificant other contaminants include trace quantities of volatile organic compounds in the soil and groundwater, in the vicinity of a former gasoline/fuel oil tank that was removed from the property.

In May of 2007, Evergreen completed a test pit investigation on Phase I of the subject property to attempt to delineate the PAH hot spot locations in the surficial fill across the property, to facilitate the planned construction of buildings at the Site. Evergreen excavated 25 test pits in an approximate 25-foot spaced grid across the property. A representative fill sample was collected from each test pit for analytical testing. The composition of the fill material was variable and included sand, gravel, concrete rubble, bricks, wood and ash. Fill material was colored brown, dark brown, black, and white. The fill was placed over native silt and clay soil that is ubiquitous in the city of Albany. Findings from the test pit investigation indicated that hot spot areas with PAH compounds above the NYSDEC SGCs were located in a cluster near the center of Phase I, near the former location of the Jared Holt manufacturing buildings. Clean areas with little to no PAH compounds were located along the margins of the Phase I (along Third Avenue and along Phase 2 of the project). A generalized site plan map depicting the PAH hot spot on the property is included as Figure 3 in Appendix A. However, according to the ROD, the entire Site, including the area outside the PAH hot spot identified in Evergreen's May 2007 report, is considered as requiring a soil cover.

1.3.2 On-Site and Off-Site Groundwater

Groundwater testing from the monitoring wells revealed no VOC or SVOC contamination. From the direct push sampling equipment, the groundwater samples revealed two locations where VOC contamination was present. These locations were next to an underground storage tank (UST). Toluene and xylene were found to be above the groundwater standard immediately next to the UST at GP-14 and GP-15 locations. Samples collected down gradient of these locations were found to be free of VOC contamination. Since these contaminants were localized and not present in the monitoring wells, there does not appear to be significant groundwater contamination. However, a deed restriction of groundwater use at the property was required.

1.3.3 On-Site and Off-Site Soil Vapor

A soil gas survey was conducted to better delineate the areas where soil borings and monitoring wells should be located. This procedure is performed by surveying areas that need further investigation. The main focus of this survey included the locations of USTs as well as the former drum storage area. Only one sample from the soil gas survey contained any of the target compounds (toluene at 195 ppb) in the northwest corner of the manufacturing space adjacent to the former fuel oil UST. Follow-up sampling included samples collected from soil borings and groundwater. Since this was the only occurrence of a VOC in soil gas, it was concluded that no significant soil gas contamination exists over the Site.

1.3.4 Underground Structures

No known underground structures remain at the Site with the exception of the following: 1) an underground brick sewer that passes from west to east parallel to the north border line, between Phase I and Phase II of the property, and 2) a historic building footing, located near the center of the PAH hot spot.

1.4 SUMMARY OF REMEDIAL ACTIONS

The Site was developed in accordance with the NYSDEC-approved Site-Specific Reuse & Development Plan for an Environmental Record of Decision Report, dated September 2007 and amended in March 2010.

The following is a summary of the remedy performed at the Site:

1. Voluntary excavation of soil/fill exceeding restricted residential SCOs was completed on Phase I. The excavated soil consisted of the PAH hot spot as described in Appendix E. The excavated hot spot soil was replaced with clean sand & gravel fill to grade, prior to the construction of the buildings.

2. Construction and maintenance of a soil cover system consisting of approximately 24" of clean fill, including 6" of topsoil cover, to prevent human exposure to contaminated soil/fill (if any) that may remain at the Site;

3. Execution and recording of a deed restriction to restrict groundwater use (as a planned amendment) and to include provisions for a SMP to prevent future exposure to soils below the soil cover system at the Site.

4. Other major remedial elements, including: covering of the Site soils (both Phase I and Phase II though site soils on Phase II were not excavated except for building foundations) with concrete/asphalt/building foundations, placement of an orange plastic snow or safety fence demarcation layer below at least 24" of clean fill, and documentation that replacement fill does not contain contaminants over the NYSDEC SCOs for clean fill.

5. Development and implementation of a Site Management Plan for long term management of soil below the cover as required by the deed restriction, which includes plans for: (1) Institutional and Engineering Controls, (2) periodic monitoring, and (3) reporting;

Work on the Site began in with a Site Investigation (SI) in July 1998, and the remedy was completed with the installation of the final soil cover in July 2011.

1.4.1 Removal of Contaminated Materials from the Site

The remedy and site-specific reuse and development plan for the Site is to minimize potential human exposure to on-site surface soil. To achieve the remedy and reuse for the Site, the PAH hot spot was first removed from Phase I of the property. The remaining Site soils in Phase I were covered with a clean soil cover system, and later residential structures with accompanying asphalt/concrete surfaces. The cover system was placed directly on top of the re-graded on-site soil/fill material. At least twenty-four inches of clean fill, or asphalt/concrete/building slabs were used a soil cover system over all of Phase I. The clean soil cover was placed over an orange plastic snow or safety fence which is used as the demarcation layer. A map showing areas where hot spot excavation was performed is shown in Appendix A as Figure 3.

Contaminated materials were not removed from Phase II. Phase II was covered with at least 24" of clean soil cover over the original soils at the time construction was being completed on Phase I. When construction began on Phase II the 24" of clean fill was removed. Contaminated soil that was excavated at the time building foundations were being dug was removed from the site and disposed of to the town of Colonie and city of Albany landfills. The remaining areas of the site, that were not covered by building foundations or concrete/asphalt surfaces, were recovered with at least 24" of clean topsoil. The clean soil cover was placed over an orange plastic snow or safety fence which is used as the demarcation layer. Soil cover thickness and snow/safety fence installation was documented by a field engineer or property owner representative. A completion map is available in the Site Completion Report, depicting depth to snow fence and overlying thickness in several areas of Phase II.

1.4.2 Quality of Backfill Placed in Excavated Areas

The backfill used on the Site consisted of sand & gravel fill, clay-based fill, and topsoil fill. The backfill samples were tested for TCL VOCs, TCL SVOCs, PCBs, Pesticides, and TAL Metals.

Sample "clean fill #1" represents a sand and gravel fill taken from a local commercial sand and gravel bank, used to replace the "hot spot" soils removed from the center of Phase I. The sand and gravel bank was identified as Larned Sand and Gravel, located on Route 150 in Schodack, New York. Sample "clean fill #2" represents a natural clay-based soil taken from vacant undeveloped land adjoining Saint Peter's Hospital, used to place a 2 foot soil cover over the ground not covered by slabs, concrete, and asphalt. The clay based soil adjoining Saint Peter's Hospital was obtained from near the intersection of South Manning Boulevard and New Scotland Avenue in Albany. Sample "clean fill #3 (topsoil)" represents topsoil from a topsoil stockpile located at the terminus Tricentennial Drive, at the SUNY Albany Center for Environmental Sciences and Technology Management (CESTM) complex. The topsoil stockpile was located at the approximate latitude of N 42.691432 and the approximate longitude of W -73.837025. Sample "clean fill #4" represents a sand and gravel fill taken from a local commercial sand and gravel bank, used to cover soils in Phase II. The sand and gravel bank was identified as Larned Sand and Gravel, located on Route 150 in Schodack, New York.

No VOCS, SVOCS, PCBs or Pesticides were detected in any of the clean fill samples above the NYSDEC standards. Some metals were detected as expected, as they are naturally present in all soils. Metals analytical results were compared to the Part 375 SCOs and TAGM #4046 Eastern USA background ranges for metals and the metals were determined by Evergreen to be within natural ranges. A copy of the clean fill analytical testing results is presented in Appendix F.

1.4.3 On-Site and Off-Site Treatment Systems

No long-term treatment systems were installed as part of the Site remedy.

1.4.4 Remaining Contamination

Remaining contamination in Phase I should be minimal or nil as the surface historic fill material in the hot spot that contained elevated PAH compounds has been removed from the property down to the native Albany clay beneath the Site. However, the native Albany clay soil

beneath the Site, and the soils of the Phase II portion of the site, were not tested to document conditions and are considered potential remaining contamination, which includes:

- All soil below the orange plastic snow/safety fence demarcation layer; including soil below the surface soil cover system and soil below the concrete and asphalt surfaces,

- All soil below the building foundations;

The demarcation layer depth is 24 inches below the ground surface in soil covered areas and at depths depicted in Appendix A, Figure 4.

1.4.5 Engineering and Institutional Controls

Since potential contamination may be present below the soil cover system at this Site, Engineering Controls and Institutional Controls have been implemented to protect public health and the environment for the applicable future use. The Controlled Property has the following Engineering Controls:

- Soil: A minimum of 24 inches of soil cover underlain by an orange plastic snow fence as a demarcation layer.

- Asphalt surfacing.

- Concrete surfacing or building slabs.

A deed restriction is required to maintain and monitor these Engineering Controls. The deed restriction requires that Engineering Controls must be maintained as specified in this SMP.

In addition, the deed restriction places the following restrictions on the property:

- Use of groundwater underlying the property is prohibited without treatment rendering it safe for the intended use.

- The property shall not be used for any purpose other than the following: multi-family, medium density residential development with possible vacancies for commercial usage.

- All future activities on the property that would disturb remaining contaminated material must be conducted in accordance with the Excavation Plan included in this SMP.

The purpose of the surface cover system is to eliminate the potential for human contact with fill material and eliminate the potential for contaminated runoff from the property, which will prevent ingestion/direct contact with contaminated soil.

2.0 ENGINEERING AND INSTITUTIONAL CONTROL PLAN

2.1 INTRODUCTION

2.1.1 General

Remedial activities completed at the Site were conducted in accordance with the NYSDEC-approved Site Specific Reuse & Development Plan for an Environmental Restoration Record of Decision Report for the Former Jared Holt Manufacturing Site (September 2007 and amended in March 2010).

Since potential residual contaminated soil and groundwater may exist beneath the Site, Engineering Controls and Institutional Controls (EC/ICs) are required to protect human health and the environment. This Engineering and Institutional Control Plan describes the procedures for the implementation and management of all EC/ICs at the Site. The EC/IC Plan is one component of the SMP and is subject to revision by NYSDEC.

2.1.2 Purpose

The purpose of this Plan is to provide:

- A description of all EC/ICs on the Site;
- The intended role of each implemented EC/IC;
- A description of the key components of the ICs created as stated in the deed restriction;
- A description of the features that should be evaluated during each periodic inspection and compliance certification period;
- A description of plans and procedures to be followed for implementation of EC/ICs, such as the implementation of an Excavation Plan for the safe handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the Site;
- A description of the reporting requirements for these controls.

2.2 ENGINEERING CONTROLS

2.2.1 Engineering Control Systems

Soil Cover System

Exposure to potential contamination in soil/fill at the Site is prevented by a soil cover system placed over the Site. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, and concrete building slabs. The Excavation Plan that appears in Section 2.4 outlines the procedures required to be implemented in the event the cover system is breached, penetrated, or temporarily removed, and if any underlying remaining contamination is disturbed. Procedures for the inspection and maintenance of this cover are provided in the Monitoring Plan included in Section 3 of this SMP.

The cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.

2.3 INSTITUTIONAL CONTROLS

An Institutional Control is required by the ROD, by way of a deed restriction, to: (1) maintain and monitor Engineering Control systems; and (2) have this SMP in place to prevent future exposure to potential contamination by controlling disturbances of the subsurface contamination. Adherence to the Institutional Control on the Site is required by the deed restriction and will be implemented under this Site Management Plan. These Institutional Controls are:

- Compliance with the deed restriction by the Grantor and the Grantor's successors and assigns with all elements of this SMP;

- All Engineering Controls must be maintained as specified in this SMP;

- All Engineering Controls must be inspected and certified at a frequency and in a manner defined in the SMP.

- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined by the NYSDEC in this SMP. Currently this frequency is annually;

- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted at a frequency determined by the NYSDEC. Currently that frequency is annually.

The Site has an Institutional Control in the form of a deed restriction that may not be discontinued without approval from the NYSDEC.

2.3.1 Excavation Plan

Any future intrusive work that will penetrate, encounter, or disturb potential contamination below the cover system, and any modifications or repairs to the existing cover system will be performed in compliance with this Excavation Plan (EP). Intrusive construction work must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) prepared for the Site. Based on future changes to State and federal health and safety requirements, and specific methods employed by future contractors, the HASP will be submitted with the notification provided in Section 2.3.1.1 below. Any intrusive construction work will be performed in compliance with the EP and HASP, and will be included in the periodic inspection and certification reports submitted under the Site Management Reporting Plan (See Section 2.6).

The Site owner and associated parties preparing the remedial documents submitted to the State, and parties performing this work, are completely responsible for the safe performance of all invasive work, the structural integrity of excavations, and for structures that may be affected by excavations (such as building foundations and bridge footings).

2.3.2 Notification

At least 10 days prior to the start of any activity that is reasonably anticipated to encounter potential contamination below the soil cover system, the Site owner or their representative will notify the current project manager at the NYSDEC Division of Environmental Remediation office (518-402-9768), located at 625 Broadway, Albany, New York.

This notification will include:

- A detailed description of the work to be performed, including the location and aerial extent, plans for Site re-grading, intrusive elements or utilities to be installed below the soil cover, or any work that may impact an engineering control,

- A summary of environmental conditions anticipated in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;

- A schedule for the work, detailing the start and completion of all intrusive work,

- A statement that the work will be performed in compliance with this SMP and 29 CFR 1910.120 (OSHA Hazwoper),

- A copy of the contractor's health and safety plan (HASP), in electronic format,

- Identification of disposal facilities for potential waste streams,

- Identification of sources of any anticipated backfill, along with all required chemical testing results.

2.3.3 Soil Screening Methods

Visual, olfactory and instrument-based soil screening will be performed by a qualified environmental professional during all remedial and development excavations into known or potentially contaminated material. Soil screening will be performed regardless of when the invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal, material that requires testing, material that can be returned to the subsurface, and material that can be used as cover soil.

2.3.4 Stockpile Methods

Soil stockpiles will be continuously encircled with a berm and/or silt fence to prevent runoff. Hay bales will be used as needed near catch basins, surface waters, and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarpaulins. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by NYSDEC.

2.3.5 Materials Excavation and Load Out

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated contaminated material.

The owner of the property and its contractors are solely responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the Site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the Site.

A truck wash will be operated on-site. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the Site until the activities performed under this section are complete.

Loaded vehicles leaving the Site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

Locations where vehicles enter or exit the Site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the Site are clean of dirt and other materials derived from the Site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

2.3.6 Materials Transport Off-Site

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the Site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

All trucks will be washed prior to leaving the Site. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Truck transport routes will be identified that will: (a) limit transport through residential areas and past sensitive sites; (b) use city-mapped truck routes; (c) minimize off-site queuing of trucks entering the facility; (d) limit total distance to major highways; and (e) promote safety in access to highways.

Trucks will be prohibited from stopping and idling in the neighborhood outside the project Site. Egress points for truck and equipment transport from the Site will be kept clean of dirt and other materials during Site remediation and development.

Due to limited available space at the Site, some off-site queuing of trucks may be necessary. The number and duration of trucks lined up outside the Site entrance will be minimized through efficient scheduling and staging at a remote location.

2.3.7 Materials Disposal Off-Site

All soil/fill/solid waste excavated and removed from the Site will be treated as contaminated and regulated material and will be transported and disposed of in accordance with all local, State (including 6NYCRR Part 360), and Federal regulations. If disposal of soil/fill from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this Site will not occur without formal NYSDEC approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C/D recycling facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled, at minimum, as a Municipal Solid Waste pursuant to 6NYCRR Part 360-1.2. Material that does not meet the lower of the SCOs for residential use or groundwater protection will not be taken to a New

York State recycling facility (6NYCRR Part 360-16 Registration Facility) without a beneficial use determination issued by NYSDEC.

2.3.8 Materials Reuse On-Site

The qualified environmental professional will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for re-use on-site will be placed below the demarcation layer or impervious surface, and will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the Site will not be reused on-site.

2.3.9 Fluids Management

All liquids to be removed from the Site, including excavation dewatering and groundwater monitoring well purge and development waters, will be handled, transported and disposed of in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the Site, but will be managed off-site.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

2.3.10 Cover System Restoration

After the completion of soil removal and any other invasive remedial activities the cover system will be restored in a manner that complies with the Record of Decision. The demarcation layer, consisting of orange plastic snow fence will be replaced to provide a visual reference to the top of the potential contamination zone, the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this Site Management Plan. If the type of cover system changes from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt), this will constitute a modification of the cover element of the remedy and the upper surface. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in any updates to the Site Management Plan.

2.3.11 Backfill from Off-Site Sources

All materials proposed for import onto the Site will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP, applicable regulations (6NYCRR 375-6.7(d)) and guidance (DER-10) prior to receipt at the Site.

Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the Site.

All imported soils will meet the backfill and cover soil quality standards established in 6NYCRR 375-6.7(d). Soils that meet ‘exempt’ fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this Site, will not be imported onto the Site without prior approval by NYSDEC. Solid waste will not be imported onto the Site.

Trucks entering the Site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

2.3.12 Stormwater Pollution Prevention

Prior to excavation activities, the NYSDEC will be notified of the approximate acreage to be disturbed. If greater than 1 acre is to be disturbed, a Stormwater Pollution Prevention Plan is required. If less than 1 acre is disturbed, the NYSDEC will determine of a Stormwater Pollution Prevention Plan is required for the Site based on the size of the soil disturbance.

When a Stormwater Pollution Prevention Plan is required, barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the remedial construction area.

2.3.13 Community Air Monitoring Plan

Prior to excavation activities, the NYSDEC will be notified of the approximate acreage to be disturbed. If dust suppression construction methods cannot eliminate dust generation from exiting the property during excavations due to a large aerial extent of open ground, the NYSDEC will determine if a Community Air Monitoring Program is required to monitor potential dust emissions.

The location of air sampling stations will be based on generally prevailing wind conditions. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations. If a sensitive receptor, such as a school, day care, or residential area is adjacent to the site, a fixed monitoring station should be located at that site perimeter, regardless of wind direction.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

2.3.14 Odor Control Plan

Based on the type of residual remnant contamination present at the Site (PAH compounds), odors are not expected to be generated during remedial activities. Nevertheless, if nuisance odors are identified at the Site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the property owner’s Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

2.3.15 Dust Control Plan

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved though the use of a dedicated on-site water truck for road wetting, or hose for small areas.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

2.3.16 Other Nuisances

Other site specific nuisances are not expected, based on the contaminants of concern.

2.4 INSPECTIONS AND NOTIFICATIONS

2.4.1 Periodic Inspections

Periodic inspections of all remedial components installed at the Site will be conducted at the frequency specified in SMP Monitoring Plan schedule. A visual review of the soil cover remedy will be conducted at the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether Engineering Controls continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the deed restriction;
- Sampling and analysis of appropriate media during monitoring events;
- If site records are complete and up to date; and
- Changes, or needed changes, to the monitoring system;

Inspections will be conducted in accordance with the procedures set forth in the Monitoring Plan of this SMP (Section 3). The reporting requirements are outlined in the Site Management Reporting Plan.

If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs, an inspection of the Site will be conducted within 5 days of the event to verify the effectiveness of the EC/ICs implemented at the Site by a qualified environmental professional as determined by NYSDEC.

2.4.2 Notifications

Notifications will be submitted by the property owner to the NYSDEC as needed for the following reasons:

- 60-day advance notice of any proposed changes in Site use that are required under the terms of the State Assistance Contract (SAC), 6NYCRR Part 375, and/or Environmental Conservation Law.

- 10-day advance notice of any proposed ground-intrusive activities.

- Notice within 48-hours of any emergency, such as a fire, flood, or earthquake that reduces or has the potential to reduce the effectiveness of Engineering Controls in place at the Site, including a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action shall be submitted to the NYSDEC within 45 days and shall describe and document actions taken to restore the effectiveness of the ECs.

Notifications will be made to the current project manager for the NYSDEC, 625 Broadway, Albany, NY 12233, 518-402-9768. In the event that NYSDEC develops a centralized notification system, that system will be used instead.

2.4.3 Evaluation and Reporting

The results of the inspection and site monitoring data will be evaluated as part of the EC/IC certification to confirm that the:

- EC/ICs are in place, are performing properly, and remain effective;

- The Monitoring Plan is being implemented;

- Operation and maintenance activities are being conducted properly; and, based on the above items,

- The Site remedy continues to be protective of public health and the environment and is performing as designed in the ROD, Site Specific Reuse and Development Plan, and Completion Report.

2.5 CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in daily and periodic electronic media reports.

2.5.1 Emergency Telephone Numbers

In the event of any environmentall related situation or unplanned occurrence requiring assistance the Owner or Owner's representative(s) should contact the appropriate party from the contact list below. For emergencies appropriate emergency response personnel should be contacted. Prompt contact should also be made to Evergreen Testing & Environmental Services and Omni Housing Development. These emergency contact lists much be maintained in an easily accessible location at the site.

Table 1: Emergency Contact Numbers

Medical, Fire, and Police	911
One Call Center:	(800) 272-4480 (3 day notice required for utility markout)
Poison Control Center:	(800) 222-1222
Pollution Toxic Chemical Oil Spills:	(800) 424-8802
NYSDEC Spills Hotline	(800) 457-7362
Evergreen Testing & Environmental Svcs.	(518) 266-0310
Omni Housing Development	(518) 432-4500

*Contact numbers subject to change and should be updated as necessary

2.5.2 Map and Directions to Nearest Health Facility

Site location: 111 Broad Street, city of Albany, Albany County, New York

Nearest Hospital Name: Albany Medical Center

Hospital Location: 47 New Scotland Avenue, Albany, New York

Hospital Telephone: (518) 262-3125

Directions to Hospital:

1. Head northeast on Broad Street toward 4th Avenue (0.2 mi)

2. Turn left onto Morton Avenue (0.7 mi)

3. Continue onto Holland Avenue (0.6 mi)

4. Turn right onto New Scotland Avenue (207 ft)
*Destination will be on the left

Total Distance: 1.6 miles

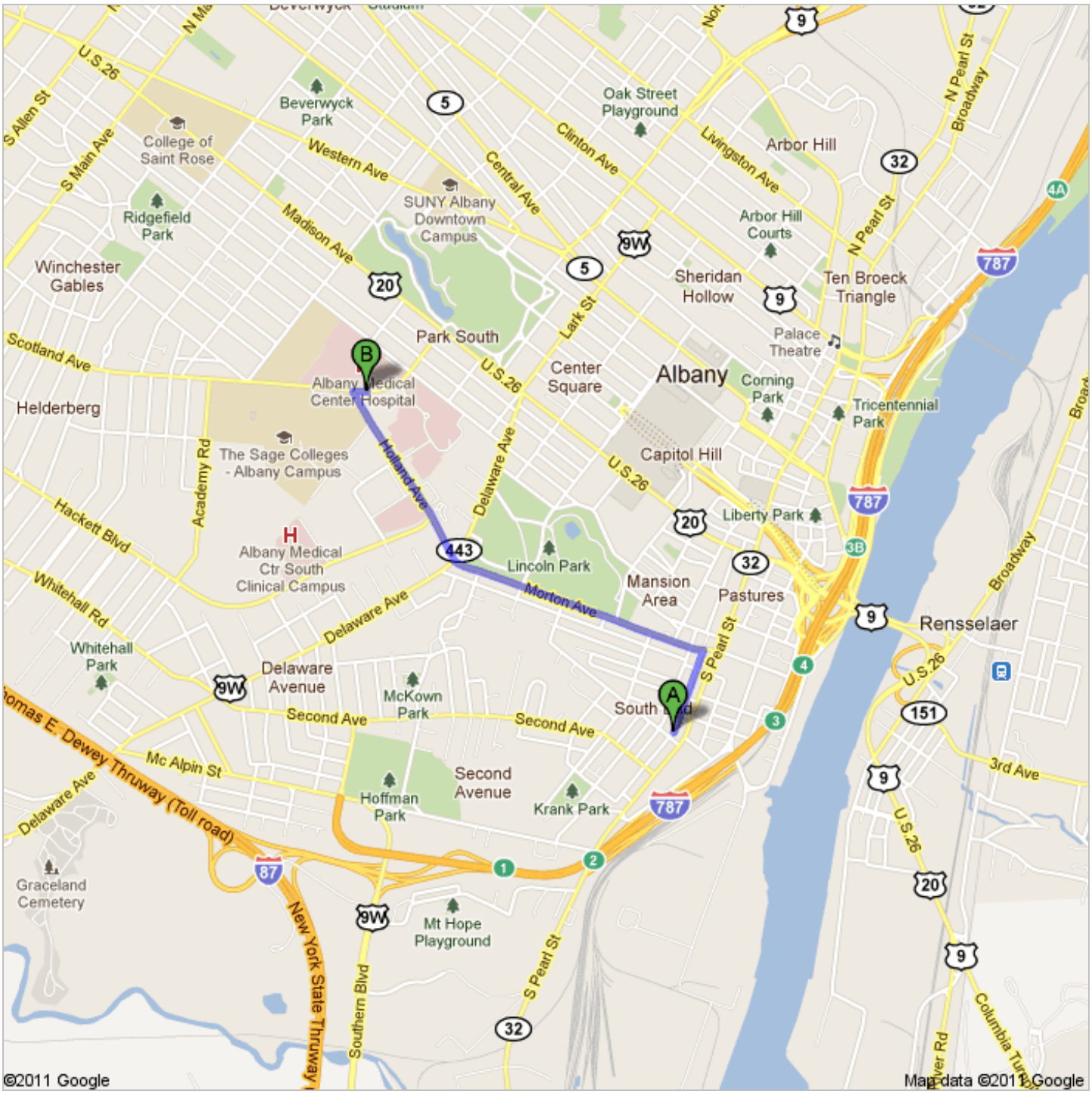
Total Estimated Time: 5 minutes

2.5.3 Response Procedures

As appropriate, the fire department and other emergency response groups will be notified immediately by telephone of the emergency. The emergency telephone number list is found at the beginning of this Contingency Plan (Table 1). The list will also be posted prominently at the site and made readily available to all personnel at all times.

As this Site remedy does not rely on any mechanical systems, such as sub-slab depressurization systems or air sparge/ soil vapor extraction systems to protect public health and the environment, spills or emergency situations resulting in the misuse or malfunction of such equipment is not anticipated. Should any inspections indicate a breach in the soil cap or other impervious surfaces of this site, such as sidewalks or asphalt, these fixtures will be repaired in a timely manner to prevent human contact with the soil below.

Map Showing Route from the site to the Hospital



A: Jared Holt Site - 111 Broad Street, Albany, New York

B: Albany Medical Center - 47 New Scotland Avenue, Albany, New York

3.0 MONITORING PLAN

3.1 INTRODUCTION

3.1.1 General

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the implemented ECs to reduce or mitigate contamination at the Site. ECs at the Site include a soil cover system. This Monitoring Plan may only be revised with the approval of NYSDEC.

3.1.2 Purpose and Schedule

This Monitoring Plan describes the methods to be used for:

- Evaluating Site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment;
- Preparing the necessary reports for the various monitoring activities.

To adequately address these issues, this Monitoring Plan provides information on:

- Reporting requirements;
- Annual inspection and periodic certification.

Monitoring of the performance of the remedy will be conducted at a frequency determined by the Department. Currently that frequency is annually. Trends in the stability of the soil cover system will be evaluated to determine if the remedy continues to be effective in achieving the goals of the remedy. Monitoring programs for environmental media are summarized in Table 2 and outlined in detail in Sections 3.2 through 3.5 below.

Table 2: Media Monitoring Schedule

Monitoring Program	Frequency*	Matrix	Analysis
Emergencies and Unforeseen Failures	Within 5 days	Soil	PAH Compounds
Periodic Inspection	Annually	Soil	Not Expected

* The frequency of events will be conducted as specified until otherwise approved by NYSDEC and NYSDOH

3.2 ENGINEERING CONTROL SYSTEM MONITORING

- Cover System Monitoring

The cover system will be visually monitored for erosion and breeches.

3.2.1 Inspection Schedule

- Annual Inspection
- Emergency / Unforeseen Breech Inspection (within 5 days after a reported breech or emergency)

3.2.2 General Equipment Inspection

A visual inspection of the complete soil cover system will be conducted during the monitoring event. The soil cover system components to be monitored include, but are not limited to, the following:

- Monitoring the Soil Cover for erosion and breeches

- Monitoring the concrete and asphalt for significant cracks and perforations

3.2.3 Sampling Event Protocol

- Sampling of the soil cover system is not required for routine monitoring.

3.3 MEDIA MONITORING PROGRAM

Due to the fact that monitoring wells are not included within the remedial program for this site, and because an environmental lien preventing the use of groundwater has been included in the deed to this property, media monitoring is not applicable, with the exception of soil monitoring in emergencies and unforseen failures of the remedial cap on the site.

3.4 SITE-WIDE INSPECTION

Site-wide inspections will be performed on a regular schedule at a minimum of once a year. Site-wide inspections will also be performed after all severe weather conditions that may affect Engineering Controls or monitoring devices, or in this case erosion, cracks, or perforations of the Site cap. During these inspections an inspection form will be completed (Appendix H). The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;

- An evaluation of the condition and continued effectiveness of Ecs;

- General site conditions at the time of the inspection;

- The site management activies being conducted including, where appropriate, confirmation sampling and a health and safety inspection;

- Compliance with permits and schedules included in the Operation and Maintenance Plan; and

- Confirm that site records are up to date.

3.5 MONITORING QUALITY ASSURANCE/QUALITY CONTROL

Sampling of the soil cover system is not required for monitoring. All monitoring of this site is completed visually. Quality assurance/quality control for sampling and analyses is not applicable in this case.

3.6 MONITORING REPORTING REQUIREMENTS

Forms and any other information generated during regular monitoring events and inspections will be kept on file on-site. All forms, and other relevant reporting formats used during the monitoring/inspection events will be (1) subject to approval by the NYSDEC and (2) submitted at the time of the Periodic Review Report, as specified in the Reporting Plan of this SMP.

All monitoring results will be reported to the NYSDEC on a periodc basis in the Periodic Review Report. A letter report will also be prepared subsequent to each sampling event. The letter report will include:

- Date of event

- Personnel conducting visual inspection

- Description of the activities performed

- Copies of applicable field forms completed
- Applicable figures illustrating specific areas of concern
- Any observations, conclusions, or recommendations
- A determination as to whether conditions have changed or been altered since the last reporting event

Data will be reported in hard copy or digital format as determined by the NYSDEC. A summary of the monitoring program deliverables are summarized in Table 2 of Section 3.1.2.

4.0 OPERATION AND MAINTENANCE PLAN

The Site remedy does not rely on any mechanical systems, such as sub-slab depressurization systems or air sparge/ soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not included in this SMP.

The soil cover system will be maintained in a manner to achieve the goals of the remedy.

5.0 INSPECTIONS, REPORTING, AND CERTIFICATIONS

5.1 SITE INSPECTIONS

5.1.1 Inspection Frequency

All inspections will be conducted at the frequency specified in the schedules provided in Section 3 Monitoring Plan of this SMP. At a minimum a site-wide inspection will be conducted annually. Inspections of remedial components will also be conducted when a breakdown of any treatment system component has occurred or whenever a severe condition has taken place, such as an erosion or flooding even that may effect the ECs.

5.1.2 Inspection Forms, Sampling Data, and Maintenance Reports

All inspections and monitoring events will be recorded on the appropriate form which is contained in Appendix H. Additionally a general site-wide inspection form will be completed during the site-wide inspection. These forms are subject to NYSDEC revision.

All applicable inspection forms and other records generated for the site during the reporting period will be provide in electronic format in the Periodic Review Report.

5.1.3 Evaluation of Records and Reporting

The results of the inspection and site monitoring data will be evaluated as part of the EC/IC certification to confirm that the:

- EC/ICs are in place, are performing properly, and remain effective
- The Monitoring Plan is being implemented
- Operation and maintenance activities are being conducted properly, and based on the above items,
- The site remedy continues to be protective of public health and the environmental and is performing as designed in the RAWL and FER.

5.2 CERTIFICATION OF ENGINEERING AND INSTITUTIONAL CONTROLS

Inspection of the EC/ICs will occur at the frequency described in Section 3 (Monitoring Plan). After the last inspection of the reporting period, a Professional Engineer licensed to practice in New York State, or other environmental professional approved by the Department, will prepare a Periodic Review Report which certifies that:

- On-site ECs/ICs are unchanged from the previous certification;
- They remain in-place and are effective;
- The systems are performing as designed;
- Nothing has occurred that would impair the ability of the controls to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls;
- Access is available to the Site by NYSDEC and NYSDOH to evaluate continued maintenance of such controls; and
- Site use is compliant with the deed restriction.

5.3 PERIODIC REVIEW REPORT

A Periodic Review Report will be submitted at a frequency determined by the Department. Currently that frequency is annually. The report will be submitted within 45 days of the end of each certification period. The report will include:

- EC/IC certification;
- All applicable inspection forms and other records generated for the Site during the reporting period;
- A summary of any discharge monitoring data and/or information generated during the reporting period with comments and conclusions;
- Data summary tables and graphical representations of contaminants of concern by media (groundwater, soil vapor), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These will include a presentation of past data sufficient for the Department to evaluate contaminant concentration trends;
- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted electronically in a NYSDEC-approved format;
- A Site evaluation, which includes the following:
    - The compliance of the remedy with the requirements of the site-specific reuse and development plan and ROD;
    - Any new conclusions or observations regarding Site contamination based on inspections or data generated by the Monitoring Plan for the media being monitored;
    - Recommendations regarding any necessary changes to the remedy and/or Monitoring Plan; and
    - The overall performance and effectiveness of the remedy.

5.4 CORRECTIVE MEASURES PLAN

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control, a corrective measures plan will be submitted to the NYSDEC for approval. This plan will explain the failure and provide the details and schedule for performing the work necessary to correct the failure. Unless an emergency exists, no work will be performed to the corrective measures plan until it is approved by the NYSDEC.

APPENDIX A

Figure 1
Tax Map

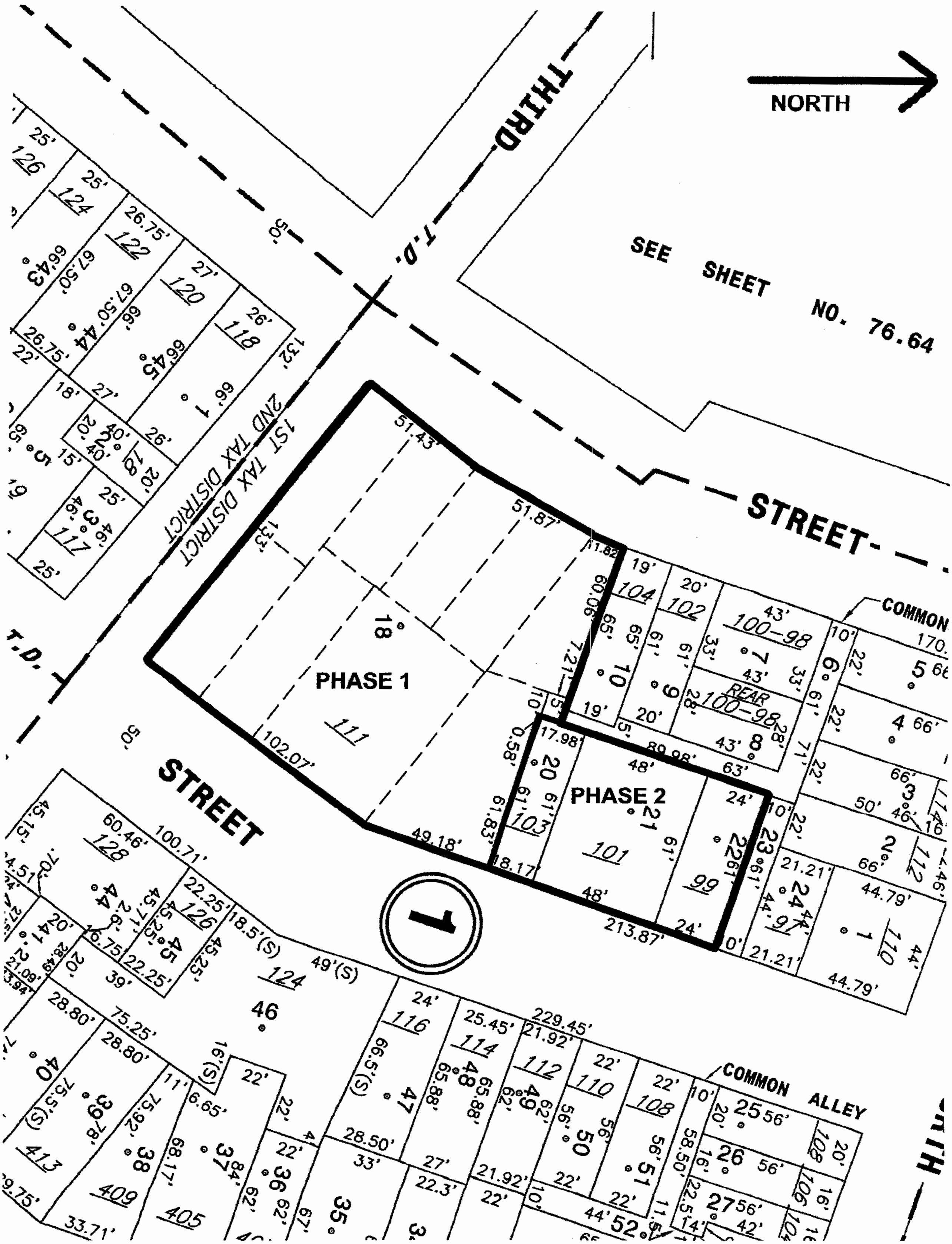

NORTH
THIRD
SEE SHEET NO. 76.64
STREET
STREET
PHASE 1
PHASE 2
1ST TAX DISTRICT
2ND TAX DISTRICT
T.D.
COMMON
COMMON ALLEY
1

Figure 2
Site Plan

LEGEND:

- Top = 23.6, Bot. = 22.7 – Location of Holes & Elevations Of Top & Bottom Of Hole 11/13/2009
- Top = 23.4, Bot. = 22.5 – Location of Holes & Elevations Of Top & Bottom Of Hole 7/7/2011

NOTES:

1. Elevation Datum as referenced to NGS Benchmark Tidal 7 STA 1 9 elevation NAVD 88 - 17.87 feet. Contour interval is one foot.

MAP REFERENCES:

1. "ALTA/ACSM Land Title Survey Broad Street Project Phase I By Southend Associates, L.P.", dated Sept. 24, 2008, last revised 9/30/09, and prepared by RDM Surveying Consultants.
2. "ALTA/ACSM Topographical And Land Title Survey Lands To Be Conveyed To Southend 2, LLC., dated March 25, 2008, last revised 10/20/09 and prepared by RDM Surveying Consultants.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.
"Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies."

Only copies from original of this survey marked with an original of the land surveyor's signature in RED shall be considered to be valid copies.

William W. Glasser, Jr. Lic. No.49675	DATE	RECORD OF WORK	DRAWN	APPR.
	7/7/11	New Holes For Fence Location Added	WWGJR	WWGJR
	11/13/09	Prepared For Omni Development	WWGJR	WWGJR

MAP SHOWING DEPTH OF FILL MATERIAL FOR THE BROAD STREET SITE

CITY: ALBANY	COUNTY: ALBANY
STATE: NEW YORK	SURVEY: NOV. 10, 2009
SCALE: 1" = 20'	MAP: NOV. 13, 2009

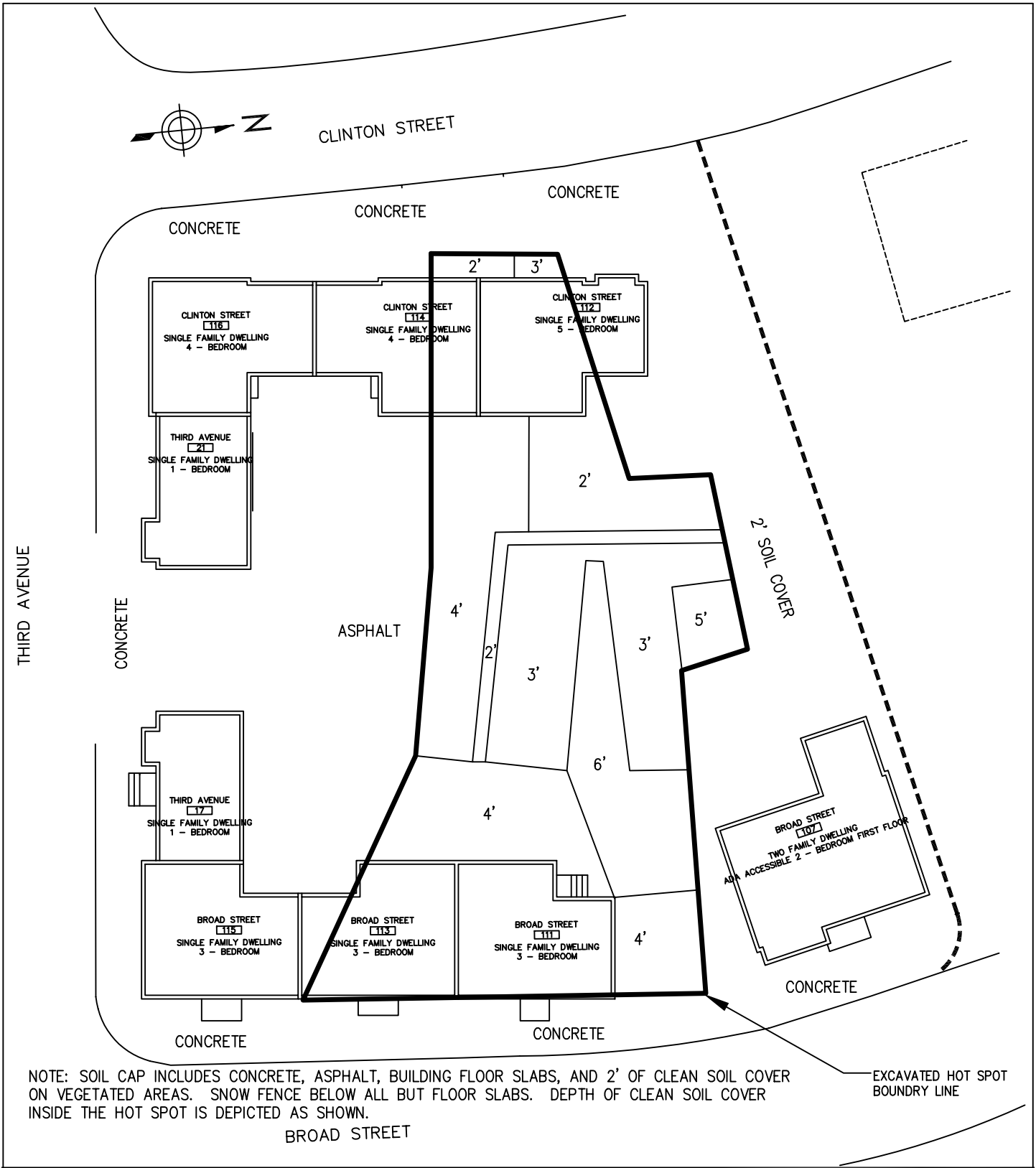
PROJECT NO. 980-840-2008-2819DEC

RDM
SURVEYING CONSULTANTS
8 Grange Road
Troy, N.Y. 12180
(518) 279-3425
FAX: 279-3028
RDMSurveying.net
Rmichael@RDMSurveying.net

Tax Map: 76.73 Block: 1 Parcel No. 7–21 Map Disk: FMCD#23 Job Disk: #67 Job 13 Rotation Angle = 81°15'00" About 0,0

Figure 3

Depth of Fill in Hot Spot (Phase I)

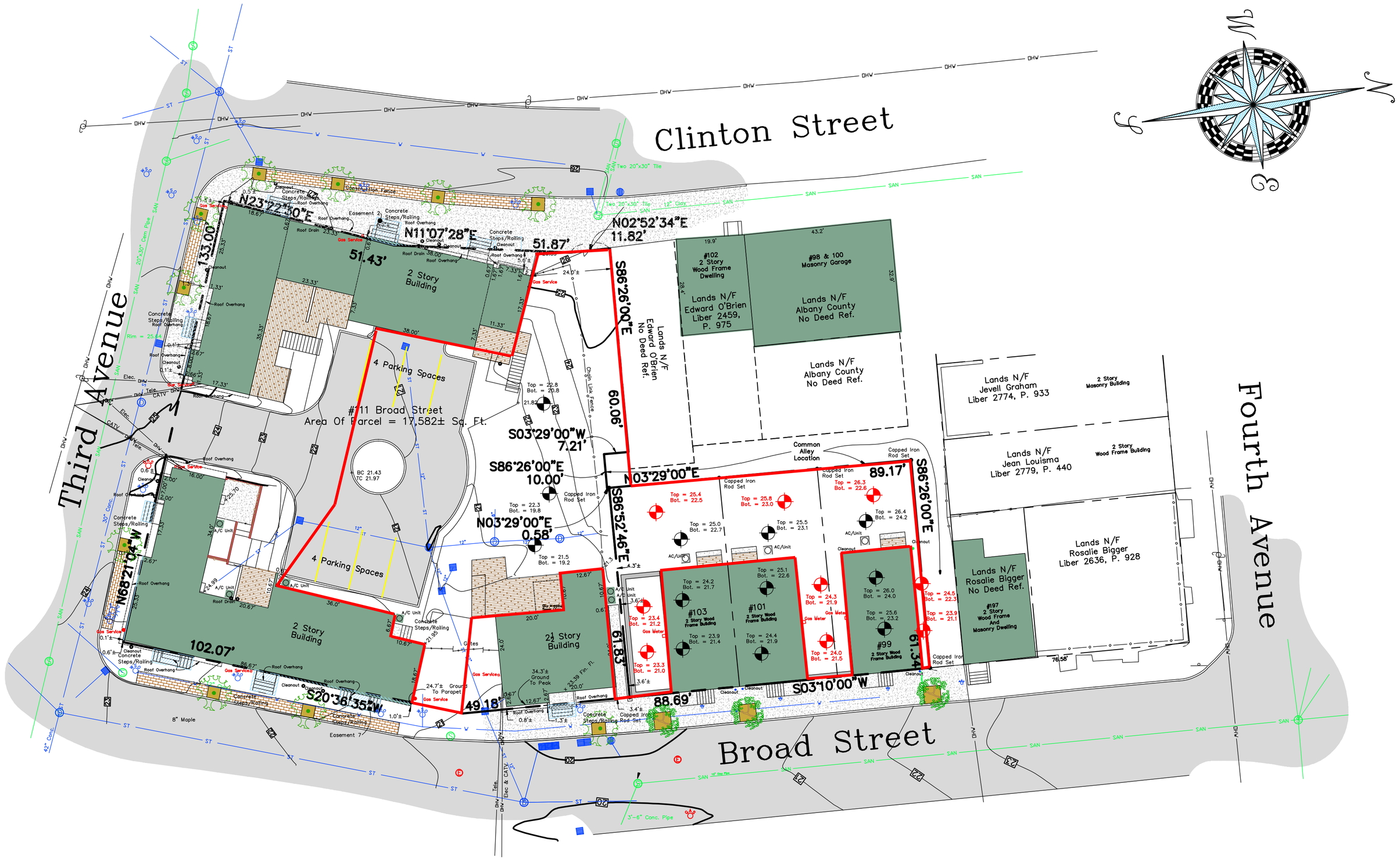


NOTE: SOIL CAP INCLUDES CONCRETE, ASPHALT, BUILDING FLOOR SLABS, AND 2' OF CLEAN SOIL COVER ON VEGETATED AREAS. SNOW FENCE BELOW ALL BUT FLOOR SLABS. DEPTH OF CLEAN SOIL COVER INSIDE THE HOT SPOT IS DEPICTED AS SHOWN.

PROJECT: JARED HOLT SITE	EVERGREEN TESTING			
LOCATION: ALBANY, NEW YORK	594 BROADWAY		REVISION:	DATE:
TITLE: DEPTH OF CLEAN SOIL COVER IN HOT SPOT	WATERVLIET, NY 12189			
DATE: 5/01/09	PH. 518-266-0310			
DRAWN BY: C. CAPPELLANO	FAX 518-266-9238			
SCALE: 1"=25'				

Figure 4

Backfill & Snow Fence Locations
(Outlined in red)



LEGEND:

Top = 25.0
Bot. = 22.7 – Location of Holes & Elevations Of Top & Bottom Of Hole 11/13/2009

Top = 25.4
Bot. = 22.5 – Location of Holes & Elevations Of Top & Bottom Of Hole 7/7/2011

NOTES:

1. **Elevation Datum as referenced to NGS Benchmark Tidal 7 STA I 3 elevation NAVD 88 - 17.87 feet. Contour interval is one foot.**

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William W. Glosser, Jr. Lic. No.49675

DATE	RECORD OF WORK	DRAWN	APPR.
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11/13/09	Prepared For Omni Development	WWGJR	WWGJR

MAP SHOWING DEPTH OF FILL MATERIAL FOR THE BROAD STREET SITE

CITY: ALBANY	COUNTY: ALBANY
STATE: NEW YORK	SURVEY: NOV. 10, 2009
SCALE: 1" = 20'	MAP: NOV. 13, 2009
PROJECT NO. 960-640-2008-2619DEC	

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8 Grange Road
Troy, N.Y. 12180
(518) 279-3425
FAX: 279-3028
RDMSurveying.net
Rmichael@RDMSurveying.net

Tax Map: 76.73 Block: 1 Parcel No. 7-21 Map Disk: FMCD#23 Job Disk: B67 Job 13 Rotation Angle = 81°15'00"About 0,0

APPENDIX B

CONTACT INFORMATION

Jim McGarry, Director of Operations, Albany Housing Authority & Managing Agent for Southend Associates L.P., 200 S Pearl Street, Albany, NY 12202; (518) 641-7504; jmcgarry@albanyhousing.org

Kevin Grinwis or successor, Omni Housing Development, LLC, 40 Beaver Street, NY 12207; 518-432-4500; kgrinwis@omnihousing.com

Olivia R. Burns, or successor, Evergreen Testing & Environmental Services, 594 Broadway, Watervliet, NY 12189; (518) 266-0310; olivia@evergreentesting.com

Mr. James Quinn, a NYSDEC brownfields representative familiar with the site, or successor, NYSDEC, 625 Broadway, Albany, New York 12233-0001; (518-402-9774); jaquinn@gw.dec.state.ny.us

If a Petroleum Spill occurs, call the NYSDEC Spill Hotline at (800) 457-7362

APPENDIX C

Department of Environmental Conservation

Division of Environmental Remediation

Environmental Restoration
Record of Decision
FORMER JARED HOLT COMPANY
City of Albany Industrial Development Agency,
Albany County
Site Number B-00005-4

March 2001

New York State Department of Environmental Conservation
GEORGE E. PATAKI, *Governor* ERIN M. CROTTY, *Acting Commissioner*

DECLARATION STATEMENT
ENVIRONMENTAL RESTORATION RECORD OF DECISION

"Former Jared Holt Company" Environmental Restoration Site
City of Albany Industrial Development Agency, Albany County, New York
Site No. B00005-4

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for the Former Jared Holt Company environmental restoration site which was chosen in accordance with the New York State Environmental Conservation Law.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Former Jared Holt Company environmental restoration site and upon public input to the Proposed Remedial Action Plan (PRAP) presented by the NYSDEC. A listing of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

Assessment of the Site

Actual or threatened release of a number of hazardous substances, including polycyclic aromatic hydrocarbons (PAHs) from this site, if not addressed by implementing the remedy selected in this ROD, presents a current or potential threat to public health and the environment.

Description of Selected Remedy

Based on the results of the Site Investigation/Remedial Alternatives Report (SI/RAR) for the Former Jared Holt Company and the criteria identified for evaluation of alternatives, the NYSDEC has selected the following remedy:

- Two feet of clean soil cover over the site to address the potential for human exposure to hazardous substances; and

- Usage and deed restrictions.

The components of the remedy are as follows:

- The site would be regraded and covered with a protective layer of 2 feet of clean soil over green space. Beneath the 2 foot soil layer, commercial grade filter fabric or orange plastic snow fencing will be installed to serve as a demarcation layer and to prevent inadvertent contact with contaminated soils.

- The soil cover material will be sloped from the sidewalk areas around the site to the required 2 foot elevation, if necessary, so as to allow for gradual elevation rise. Any excavated material not used for regrading purposes must be shipped off site to an approved and permitted landfill.

- Acceptable alternative protective cover possibilities could be: sidewalks, parking lots, building footprints, or other acceptable strategies that provide a barrier to contact with the contaminated subsurface soils.

- A deed restriction would be used to require future owners to maintain the protective layer materials as agreed to in this alternative and that if development or excavation occurs on site any subsurface soils below the protective layer that are excavated will have to be managed, characterized, and properly disposed of in accordance with NYSDEC regulations and directives. The deed restriction includes preventing the use of groundwater at the site.

New York State Department of Health Acceptance

The New York State Department of Health concurs with the remedy selected for this site as being protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective.

3/27/2001
Date

Michael J. O'Toole, Jr., Director
Division of Environmental Remediation

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RECORD OF DECISION

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City of Albany Industrial Development Agency, Albany County
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March 2001

SECTION 1: SUMMARY OF THE RECORD OF DECISION

The New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH) has selected this remedy to address the threat to human health and/or the environment created by the presence of hazardous substances at the Former Jared Holt Manufacturing Site.

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of Brownfields. Under the Environmental Restoration (Brownfields) Program, the State may provide a grant to the City of Albany Industrial Development Agency reimburse up to 75 percent of the eligible costs for site remediation activities. Once remediated the property can then be reused. (The City of Albany Industrial Development Agency is currently known as the Albany Department of Economic Development.)

As more fully described in Sections 3 and 4 of this document, improper drummed and other container storage practices have resulted in the disposal of a number of hazardous substances, including polycyclic aromatic hydrocarbons (PAHs). These disposal activities have resulted in direct contact threats to the public health and/or the environment from surface soils.

In order to eliminate or mitigate the threats to the public health and/or the environment that the hazardous substances disposed at the Former Jared Holt Manufacturing brownfield site have caused, the following remedy is proposed to allow for multi-family, medium density residential with possible variances for commercial usage:

- Two feet of clean soil cover over the site to address the potential for human exposure to hazardous substances; and

- Usage and deed restrictions.

The selected remedy, discussed in detail in Section 8 of this document, is intended to attain the remediation goals selected for this site in Section 6 of this Record of Decision (ROD) in conformity with applicable standards, criteria, and guidance (SCGs).

SECTION 2: SITE LOCATION AND DESCRIPTION

The City of Albany Industrial Development Agency (IDA) applied for a State assistance application for the Jared Holt Manufacturing Site. This Environmental Restoration Project was approved by the New York State Department of Environmental Conservation (NYSDEC) on May 13, 1997. This property consists of approximately 1 acre in the south end of the City of Albany at the intersection of Broad Street and Third Avenue, Albany County, New York. This property has a history of industrial use going back more than 100 years. This industrial history as well as the potential for soil and groundwater contamination are discussed in two reports prepared by Northeastern Environmental Technologies Corporation and a report prepared by the NYSDEC that are discussed in Section 4.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

The manufacturing use of the Former Jared Holt Manufacturing site began on or about 1885 and continued until 1987. The principal operations were in the leather and shoe-making industry. Jared Holt Manufacturing Company made "stitching wax" which was a wax made from a mixture of plant gums, beeswax, tallow, and paraffin waxes. Stitching wax was used on shoes to lubricate the thread, protect it from moisture, and to help hold the threads in place.

The Jared Holt Manufacturing process involved a high temperature blending/emulsification process where large kettles were heated to various temperatures. Modernization of the equipment occurred in the 1940's and the products that Jared Holt Manufacturing produced expanded to include specialty cleaners, polishes and floor waxes. The facility also included a laboratory for research and development.

Drum and storage containers were kept in interior and exterior portions of the property - more specifically, the manufacturing space and its associated rear yard. With the exception of the exterior storage area, the majority of the drums were placed on concrete or similar improved floor surfaces. These drums contained various chemical products including dyes, reagents, acids, oxidizers, solvents, pigments, paints, cleaning products, and petroleum products.

The Jared Holt Manufacturing buildings have since been razed and removed from the site after a drum removal operation that took place from 1994-1995. The site is now a vacant urban parcel surrounded by residential homes.

3.2: Environmental Restoration History

From 1994-1995, the majority of the drummed wastes and chemical inventory was removed and properly disposed by Clean Harbors, Inc. In addition to the drums, three underground storage

tanks (UST) were removed from the site in February 2000. The hazardous waste manifest documents listed petroleum based compounds as the principal waste product of concern.

SECTION 4: SITE CONTAMINATION

To determine the nature and extent of any contamination by hazardous substances of this environmental restoration site, the Albany Industrial Development Authority has recently completed a Site Investigation (SI) report with addenda.

4.1: Summary of the Site Investigation

The purpose of the SI was to define the nature and extent of any contamination resulting from previous activities at the site. The SI was conducted between July 1998 and October 2000 by Northeastern Environmental Technologies Corporation. Two reports were generated from this investigation, entitled "Site Investigation - Former Jared Holt Co. Site - Broad and Clinton Streets, Albany, N.Y.," dated December 1998 with revisions dated July 20, 1999 and a closure report entitled, "Tank Closure Report - Former Jared Holt Manufacturing Facility, Albany, New York (Brownfields Site No. B00005-4)," dated November 2000. Another report prepared by the NYSDEC presents: 1) the remedial alternatives and 2) rationale for the selected remedy. This report is entitled, "Remedial Alternatives Report at the Former Jared Holt Manufacturing Site, City of Albany, New York," dated October 2000.

The SI included the following activities:

- Soil gas survey
- Soil borings and monitoring wells
- Monitoring well sampling
- Surface soil sampling
- Background soil sampling

To determine which media (soil, groundwater, etc.) contain contamination at levels of concern, the SI analytical data were compared to environmental Standards, Criteria, and Guidance (SCGs). Groundwater, drinking water and surface water SCGs identified for the Site were based on NYSDEC Ambient Water Quality Standards and Guidance Values and Part V of NYS Sanitary Code. NYSDEC TAGM 4046 soil cleanup guidelines for the protection of groundwater, background conditions and risk-based remediation criteria are all used as SCGs for soils.

Chemical concentrations are reported in parts per billion (ppb). For comparison purposes, SCGs are given for each medium (Table 1).

Based upon the results of the site investigation in comparison to the SCGs and potential public health and environmental exposure routes, contamination was identified in certain areas and media at the site. This type of exposure may be remedied by a technique that includes encapsulating the site to prevent contact with the contaminated media. The following sections highlight the remedy that was selected for this site and a more complete discussion of the investigation can be found in the SI and RAR reports.

4.1.1 Site Geology and Hydrogeology

Overburden soils encountered during the site investigation consisted of fine sands and silts. Since the subsurface soils had been excavated previously for the construction of buildings, native soils and various fill materials created a mixture of various soil types.

Groundwater was found to be approximately 16 feet below ground surface. Groundwater flow direction was determined from the monitoring wells installed across the site. The groundwater flow direction is to the east - southeast. The groundwater flow direction in the overburden aquifer appears to follow the site's surface topography. Groundwater movement is generally toward the Hudson River.

4.1.2 Nature of Contamination

As described in the SI report, many surface and subsurface soil tests and groundwater tests were conducted to characterize the nature and extent of the contaminants that may be present at this site. The soil tests indicate that contamination from the former industrial activities at this site may have resulted in the deposition of by-products of combustion. In addition, the former drum storage areas were investigated for possible industrial contamination. Finally, the underground storage tank areas were investigated, because of the suspicion that the tanks may be leaking and possibly causing groundwater contamination.

Several semi-volatile organic compounds (SVOCs) were detected in the soil during the course of the investigation. The groundwater beneath this site showed no evidence of widespread groundwater contamination. Groundwater samples were taken from both monitoring wells installed at the site and through the direct push soil borings when groundwater was reached (grab samples). Samples collected from monitoring wells, which are a better indicator of groundwater contamination than grab samples did not reveal any volatile organic compounds (VOC) or SVOC contamination. The groundwater samples retrieved below the soil boring holes revealed 1 of 21 samples with three different VOC compounds and 1 of 14 samples with five different SVOC compounds. Since there are no drinking water wells located on-site or downgradient of this site and no widespread contamination was found, exposure to contaminants in groundwater is not a concern at this site. Also, regarding water concerns, no surface waters were found on or near this site.

Very little information regarding the handling and storage of chemicals within the site boundary was available. Drums containing various chemical products were used on the site, but the specific type chemicals these drums contained are not completely known. The types of test performed were done to uncover various types of contaminants that could have been disposed of or spilled on the site.

4.1.3 Extent of Contamination

Table 1 summarizes the extent of contamination for the contaminants of concern in surface soils, subsurface soils, and groundwater and compares the data with the proposed remedial action levels (SCGs) for the Site. The following are the media which were investigated and a summary of the findings of the investigation.

Soil Gas Survey

The soil gas survey was conducted to better delineate the areas where soil borings and monitoring wells should be located. This procedure is performed by surveying the levels of volatile compounds found in pockets of gases in the soil and is used to identify areas that need further investigation. The main focus of this survey included the locations of USTs as well as the former drum storage area. Samples were analyzed for the VOCs benzene, toluene, ethylbenzene, xylenes, trichloroethene, and vinyl chloride. Only one sample from the soil gas survey contained any of the target compounds (toluene at 195 ppb) in the northwest corner of the manufacturing space adjacent to the former fuel oil UST. Follow-up sampling included samples collected from soil borings and groundwater. Since this was the only occurrence of a VOC in soil gas, it is concluded that no significant soil gas contamination exists over the site.

Surface Soil

Two background surface soil samples were collected in February 1999 and are identified as SB-1 and JHC-1 on Figure 2. Background samples are collected to help establish conditions in adjacent areas that likely have not been affected by contamination from the site. Four additional surface soil samples were collected based on a request by the NYS Department of Health in June 1999 and analysis for inorganic compounds (metals), SVOCs, and polychlorinated biphenyls (PCBs). No VOC or PCB contaminants exceeding TAGM 4046 guidelines were detected in the surface soils. In general, the inorganics detected were found at concentrations that are typical for urban soil levels and for eastern USA background levels as illustrated in TAGM 4046. Background soil levels for lead were found as high as 1,756 ppm and on-site soils as high as 951 ppm. The source of the lead in both on-site and off-site soils is unknown, but it could be from past use of lead paints, auto exhaust, or other products containing lead. It does not seem to be associated with waste disposal at the site.

SVOCs were found to exceed TAGM 4046 levels at several locations. Table 1 lists the following compounds which were found to exceed TAGM 4046 levels: chrysene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, and dibenzo(a,h)anthracene. These compounds are in a subgroup of SVOCs, known as polycyclic aromatic hydrocarbons (PAHs). All of the above compounds are carcinogenic substances. The highest level of a carcinogenic PAH found was benzo(k)fluoranthene at 7,900 ppb. The highest level of any PAH found was the noncarcinogenic PAH fluoranthene at 12,070 ppb. (The background (off-site) levels of carcinogenic SVOCs ranged from 880 ppb to 1953 ppb. Similarly, the on-site surface soil results ranged from 1730 ppb to 7900 ppb.) These levels pose a significant threat to the public health from direct contact with these surface soils, although they are not unusual for former urban-industrial areas.

Subsurface Soils

Based on the results of the field screening activities, soil boring locations were identified and a total of 21 soil borings advanced. The purpose of this work was to characterize subsurface soil conditions across the site. Soil boring locations can be found in the SI report and on Figure 2. Samples from the soil borings were analyzed for inorganic compounds and SVOCs. Two samples were also analyzed for VOCs.

None of the samples collected from soil borings contained concentrations of VOCs in excess of TAGM 4046 soil cleanup values. Benzene, toluene, ethylbenzene, and xylene, which are indicators for gasoline contamination or industrial solvents, were below detection levels, even though toluene showed up in the soil gas survey. The subsurface soil results for inorganics (metals) were typical for urban areas and representative of eastern USA background levels as shown in TAGM 4046. The inorganic results were similar to those found in the surface soils. Table 2 in the SI report lists the inorganic levels and their respective concentrations. Of the 21 samples taken, measurable concentrations of SVOCs were found in 7 borings with some exceedences of TAGM 4046 guidelines.

The soil boring program advanced more borings in the area around the USTs where toluene gas was detected during the soil gas survey. The samples taken from these locations showed low levels of SVOCs with one sample found to exceed TAGM 4046 guidelines for chrysene, benzo(a)anthracene, benzo(a)pyrene, and indeno(1,2,3-cd)pyrene.

Since it was suspected that the USTs may be leaking, additional subsurface soil samples were collected when the USTs were excavated. Samples were taken both beneath and sidewall to these underground tanks to determine if a release occurred. Six subsurface soil samples were collected during the removal in February 2000. There were no visual stained soils or observable cracks in the tanks during the excavation. Two of these soil samples contained levels of SVOCs exceeding TAGM 4046 guidelines for chrysene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, and dibenzo(g,h,i)perylene.

These were the same analytes that exceeded TAGM 4046 in the surface soils and the levels found were not significantly different.

Since the site subsurface soils contained no SVOC levels that were significantly different from the surface soils, it was determined that there was no release from the tanks. Similar to the surface soil results, this group of SVOC compounds are known as polycyclic aromatic hydrocarbons (PAHs). Although elevated, these levels are not unusual for a former urban, industrial site. Therefore, the soils containing SVOCs around these USTs were likely from surficial fill used during the tank installation.

Groundwater

Shallow overburden groundwater wells were installed at 5 locations with depths between 16 and 17 feet below ground surface. The locations were selected based on the head-space analysis from the soil borings. In addition to the monitoring well samples, 16 groundwater grab samples were collected from the boring locations using the direct push sampling equipment.

Groundwater samples from the monitoring wells were collected and analyzed for VOCs, SVOCs and inorganics. No exceedences were observed to the New York State Groundwater Standards (6 NYCRR Part 703) for VOC, SVOC, or PCB compounds. Monitoring well locations can be found in the SI report and on Figure 2.

Two of the five groundwater samples collected from the monitoring wells contained inorganic compounds and one well slightly exceeded the State groundwater standards for Barium and Selenium. These levels for Barium and Selenium were found in monitoring well number 17 at 1.1 parts per million (ppm) and 0.011 ppm, respectively. The groundwater standards for Barium and Selenium are 1.0 ppm and 0.010 ppm, respectively. These levels do not present a concern since there are no drinking water wells on the site. These inorganics are likely naturally occurring in soil particles and the results may be from highly turbid samples. They are not believed to be linked to any on-site contamination.

Four of the direct push groundwater samples were found to exceed the groundwater standard for Barium as well, but these were highly turbid samples and not true representation of groundwater quality. Highly turbid samples often give false elevated results for inorganics. Since no significant source of metals was found in the site soils, the levels of inorganics found are likely occurring from natural characteristics of site soils and not related to site contamination.

Grab groundwater samples were also collected from direct push sampling equipment and analysis was performed for VOCs, SVOCs, and inorganics. VOC contamination was observed in two samples collected from a former UST area. An analysis of groundwater samples from different areas of the site shows that this contamination has been found in only two of 21 samples, and these contaminants were not found in any of the monitoring wells on site. As mentioned previously, the

groundwater results from the monitoring wells are more representative of groundwater quality then the grab samples taken from the direct push sampling equipment. Therefore, groundwater contamination is not widespread.

In summary, the groundwater testing from the monitoring wells revealed no VOC or SVOC contamination. From the direct push sampling equipment, the groundwater samples revealed two locations where VOC contamination was present. These were locations next to an UST. Toluene and xylene were found to be above the groundwater standard immediately next to the UST at GP-14 and GP-15 locations. Samples collected down gradient of these location were found to be free of VOC contamination. The direct push samples are grab samples and not the most representative measures of true groundwater quality since soil particles are unusually present in the samples. Since these contaminants were localized and not present in the monitoring wells, there does not appear to be significant groundwater contamination from VOCs.

4.3 Summary of Human Exposure Pathways:

This section describes the types of human exposures that may present added health risks to persons at or around the site. A more detailed discussion of the health risks can be found in Sections 5.0 and 6.0 of the SI report and also in Section 3.4 of the RAR report.

An exposure pathway is how an individual may come into contact with a contaminant. The five elements of an exposure pathway are 1) the source of contamination; 2) the environmental media and transport mechanisms; 3) the point of exposure; 4) the route of exposure; and 5) the receptor population. These elements of an exposure pathway may be based on past, present, or future events.

PAHs were detected at levels of concern in surface and subsurface soils at the site. The source of the PAHs is unknown, but PAHs are typically introduced into the environment from combustion processes.

Industrial activities involving high temperature blending and emulsification processes from the past used a great deal of coal and other fuel sources to make products at this site. The by-products of combustion activities, such as ash, contained SVOCs, and in particular, PAHs. This ash and other by-products of combustion may have contributed to the elevated levels that are found today.

Since the site is presently uncovered, with no grass or pavement barrier to prevent contact with surface soils, and is not completely fenced to prevent trespassing across the site, people could potentially be exposed to contaminated surface soils at the site through ingestion, inhalation, and/or direct contact.
The main route of exposure is through direct human contact with site surface soils contaminated with PAHs.

In the soils, some inorganic compounds were detected above TAGM 4046 levels, but the concentrations were consistent with background levels. These inorganics may be related to urban activities or natural background, rather then attributed to waste disposal. There is no known source for these inorganic contaminants other than construction activities or deposition from atmospheric sources such as car exhaust. No PCB or VOC contamination was found in site soils.

The inorganic contamination found in the groundwater appears to be related to the levels detected in soil particles and is not representative of groundwater quality. No site related contaminants were found in monitoring wells on-site. Also, no drinking water supply wells exist in this area, therefore no threat to public or private water supplies is present.

VOC, PCBs and inorganic contamination do not pose a problem at the site to either the soils or the groundwater and the SVOCs in the soil have not contaminated the groundwater.

4.4 Summary of Environmental Exposure Pathways:

Since this site is in the middle of an urban area no wildlife impacts are considered to exist. The closest water body is the Hudson River, approximately one quarter mile from the site. With no significant site contaminants shown to be moving in the groundwater, no impacts to fish and wildlife resources are considered to exist.

SECTION 5: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past owners and operators, waste generators, and haulers.

Since no viable PRPs have been identified, there are currently no ongoing enforcement actions. However, legal action may be initiated at a future date by the State to recover State response costs should PRPs be identified. The City of Albany and the Albany Industrial Development Authority will assist the State in its efforts by providing all information to the State which identifies PRPs. The City of Albany and the Albany Industrial Development Authority will also not enter into any agreement regarding response costs without the approval of the NYSDEC.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS AND FUTURE USE OF THE SITE

Goals for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375-1.10. The overall remedial goal is to meet all Standards, Criteria, and Guidance (SCGs) and be protective of human health and the environment. At a minimum, the remedy selected must eliminate or mitigate all significant threats to the public health and to the environment presented by the hazardous substance disposed at the site through the proper application of scientific and engineering principles.

The proposed future use for the Jared Holt site is for multi-family medium density residential with possible variances for commercial usage. The goals selected for this site are:

- Reduce, control, or eliminate to the extent practicable the contamination present within the soils on site.

- Eliminate the potential for direct human or animal contact with the contaminated soils on site.

SECTION 7: SUMMARY OF THE EVALUATION OF ALTERNATIVES

The selected remedy must be protective of human health and the environment, be cost effective and comply with other statutory requirements. Potential remedial alternatives for the Jared Holt site were identified, screened and evaluated based on presumptive remedies for this site.

Remedial alternatives were developed with consideration given to presumptive remedies. Presumptive remedies are preferred technologies for common categories of sites, based on the collective experience of the USEPA and the NYSDEC. The objective of the presumptive remedies initiative is to streamline site characterization and speed up the selection of cleanup actions. Over time, presumptive remedies are expected to ensure consistency in remedy selection and reduce the cost and time required to clean up similar types of sites.

A summary of the detailed analysis follows. As presented below, the time to implement reflects only the time required to implement the remedy, and does not include the time required to design the remedy or procure contracts for design and construction.

7.1: Description of Alternatives

The potential remedies are intended to address contaminated soil at the site.

1. No Action

Present Worth:	$ 0
Capital Cost:	$ 0
Annual O&M:	$ 0
Time to Implement:	n/a

The no action alternative is typically evaluated as a procedural requirement and as a basis for comparison. This alternative would leave the site in its present condition and would not provide any additional protection to human health or the environment.

Since this site has no protective cover and is not fenced, this approach offers no benefit to the protection of public health or the environment. The levels of SVOCs in surface soils are above the TAGM 4046 guidelines and pose a threat to public health. Unacceptable exposure would continue indefinitely from this alternative.

2. Full Depth Excavation / Landfill Disposal / Backfill with clean fill material

Present Worth:	$ 1,741,000
Capital Cost:	$ 1,741,000
Annual O&M:	$ 0
Time to Implement	1 year

Under this alternative, the entire site would be excavated to a depth of approximately 4 to 6 feet below the existing grade to remove PAH contaminated fill. Once the contaminated material has been removed, clean fill would be used to bring the excavation back to existing grade. Inorganic compounds in native (deep) soils would not be removed. No deed restriction would be needed for reuse after implementation of this remedy.

3. Shallow Depth Removal with PAH Hotspot Excavation / Landfill Disposal / Backfill with clean fill material / Deed Restrictions

Present Worth:	$ 604,648
Capital Cost:	$ 604,648
Annual O&M:	$ 0
Time to Implement	1 year

Under this alternative, surface soils would be removed to a depth of 2 feet across the whole site. In addition, selected contaminated hot-spot areas would be excavated to a depth of approximately 4 to 6 feet below existing grade to remove known PAH contaminated soil from around the UST locations. After the excavations are complete, 2 feet of clean fill and the necessary fill for the UST areas will be brought in to bring the site back to its preexisting grade. Since some PAH impacted areas at depth may remain, a deed restriction would require notification before any excavation is commenced.

The deed restriction would notify owners and site developers that the protective barrier layer (2 feet of clean soil) must be maintained and that the subsurface soils, if excavated, will have to be removed from the site to an approved and permitted landfill.

4. Protective Cover Over the Site / Deed Restriction / Operation and Maintenance

Present Worth:	$ 74,174
Capital Cost:	$ 58,802
Annual O&M:	$ 1,000
Time to Implement	1 month

The site will be regraded and covered with a protective layer of two feet of clean soil over green spaces, that is, areas not occupied by buildings, pavement or sidewalk. Beneath the two-foot soil layer, commercial grade filter fabric or orange plastic snow fencing will be placed as a demarcation of where the contaminated layer begins. This demarcation will serve as a visual reminder of where the contaminated soil layer begins and will help prevent future contact with these soils.

Where necessary, the site will be excavated to allow the soil cover material to be sloped to the required two-foot elevation, to allow for gradual elevation rise. Any excavated material not used for regrading purposes will be shipped off site to an approved and permitted landfill.

Acceptable alternative protective cover possibilities are sidewalks, parking lots, building footprints, or other approved strategies that provide a barrier to contact with the contaminated subsurface soils.

A deed restriction will be used to require owners to maintain the protective layer materials as provided to in this proposed plan and subsequent Record of Decision and prohibit the usage of groundwater. If development or excavation occurs on site, any subsurface soils below the protective layer that are excavated will have to be disposed off site at an approved and permitted landfill in accordance with NYSDEC regulations. A plan will be submitted and approval must be given before any development or excavation work proceeds.

The deed restriction will also require future owners to annually certify to the NYSDEC that the remedy and protective cover have been maintained and that the conditions at the site are fully protective of public health and the environment in accordance with the proposed plan and subsequent Record of Decision.

7.2 Evaluation of Remedial Alternatives

The criteria used to compare the potential remedial alternatives are defined in the regulation that directs the remediation of environmental restoration project sites in New York State (6 NYCCR Part 375). For each of the criteria, a brief description is provided followed by an evaluation of the alternatives against that criterion. A detailed discussion of the evaluation criteria and comparative analysis is included in the Remedial Alternatives Report.

1. Compliance with New York State Standards, Criteria, and Guidance (SCGs).

Compliance with SCGs addresses whether or not a remedy will meet applicable environmental laws, regulations, standards, and guidance.
The No Action alternative (alternative 1) would leave in place levels of PAH contaminated soils found to be above the SCG levels. The PAH levels found in the surface soils are above soil cleanup objectives according to TAGM 4046. These levels may be typical for an urban setting, however, many of the compounds found are categorized as carcinogenic PAHs and could pose a significant threat from direct contact with soils. Note, however, the metals detected in subsurface soils would not cause problems with groundwater contamination.

The 'Full Depth Excavation' alternative (alternative 2) would meet the SCG's for site contaminants by removing all known contaminants. The 'Shallow Depth Excavation' alternative (alternative 3) also would meet SCG's for previously identified UST areas on the site, but not guarantee that all PAHs are removed from the site. Inorganic compounds appear to be spread uniformly across the site. The elevated lead in surface soils would be removed from the site. The other inorganics that exist on site are representative of an urban background. The 'Protective Cover' (alternative 4) over the site alternative would meet the SCGs by providing a barrier to contact with soils. A deed restriction would be used to require future owners to maintain the protective layer materials as agreed to in this alternative and that if development or excavation occurs on site, the subsurface soils may have to be removed and disposed of as solid waste and placed in a secure landfill.

2. Protection of Human Health and the Environment.

This criterion is an overall evaluation of each alternative's ability to protect public health and the environment.

Only alternatives 2, 3, and 4 would be protective of human health and the environment. These alternatives would result in incomplete pathways for health and environmental exposures. Some alternatives would remove contaminants (excavation alternatives) while others would leave the contaminated soils in place while relying on the existing or new cover and deed restrictions for protection. Alternative 1 offers no protection to human health or the environment.

3. Short-term Effectiveness.

The potential short-term adverse impacts of the remedial action upon the community, the workers, and the environment during the construction and/or implementation are evaluated. The length of time needed to achieve the remedial objectives is also estimated and compared against the other alternatives.

The No Action alternative would not be effective in the short term since exposure to contaminated soils would still exist and contaminants would pose a threat to the public health and the environment.

Alternatives 2 and 3 involve excavation to varying depths and moving or managing soil in some way, thereby creating the possibility of short term exposures to noise, dust, or contaminants. Alternative 4 would not create much exposure to noise, dust, or contamination since it is the shortest to implement and requires little existing soil movement.

4. Long-term Effectiveness and Permanence.

This criterion evaluates the long-term effectiveness of the remedial alternatives after implementation. If wastes or treated residuals remain on site after the selected remedy has been implemented, the following items are evaluated: 1) the magnitude of the remaining risks, 2) the adequacy of the controls intended to limit the risk, and 3) the reliability of these controls.

Alternative 1 would leave soils with elevated PAH concentrations in place for the long term. There is a continued risk from exposure to contaminated surface soils. Alternative 2 would remove all the contaminants and therefore, removing all of the long term risks. Alternative 3, the Shallow Depth Excavation alternative, while removing some of the long term risks, would still need some form of institutional controls to prevent the possibility of exposure to contaminants in the soils below the fill.

Alternative 4 would provide long term effectiveness by providing a barrier to contact with soils. The associated deed restrictions to ensure safety to workers and the surrounding community would also be a long term solution to threats from future Full Depth Excavations.

5. Reduction of Toxicity, Mobility or Volume.

Preference is given to alternatives that permanently and significantly reduce the toxicity, mobility or volume of the substances at the site.

Alternative 1 would not change the toxicity, mobility, or volume of contaminants. Since current conditions do not show much mobility of contamination this alternative remains viable with appropriate deed restrictions. Similarly, alternative 4 would prevent future mobility with a cover and deed restrictions.

Alternative 2, full depth excavation, would reduce the mobility of on-site contaminants since the full volume of contamination and its corresponding toxicity of PAHs would be removed to a secure landfill. The actual volume and toxicity will remain unchanged in the secure landfill since there are no plans chemically or physically treat the waste.

Similarly, alternative 3, the shallow depth excavation alternative, would reduce the mobility of on-site contaminants since some of the volume of contamination and its corresponding toxicity of PAHs would be removed to a secure landfill. The volume removed from the site would be less then alternative 2. It should be noted that all alternatives would result in some risk of contaminant mobility as discussed in section 3 'Short Term Effectiveness'.

6. Implementability.

The technical and administrative feasibility of implementing each alternative are evaluated. Technical feasibility includes the difficulties associated with the construction and the ability to monitor the effectiveness of the remedy. For administrative feasibility, the availability of the necessary personnel and material is evaluated along with potential difficulties in obtaining specific operating approvals, access for construction, etc.

Alternative 1, no action, would continue to raise the issue of site exposure and pose a threat to public health and the environment.

Alternative 2, may present difficulties in excavation if thick-walled foundations are encountered. Also, an excavation to a six foot depth would require fencing around the hole during construction to keep people away from the site.

Similarly, alternative 3, like alternative 2, may present difficulties in excavation if thick-walled foundations are encountered. Excavation to a six foot depth would require fencing around these locations, but not as much fencing as is necessary for alternative 2. This alternative would require determining where the tanks were so some surveying may be required.

Alternative 4, the protective cover, is easily implemented as clean fill is readily available and no excavations are necessary.

7. Cost. Capital and operation and maintenance costs are estimated for each alternative and compared on a present worth basis. Although cost is the last balancing criterion evaluated, where two or more alternatives have met the requirements of the remaining criteria, cost effectiveness can be used as the basis for the final decision. The costs for each alternative are presented in Table 2.

8. Community Acceptance - Concerns of the community regarding the SI/RAR reports and the Proposed Remedial Action Plan have been evaluated. A "Responsiveness Summary" included as Appendix A presents the public comments received and how the Department will address the concerns raised. In general the public comments received were supportive of the selected remedy. Several comments had to do with exposure to lead, especially during construction if a building were to be constructed on this site in the future. With the deed restrictions to be added to the title of this property and future oversight requirements, these comments have been addressed.

SECTION 8: SUMMARY OF THE PROPOSED REMEDY

Based upon the results of the SI/RAR, and the evaluation presented in Section 7, the NYSDEC is selecting alternative 4 as the remedy for this site.

This selection is based upon the fact that alternative 4 would provide an adequate direct contact barrier with the proposed protective cover layer and will allow for the intended use of this site, "multi-family medium density residential and possible variances for commercial usage." SCG compliance would not be a problem since groundwater has not been impacted by current site conditions and surface conditions would be protective of human health and the environment. Alternative 4 provides protection from contaminated subsurface soils via the placement and maintenance of a 2 foot soil cover. Therefore, deed restrictions regarding future excavations must be put in place to ensure this 2 foot cover is maintained. This alternative would be easily implemented with no short or long term impacts, given the requirement for a deed restriction. The costs for this alternative are relatively low when compared with other protective alternatives.

Alternative 1 is not recommended, as it would not be protective of human health. Alternatives 2 and 3 are not recommended as they are relatively high cost, have some degree of implementability problems, result in short term impact issues, and would provide no incremental advantages to alternative 4 that would justify the increased cost.

The elements of the proposed remedy are as follows:

1. A remedial design program to verify the components of the conceptual design and provide the details necessary for the construction and operation and maintenance of the remedy.

2. The site will be regraded and covered with a protective layer of two feet of clean soil over green spaces, that is, areas not occupied by buildings, pavement or sidewalk. Beneath the two-foot soil layer, commercial grade filter fabric or orange plastic snow fencing will be placed as a demarcation of where the contaminated layer begins. This demarcation will help prevent future contact with contaminated soils.

Where necessary, the site will be excavated to allow the soil cover material to be sloped to the required two-foot elevation, to allow for gradual elevation rise. Any excavated material not used for regrading purposes will be shipped off site to an approved and permitted landfill.

Acceptable alternative protective cover possibilities are sidewalks, parking lots, building footprints, or other approved strategies that provide a barrier to contact with the contaminated subsurface soils.

A deed restriction will be used to require owners to maintain the protective layer materials as provided for in this proposed plan and subsequent Record of Decision and to also prohibit the usage of groundwater. If development or excavation occurs on site, any subsurface soils below the

protective layer that are excavated will have to be disposed off site at an approved and permitted landfill in accordance with NYSDEC regulations. A plan will be submitted and approval must be given before any development or excavation work proceeds.

The deed restriction will also require owners to annually certify to the NYSDEC that the remedy and protective cover have been maintained and that the conditions at the site are fully protective of public health and the environment in accordance with the proposed plan and subsequent Record of Decision.

SECTION 9: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the Former Jared Holt Company environmental restoration process, a number of Citizen Participation activities were undertaken in an effort to inform and educate the public about conditions at the site and the potential remedial alternatives. The following public participation activities were conducted for the site:

- A repository for documents pertaining to the site was established.
- A site mailing list was established which included nearby property owners, local political officials, local media and other interested parties.
- On February 20, 2001 a public meeting was held to present the findings from the site investigation, the alternative remedies considered, and the selected remedy along with the criteria used to select this remedy.
- In March, 2001 a Responsiveness Summary was prepared and made available to the public, to address the comments received during the public comment period for the PRAP.

Figure 1: Former Jared Holt Manufacturing Site

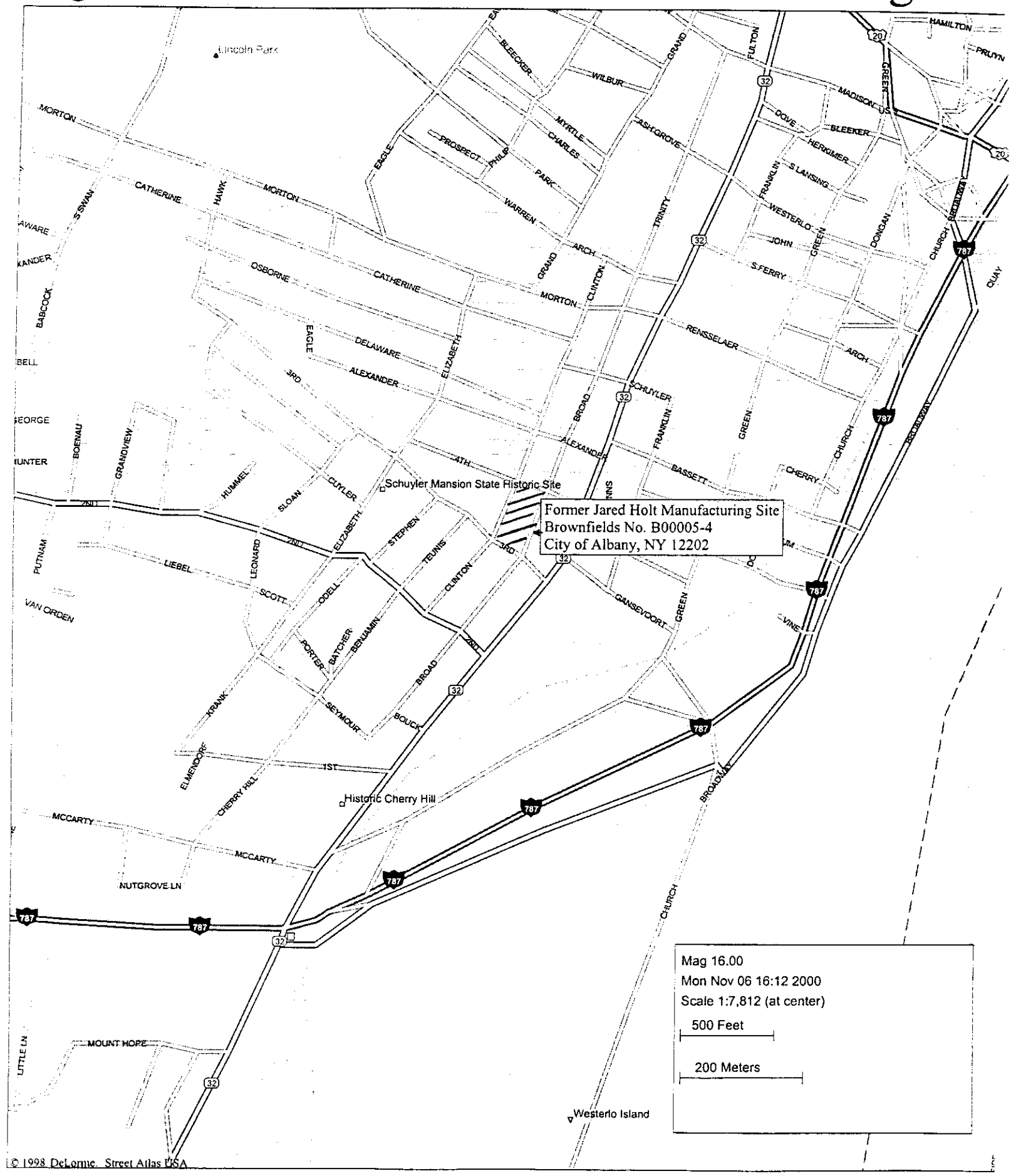

Figure 2: Former Jared Holt Manufacturing Site

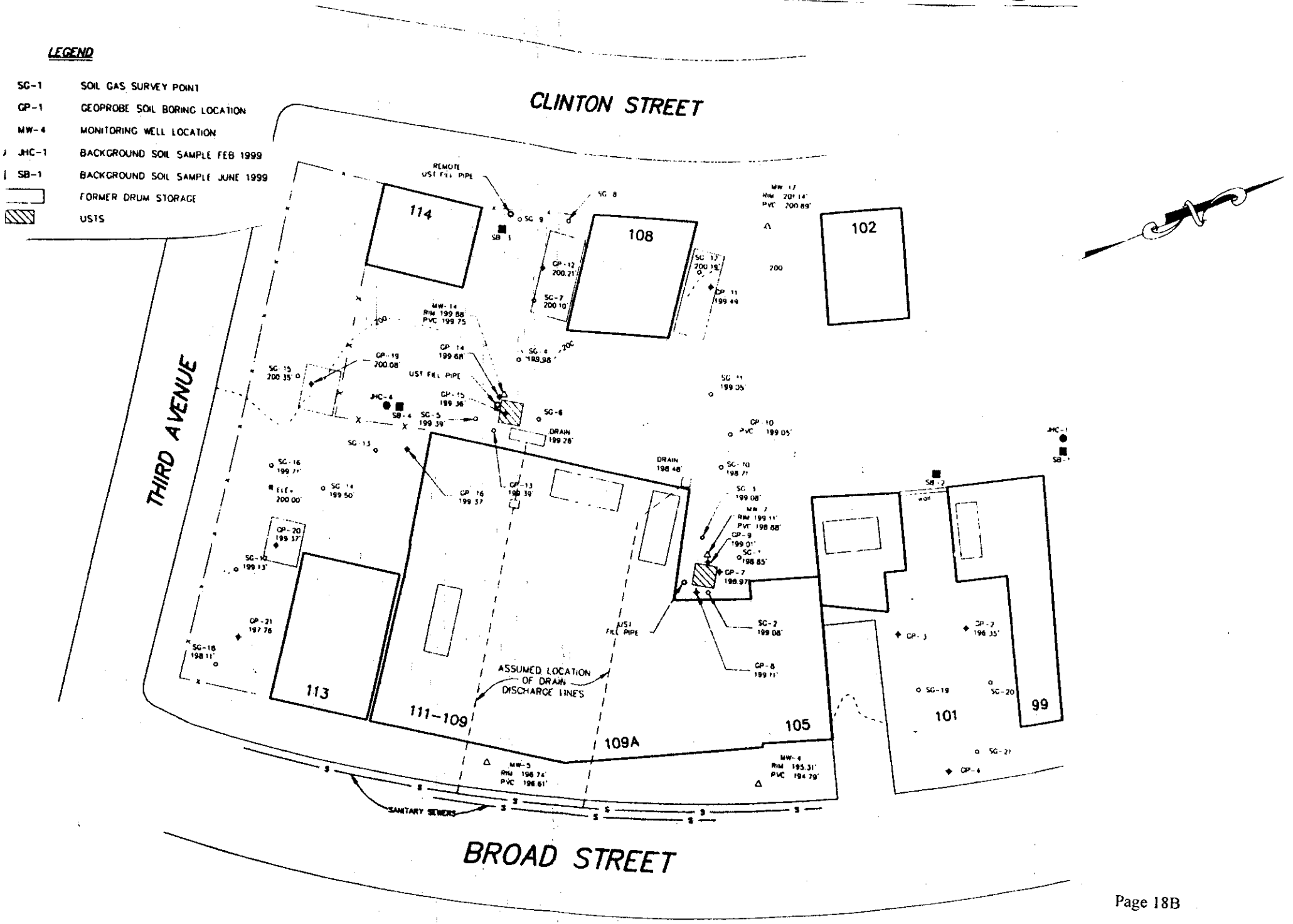

Table 1
Nature and Extent of Contamination

MEDIA	CLASS	CONTAMINANT OF CONCERN	CONCENTRATION RANGE (ppb)	FREQUENCY of EXCEEDING SCGs	SCG* (ppb)
Groundwater (from grab samples for direct push bore holes)	Volatile Organic Compounds (VOCs)	toluene	ND to 223	1 of 21	5
		m-xylene/p-xylene	ND to 6.8	1 of 21	5
		1,2,4-trimethylbenzene	ND to 5.1	1 of 21	5
Groundwater (grab samples for direct push bore holes)	Semivolatile Organic Compounds (SVOCs)	benzo(a)anthracene	ND to 363	1 of 14	0.002
		chrysene	ND to 380	1 of 14	0.002
		benzo(b)fluoranthene	ND to 449	1 of 14	0.002
		benzo(k)fluoranthene	ND to 177	1 of 14	0.002
		benzo (a) pyrene	ND to 360	1 of 14	ND
Soils	Semivolatile Organic Compounds (SVOCs)	benzo(a)anthracene	ND to 6,667	4 of 14	224
		chrysene	ND to 7,033	3 of 14	400
		benzo(b)fluoranthene	ND to 5,967	3 of 14	1,100
		benzo(k)fluoranthene	ND to 7,900	3 of 14	1,100
		benzo (a) pyrene	ND to 5,733	4 of 14	61
		indeno(1,2,3-cd) pyrene	ND to 5,467	1 of 14	3,200
		dibenzo (a,h) anthracene	ND to 1,730	1 of 14	14

- SCGs for Groundwater are from the: NYSDEC, Division of Water, Technical and Operational Guidance Series No. (1.1.1)
  SCGs for Soils are from the: NYSDEC, Division of Environmental Remediation, Technical and Administrative Guidance Memoranda No. 4046
  ND = non detectable
  Note: Groundwater sample results taken from the monitoring wells were all non-detectable.

Table 2
Remedial Alternative Costs

Remedial Alternative	Capital Cost	Annual O&M	Total Present Worth
1- No Action	$0	$0	$0
2 - Excavation / Landfill Disposal / Backfill with clean fill material	$1,741,643	$0	$1,741,648
3 - PAH Hotspot Excavation/Landfill Disposal / Backfill with clean fill material.	$604,648	$0	$604,648
4 - Protective Cover Over the Site	$58,802	$1,000 *	$74,174

* O& M costs are to maintain the protective cover over the site. The present worth calculation assumed a 5% interest rate and a 30 year life for the cover.

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

Former Jared Holt Company
Environmental Restoration Proposed Remedial Action Plan
City of Albany, Albany County
Site No. B-0005-4

The Proposed Remedial Action Plan (PRAP) for the Former Jared Holt Company, was prepared by the New York State Department of Environmental Conservation (NYSDEC) and issued to the local document repository on February 6, 2001. This Plan outlined the preferred remedial measure proposed for the remediation of the contaminated soil at the Former Jared Holt Company. The preferred remedy is soil cover, with the use of a demarcation layer to show where the contaminated layer begins, and deed restrictions. The deed restrictions will prevent the use of groundwater at the site and require appropriate action (excavation and proper disposal) should intrusive activities disturb contaminated soils.

The release of the PRAP was announced via a notice to the mailing list, informing the public of the PRAP's availability. A public meeting was held on February 20, 2001 which included a presentation of the Site Investigation (SI) and Remedial Alternatives Report (RAR) as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. Written comments were not received from the public during this comment period.

The public comment period for the PRAP ended on March 22, 2001. This Responsiveness Summary responds to all questions and comments raised at the February 20, 2001 public meeting.

The following are the comments received at the public meeting, with the NYSDEC's responses:

COMMENT 1: Is the lead from the site causing high lead levels in children in the neighborhood?

RESPONSE 1: The lead levels found in the site soils are typical of those found in urban areas. As was mentioned in this Record of Decision, this lead may be related to urban activities or natural background, rather then attributed to waste disposal at or near the site. There is no known source for these inorganic contaminants. If you have concerns about lead levels in children in the area, please contact the Albany County Health Department at (518) 447-4620.

COMMENT 2: Not everyone in the neighborhood was aware of the site and this meeting. Can another meeting be held?

RESPONSE 2: The known adjacent property owners were sent letters notifying them of the public meeting. Also, local newspapers, radio, and television stations, as well as local politicians were notified of the public meeting. Members of the community have until March 22, 2001 to raise any issues of concern regarding this proposed action, therefore, allowing concerned residents in this neighborhood the opportunity to comment. Holding an additional meeting does not appear warranted.

COMMENT 3: Family members live nearby and I'm concerned about them being exposed during construction. How can this be avoided?

RESPONSE 3: Implementation of the remedy requires two feet of cover material across the site which will cause little disruption during the placement of this material. A community air monitoring program would be required during construction to ensure that no unacceptable releases occur.

If buildings are to be built on this site as part of a planned development for this property, the public will have an opportunity to comment on the construction method at that time. The Record of Decision does provide an opportunity for the Department to approve future activities at this site as long as they provide adequate controls that are protective of public health during construction as well as providing the cover layer to prevent future contact with the existing surface soils.

COMMENT 4: There are homes with backyards adjacent to the site. Will their yards also have a protective layer of soil placed over them?

RESPONSE 4: This remedy is limited to the area of the former Jared Holt property based on the conditions contained in the Brownfields Grant. The contamination found at the Jared Holt property was not found to be migrating off this site. Therefore, adjacent properties are not addressed by this Brownfields Grant.

COMMENT 5: How do deed restrictions get enforced?

RESPONSE 5: The owner of the property is required to provide an annual certification that the deed restrictions are being met to the satisfaction of the Department. This will confirm to the NYSDEC and the NYSDOH that the remedy and protective cover will be maintained and that the conditions at the site are fully protective of public health and the environment in accordance with the site remedy.

COMMENT 6: Why not remove all of the contaminated soil and be done with it?

RESPONSE 6: The Department considered total contaminated media removal as one of the four alternatives. The costs of this alternative would be approximately 20 times greater than the selected remedy and would not provide any additional level of protection to the public health and the environment.

COMMENT 7: What if we don't want a commercial building in our residential neighborhood?

RESPONSE 7: The remedial program is intended to address the environmental problems at this site. Public comments related strictly to future site use or zoning are not within the purview of the site's remedial program. Zoning issues should be addressed to the site owner, the City of Albany.

No written comments were received during the comment period.