Department of Environmental Conservation

Division of Environmental Remediation

Environmental Restoration
Record of Decision
Former Gillette Properties Site
City of Schenectady, Schenectady County
Site Number B-00167-4

March 2002

New York State Department of Environmental Conservation
GEORGE E. PATAKI, *Governor* Erin M. Crotty, *Commissioner*

DECLARATION STATEMENT
ENVIRONMENTAL RESTORATION RECORD OF DECISION

Former Gillette Properties Environmental Restoration Site
City of Schenectady, Schenectady County, New York
Site No. B-00167-4

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for the Former Gillette Properties 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 Gillette Properties 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 hazardous substances 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 Gillette Properties and the criteria identified for evaluation of alternatives, the NYSDEC has selected Alternative 3 as the remedy for this site. The components of the remedy are as follows:

- A remedial design program to verify the components of the conceptual design and provide the details necessary for the construction, operation and maintenance, health & safety, and monitoring of the remedial program. Any uncertainties identified during the site investigation will be resolved.

- Remediation of the surface soils to a depth of approximately 2 ft. below the ground surface contaminated with lead to achieve the soil cleanup guideline of 500 ppm. Approximately 70 cubic yards of soil will be excavated and disposed off site in compliance with NYSDEC regulations.

- Asbestos abatement including exterior transite siding, roofing material, interior linoleum, and pipe insulation in the basement crawl space to eliminate all asbestos on site.

- Institutional controls in the form of a deed restriction will be required to prevent the use of on-site groundwater with annual certification of and compliance with the deed restriction.

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.

_____ _____

Date

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

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Environmental Restoration
RECORD OF DECISION

Former Gillette Properties Site
City of Schenectady, Schenectady County
Site No. B-00167-4
March 2002

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 Gillette Properties, brownfield project.

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 grants to Schenectady County to reimburse up to 75 percent of the eligible costs for site remediation activities. Once remediated the property can then be reused.

The Former Gillette Properties are located at 250 and 252 Union Street in the eastern part of the "Stockade Section" of the City of Schenectady downtown areas. As described in Sections 3 and 4 of this document, the Former Gillette Properties have been used as residential dwellings in the past and have no known industrial or commercial use. The buildings have been abandoned and neglected for an extensive period of time and are in very poor deteriorating condition. These buildings contain asbestos containing materials and have been painted in the past with lead-based paint. Over a long period of time, repainting activities and the weathering of painted surfaces have resulted in lead contamination of the surface soils. These disposal activities have resulted in the following threats to the public health and/or the environment*.:*

C A potential threat to human health associated with the direct contact to lead contamination in the surface soil.

• A potential threat to human health associated with the inhalation of asbestos fibers.

C A potential environmental threat associated with the possibility for lead to leach into and contaminate the groundwater. The site is located in the General Aquifer Recharge Area (Zone II) of the Schenectady-Niskayuna Aquifer. This is a U.S. Environmental Protection Agency designated sole source aquifer.

In order to eliminate or mitigate the threats to the public health and/or the environment that the hazardous substances disposed at the Former Gillette Properties brownfield site have caused, the following remedy was selected to allow for recreational and/or residential use of the site:

C The lead-contaminated surface soil will be remediated by conventional excavation. (After the lead paint is removed from the exterior of the buildings by the property owner.)

- Institutional controls in the form of deed restrictions will be required to prevent the use of on-site groundwater.

- Asbestos abatement including; exterior transite siding, roofing material, interior linoleum, and pipe insulation in the basement crawl space to eliminate all asbestos on site.

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 Gillette site is located in the eastern end of the historic "Stockade Section" of the City of Schenectady, Schenectady County, New York. The site's addresses are 250 and 252 Union Street. The properties are to the south of Union Street and are bordered to the west by South College Street. The former Erie Canal, now Erie Boulevard is a few hundred feet to the east. Erie Boulevard is a major thoroughfare in the City originating at the General Electric Facility, intersecting Union Street (Rt. 5) and terminating at the Mohawk River. Each parcel is occupied by a two-story wood-framed structure that dates to the 19th Century. *(see Figure 1)*. The site is located in a commercial-residential urban neighborhood approximately 2,000 feet to the southeast of the Mohawk River. The area is almost completely covered by asphalt, concrete, or buildings. The site is at an elevation of approximately 230 feet above mean sea level. Topography in the area slopes very gently to the west towards the Mohawk River, which has an elevation of approximately 210 feet. Surface drainage flows into the local storm sewer system, which discharges to the Mohawk River. In the past several gas stations operated in the vicinity of the site. The Former Ladd's Service Station that is bound by Erie Boulevard and Union Street. A Texaco service station was located across Erie Boulevard to the east. A Gulf Oil service station (currently the Burger King restaurant) was located at the corner of Erie Boulevard and Liberty Street from 1956 to 1969. The remaining buildings along the south side of Union Street are residential apartments.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

The Former Gillette Properties have been used as residential dwellings in the past and have no known industrial or commercial use. The buildings have been abandoned and neglected for an extensive period of time and are in very poor deteriorating condition. These buildings have been painted in the

past with lead-based paint. Over a long period of time, repainting activities and the weathering of painted surfaces have resulted in lead contamination of the surface soils.

3.2: Environmental Restoration History

There have not been any environmental remedial actions implemented for the Former Gillette Properties to date. However, regarding the contaminated groundwater plume, several remedial actions have already been undertaken and other actions are proposed to be implemented associated with the adjacent Ladd's site. *(See the Ladd's PRAP, dated August 2001, for details.)*

SECTION 4: SITE CONTAMINATION

To determine the nature and extent of any contamination by hazardous substances of this environmental restoration site, Schenectady County has recently completed a site investigation and issued a Phase II Environmental Investigation Report.

4.1: Summary of the Phase II Environmental Investigation Report

The purpose of the site investigation was to define the nature and extent of any contamination resulting from previous activities at the site.

The investigation was conducted in two phases. The first phase was conducted between February 2001 and March 2001, and the second phase was conducted in December 2001. A report entitled Phase II Environmental Investigation, March 22, 2001 has been prepared which describes the field activities and findings of the site investigation in detail.
The site investigation included the following activities:

- Installation of soil borings
- Analysis of soils and groundwater as well as physical properties of soil and hydrogeologic conditions.
- Air sampling for VOCs in the basements of the houses.
- Asbestos and lead paint survey and sampling.

To determine which media (soil, groundwater, etc.) are contaminated at levels of concern, the SI analytical data was compared to environmental Standards, Criteria, and Guidance values (SCGs). Groundwater SCGs identified for the Former Gillette Properties site are based on NYSDEC Ambient Water Quality Standards and Guidance Values and Part 5 of New York State Sanitary Code. For soils, NYSDEC Technical and Administrative Guidance Memorandum (TAGM) 4046 provides soil cleanup guidelines for the protection of groundwater, background conditions and health-based exposure scenarios. In addition, for soils, background concentration levels can be considered for certain categories of contaminants. Guidance values for evaluating contamination in surface water

sediments are provided by the NYSDEC Technical Guidance for Screening Contaminated Sediments. For the basement ambient air samples, NYSDOH data for background indoor/outdoor air levels of volatile organic compounds (VOCs) in homes provided the guidelines for evaluating health-based exposure scenarios.

Petroleum vapors were reported in residential basements in May of 1987 prior to the removal of the 13 underground storage tanks and contaminated soil at the Ladd's site. Most recent ambient air quality sampling data have showed that VOCs are not presently migrating into the surrounding residential basements. However, due to the high concentrations of BTEX contamination in the groundwater and soils below the water table that remain on site the potential for migration still exists.

Lead samples were collected from under the asphalt driveway and parking area. The averaged value for these three sample locations did not exceed the NYSDEC TAGM 4046 guidance value for lead in soil.

Based on the site investigation results in comparison to the SCGs and potential public health and environmental exposure routes, certain media and areas of the site require remediation. These are summarized below.

Chemical concentrations are reported in parts per billion (ppb) and parts per million (ppm). For comparison purposes, where applicable, SCGs are provided for each medium.

4.1.1: Site Geology and Hydrogeology

Geology

The site is located within the Mohawk River Flood Plain deposits. Overburden soils beneath the site are characterized by alluvial silty sands, with occasional clay lenses. The thickness of the overburden in the vicinity of the site is unknown, however information from borings completed during previous investigations suggest that the overburden is at least 30 feet thick. Bedrock beneath the site is the Ordivician Schenectady Formation, which consists of graywackes, siltstones, shales, and sandstones.

To the east of the site, the north-south trending former Erie Canal is beneath what is now Erie Boulevard. The canal was backfilled with various materials and debris in the late 1800s to early 1900s. The depth of the backfill is estimated to be 10 to 15 feet below grade. The clay banks of the old canal are believed to still exist in the subsurface. Several areas of building demolition debris have also been found to the west of the site.

Hydrogeology

Groundwater was encountered at approximately 9 to 10 feet below ground surface at the site. Based on groundwater elevations measured during the Ladd's SI, the groundwater flow direction is to the west towards the Mohawk River under a relatively flat gradient of approximately 0.0008. Previous investigations have estimated hydraulic conductivity values ranging from 2.5 to 5 feet/day.

4.1.2: Nature of Contamination

As described in the Environmental Investigation report for the Gillette property and the Brownfields Site Investigation/Remedial Alternatives Study report for the Ladd's site, many soil, groundwater, air, and paint samples were collected at the site and surrounding area to characterize the nature and extent of contamination.

The significant contaminants of concern are VOCs, metals, and asbestos. Benzene, toluene, ethylbenzene, and xylenes are the predominant VOCs. Lead is the predominate metal. The lead in the soil is associated with the lead paint from the buildings on the Former Gillette Properties and the VOCs are associated with the BTEX plume from the Ladd's site. Asbestos is contained in exterior transite siding, roofing material, interior linoleum, and pipe insulation in the basement crawl space**.**

4.1.3: Extent of Contamination

Table 1 summarizes the extent of contamination for the contaminants of concern in surface soil and groundwater and compares the data with the SCGs for the site. The following are the media which were investigated and a summary of the findings of the investigation.

Soil
Soil samples were collected to a depth of 3 feet. These samples show site wide lead contamination *(see Figure 2)*. Lead from the soil borings range from 50 to 3170 ppm with the highest concentrations at a depth of 12 to 18 inches, and decreasing with further depth to levels below TAGM guidance values.

Groundwater
Groundwater at the Gillette site is primarily impacted by BTEX compounds and low level lead concentrations originating from the Ladd's site. Total BTEX concentrations in all groundwater samples taken from on-site monitoring wells in July, 1998 ranged from 1,157 parts per billion (ppb) to 38,100 ppb, well above NYS groundwater standards. The lead in the groundwater ranged from 103 to 141 ppb which is above the NYS groundwater standard of 25 ppb.

Air
Basement and ambient air sample data taken in August 1998 indicate toluene and total xylenes were detected in the ambient air and in all of the basement air samples taken from 250 Union Street. Toluene was detected in the basement samples at concentrations ranging from 0.012 to 0.021 ppb. The concentration of toluene in the ambient sample was 0.0097 ppb. As reported by the New York State Department of Health (NYSDOH), the concentrations of toluene detected in the basement samples are approximately equal to the median background concentrations measured in homes in New York State.

Total xylenes were detected in the basement samples at concentrations ranging from 0.008 to 0.011 ppb, which are less than the concentration of total xylenes in the ambient sample of 0.012 ppb. The

concentration of total xylenes detected in the basement samples are only slightly higher than the median background concentrations for m and p-xylenes, as measured in the NYSDOH study.

In February 2001 air sampling at 250 and 252 Union Street did not detect any VOCs in the basements of these buildings.

4.2: 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.

An exposure pathway is the manner by which an individual may come in 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.

Pathways which are known to or may exist at the site include:

- Ingestion - the ingestion of lead contaminated soil and BTEX contaminated groundwater

- Direct Contact - dermal contact with lead in surface soil and BTEX in groundwater or subsurface soil (current and future construction workers)

- Inhalation:

    A. the potential inhalation of asbestos.

    B. the potential inhalation of lead in wind blown dust from the surface soil.

    C. the potential inhalation of vapors from groundwater and subsurface soil due to the potential for vapors from these media to migrate into surrounding basements of homeowners (current and future construction workers, future site workers, and homeowners)

4.3: Summary of Environmental Exposure Pathways

This section summarizes the types of environmental exposures and ecological risks which may be presented by the site. The following pathways for environmental exposure or ecological risks have been identified:

The contaminated groundwater and surface soil are the only potential pathways for environmental exposure at this site. The contaminated groundwater has not migrated to any surface water bodies.

Therefore, it does not pose a threat to fish and wildlife. The contaminated surface soils pose a threat to birdlife and small mammals that burrow into the ground for shelter

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. Schenectady County will assist the State in its' efforts by providing all information to the State which identifies PRPs. Schenectady County will also not enter into any agreement regarding response costs without the approval of the NYSDEC.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS AND THE PROPOSED 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 Former Gillette Properties would be residential and/or recreational. The goals selected for this site are:

- Eliminate to the extent practicable the contamination present within the surface 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 Gillette site were identified, screened and evaluated.

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 Remedial Alternatives

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

Groundwater will not be addressed for all of the alternatives proposed for the Former Gillette Properties site. The BTEX plume appears to be moving off of the Gillette site in the direction of groundwater flow. The BTEX contaminated groundwater will be remediated according to the Ladd's Record of Decision (ROD).

Alternative 1: No Action

Present Worth:	*$ 0*
Capital Cost:	*$ 0*
Annual O&M:	*$ 0*

The No Action alternative is typically evaluated as a procedural requirement and as a basis for comparison. It will allow the site to remain in an unremediated state. This alternative would leave the site in its present condition and would not provide any additional protection to human health or the environment.

Alternative 2: Soil Cover, Asbestos Abatement, and Institutional Controls

Present Worth:	*$ 72,765*
Capital Cost:	*$ 59,000*
Annual O&M:	*$ 1,000*
Time to Implement	2 months

This alternative would remediate the contamination source, lead affected surface soils extending to a depth of approximately 2 feet, by using soil cover. The contaminated surface soil would be consolidated and covered with 2 feet of clean soil. Asbestos Abatement including; exterior transite siding, roofing material, interior linoleum, and pipe insulation in the basement crawl spaces would be performed to eliminate all the asbestos on site. Deed restrictions would be required to prevent any alterations of the soil cover and prevent the use of on-site groundwater.

Alternative 3: Excavation, Asbestos Abatement, and Institutional Controls

Present Worth:	*$ 102,765*
Capital Cost:	*$ 89,000*
Annual O&M:	*$ 1,000*
Time to Implement	2 months

This alternative would remediate the contamination source, lead affected surface soils extending to a depth of approximately 2 feet, by using conventional excavation techniques *(See Figure 3)*. Approximately 70 cubic yards of contaminated surface soil would be excavated to meet TAGM 4046 soil cleanup objective of 500 ppm for lead and backfilled with clean soil. The lead contaminated soil would have to be properly disposed of according to Department regulations. Asbestos Abatement including; exterior transite siding, roofing material, interior linoleum, and pipe insulation in the basement crawl spaces would be performed to eliminate all the asbestos on site. Deed restrictions would be required to prevent the use of on-site groundwater.

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.

The first two evaluation criteria are termed threshold criteria and must be satisfied in order for an alternative to be considered for selection.

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 most significant SCG used to evaluate the sampling data for the Gillette site was the Technical and Administrative Guidance Memorandum HWR-94-4046.

The New York State soil clean up guidance for the lead in the soils is 500 ppm. The soil samples taken to analyze for this metal at the Gillette site were found in concentrations up to 3,170 ppm.

Alternative 1 does not comply with SCGs. Alternative 2 also would not achieve SCGs for the contaminated soil because the lead contaminated soil would be remain on site. Alternative 3 would achieve SCGs for soil. The contaminated soil would be excavated and properly disposed off site.
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.

Alternative 1 would not be protective of human health or the environment. Alternatives 2 and 3 would be protective of human health and the environment. Alternative 2 would reduce the potential for health and environmental impacts related to the lead contaminated soil and eliminate the health risk associated with asbestos. Alternative 3 would eliminate the human health and environmental risk associated with the contaminated soil and asbestos.

The next five "primary balancing criteria" are used to compare the positive and negative aspects of each of the remedial strategies.

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.

All of the alternatives would result in little worker and/or community exposure during the remedial action. Alternative 1 would not be effective in achieving clean up levels in the short term. Alternative 2 and 3 would result in the required clean up levels being reached in a short term for the contaminated soil and asbestos.

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 contaminants in the soil on site unremediated and would not be effective in the long term. Alternative 2 and 3 would be effective in the long term for treating the soil and asbestos contamination. However, the lead contaminated soil would remain on site for alternative 2 by being covered with clean soil. The potential for the cap to be altered would exist, reducing the long term effectiveness of this remedy as compared to, Alternative 3, excavation and removal.

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 leave lead contamination in the soil unremediated. Alternatives 2 & 3 would eliminate asbestos contamination on site. Alternative 2 would leave lead contamination in the soil but would provide a protective soil cover. This soil cover would reduce the mobility of the contamination. Alternative 3 would reduce the toxicity, mobility and volume by removing lead contaminated soils above TAGM 4046 guidance values.

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 would be the easiest to implement as no construction work is required. Alternative 2 would be difficult to implement due to small size of the site and grading requirements. Alternative 3 would be easy to implement as experienced contractors are readily available to excavate the contaminated soil and perform the asbestos abatement.

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.

Alternative 1 has no costs associated with it. The capital cost of Alternative 2 is $59,000, and Alternative 3 capital cost is $89,000.

This final criterion is considered a modifying criterion and is taken into account after evaluating those above. It is evaluated after public comments on the Proposed Remedial Action Plan have been received.

8. Community Acceptance - Concerns of the community regarding the SI/RAR reports and the Proposed Remedial Action Plan have been evaluated. The "Responsiveness Summary" included as Appendix A presents the public comments received and the Department's response to the concerns raised.

No significant public comments were received during the public comment period. In general the public comments received were supportive of the selected remedy.

SECTION 8: SUMMARY OF THE SELECTED REMEDY

Based on the results of the SI/RAR, and the evaluation presented in Section 7, the NYSDEC is selecting Alternative 3 as the remedy for this site *(See Figure 3)*.

This selection is based upon the evaluation in Section 7 of the three alternatives developed for the site. Alternatives 2 & 3 will comply with the threshold criteria and will meet the remedial goals for the site.

Alternative 3 (soil excavation) is preferred over Alternative 2 (soil cover) because excavation will reduce the toxicity, mobility, and volume of the lead contaminated soil on site, will be permanent and protective of human health and the environment, and is easily implementable. Alternative 3 will eliminate potential future exposure pathways.

The estimated present worth cost to implement the remedy is $102,765. The cost to construct the remedy is estimated to be $89,000 and the estimated average annual operation and maintenance cost for 30 years is $1,000.

The elements of the selected remedy are as follows:

- A remedial design program to verify the components of the conceptual design and provide the details necessary for the construction, operation and maintenance, health & safety, and monitoring of the remedial program. Any uncertainties identified during the site investigation will be resolved.

- Remediation of the surface soils to a depth of approximately 2 ft. below the ground surface contaminated with lead to achieve the soil cleanup guideline of 500 ppm. Approximately 70 cubic yards of soil will be excavated and disposed off site in compliance with NYSDEC regulations.

- Asbestos abatement including exterior transite siding, roofing material, interior linoleum, and pipe insulation in the basement crawl space to eliminate all asbestos on site.

- Institutional controls in the form of a deed restriction will be required to prevent the use of on-site groundwater with annual certification of and compliance with the deed restriction.

SECTION 9: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the Former Gillette Properties Site 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.

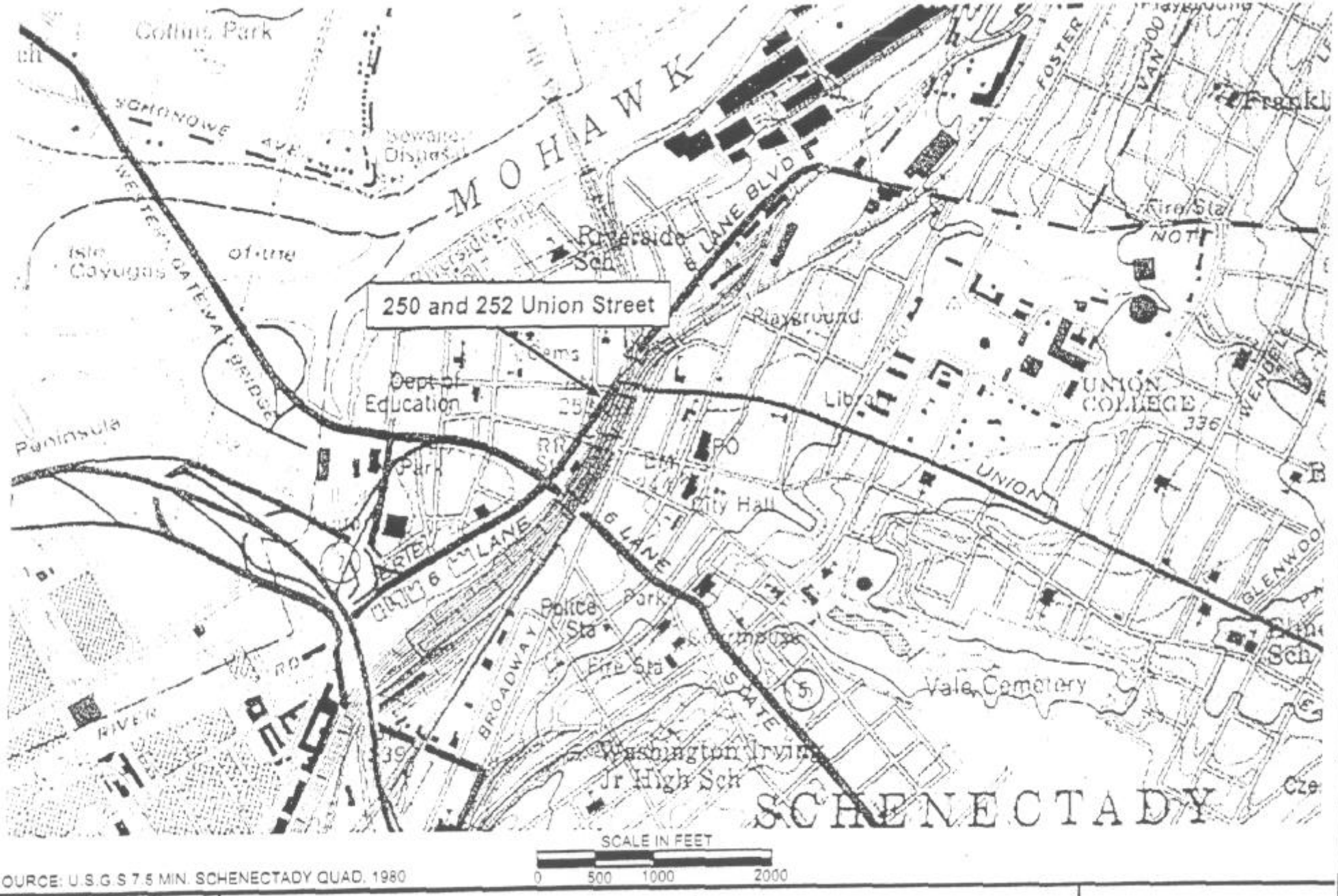
- A site mailing list was established which included nearby property owners, local political officials, local media and other interested parties.

- A Factsheet was mailed to the nearby property owners announcing the availability of the PRAP and the public meeting.

- A public meeting was held on March 6, 2001 at the Schenectady County Public Library.

- A public comment period for the PRAP was established, beginning on February 4, 2002 and ending on March 20, 2002.

- A Responsiveness Summary was prepared and included as part of this document, to address the comments received during the public comment period for the PRAP.



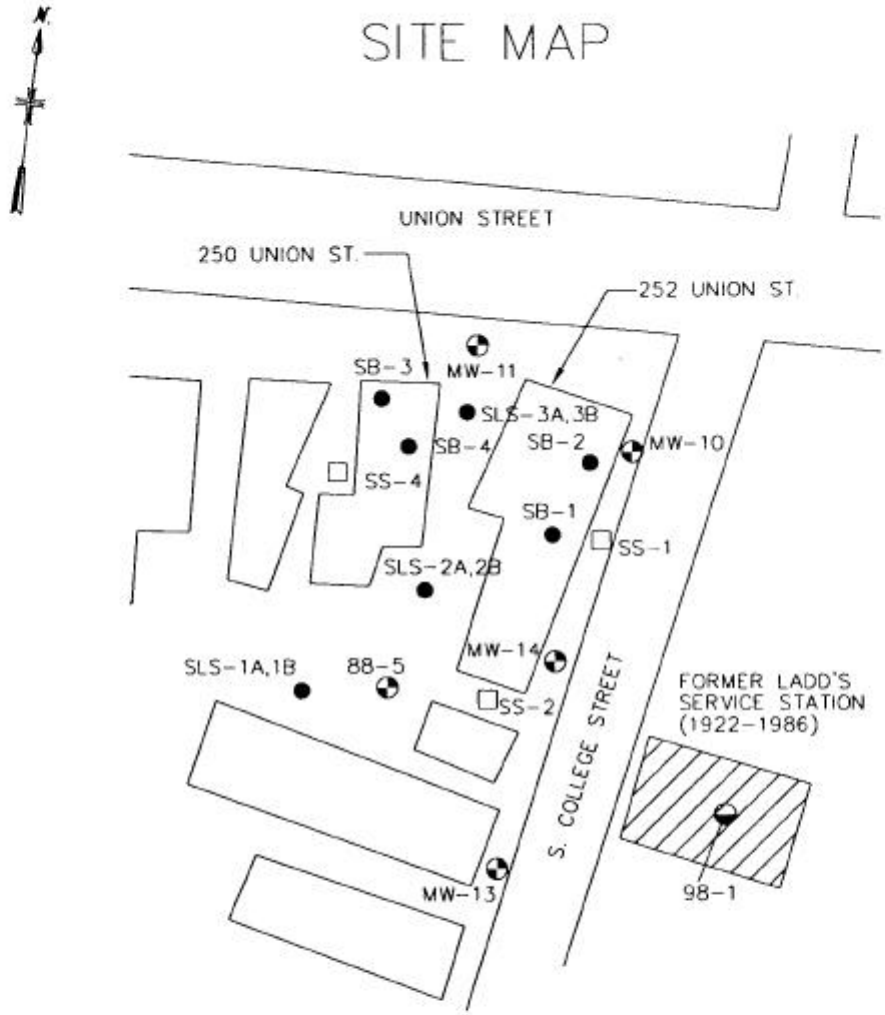
SOURCE: U.S.G.S 7.5 MIN. SCHENECTADY QUAD. 1980

Phase II Union Street
SCHENECTADY, NEW YORK

LOCATION MAP

FIGURE 1

FIGURE 2
SITE MAP



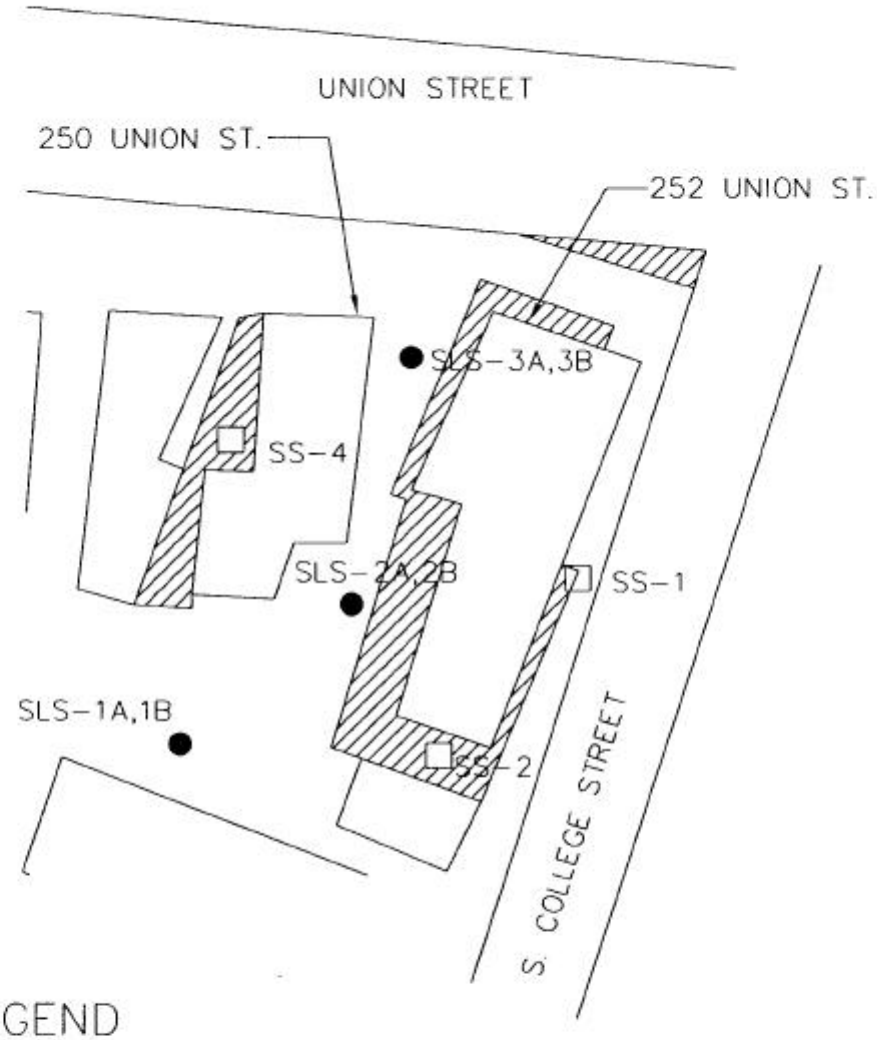
LEGEND

- 1" PVC GEOPROBE MONITORING WELL
- 2" PVC MONITORING WELL
- AIR SAMPLING LOCATION
- SOIL BORING
- SURFACE SOIL SAMPLE
- FORMER SERVICE STATION

APPROXIMATE
SCALE IN FEET

0 12.5 25 50

FIGURE 3
EXTENT OF SOIL EXCAVATION



LEGEND

- 1" PVC GEOPROBE MONITORING WELL
- 2" PVC MONITORING WELL
- AIR SAMPLING LOCATION
- SOIL BORING
- SURFACE SOIL SAMPLE
- APPROXIMATE EXTENT OF SOIL EXCAVATION

APPROXIMATE
SCALE IN FEET

0 12.5 25 50

Table 1
Nature and Extent of Contamination

MEDIUM	CATEGORY	CONTAMINANT OF CONCERN	CONCENTRATION RANGE (ppb)	FREQUENCY of Exceeding SCGs or Background	SCG/ Bkgd. (ppb)
Groundwater	Volatile Organic Compounds (VOCs)	benzene	830 to 8000	4 of 4	1
		toluene	17 to 13,800	4 of 4	5
		ethylbenzene	80 to 3,800	4 of 4	5
		xylenes	230 to 12,500	4 of 4	5
	Metals	lead	103 to 141	3 of 4	25
MEDIUM	**CATEGORY**	**CONTAMINANT OF CONCERN**	**CONCENTRATION RANGE (ppm)**	**FREQUENCY of Exceeding SCGs or Background**	**SCG/ Bkgd. (ppm)**
Soils	Metals	lead 6-12"	533 to 1,350	3 of 3	500
		12-18"	1,040 to 3,170	3 of 3	500
		18-24"	211 to 799	2 of 3	500
		30-36"	50 to 199	0 of 3	500
MEDIUM	**CATEGORY**	**CONTAMINANT OF CONCERN (August 1998)**	**CONCENTRATION RANGE (ppm)**	**FREQUENCY of Exceeding SCGs or Background**	**SCG/ Bkgd. (ppb)**
Air	VOCs	toluene	0.012 to 0.021	0 of 1	1.7 to 6.7*
		total xylenes	0.008 to 0.011	0 of 1	0.9 to 3.4*

* Background Indoor/Outdoor Air Levels of Volatile Organic Compounds in Homes Sampled by the NYSDOH (1989-1996).

Table 2
Remedial Alternative Costs

Remedial Alternative	Capital Cost	Annual O&M	Total Present Worth
Alternative 1 - No Action	$0	$0	$0
Alternative 2 - Soil Cover, Asbestos Abatement, Asphalt Cap, and Institutional Controls	$59,000	$1,000	$72,765
Alternative 3 - Excavation, Asbestos Abatement, and Institutional Controls	$89,000	$1,000	$102,765

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

Former Gillette Properties
Environmental Restoration Proposed Remedial Action Plan
City of Schenectady, Schenectady County
Site No. B-00167-4

The Proposed Remedial Action Plan (PRAP) for the Former Gillette Properties, was prepared by the New York State Department of Environmental Conservation (NYSDEC) and issued to the local document repository on February 4, 2002. This PRAP outlined the preferred remedial measure proposed for the remediation of the contaminated soil and asbestos containing materials at the Former Gillette Properties site. The preferred remedy is excavation of the lead contaminated soils, asbestos abatement, and institutional controls.

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 March 6, 2002 which included a presentation of the Phase II Environmental Investigation 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.

The public comment period for the PRAP ended on March 20, 2002.

This Responsiveness Summary responds to all questions and comments raised at the March 6, 2002 public meeting and to the written comments received.

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

COMMENT 1: How did Schenectady County obtain these properties and why did they want to obtain them?

RESPONSE 1: Schenectady County bought the two properties last year. The Stockade Historic District was one of the first historic districts in the country. The City of Schenectady recently renovated and enhanced the gateway to the district. Both properties are immediately adjacent to the Stockade Gateway. At the request of Stockade residents and recognizing the historic significance, the Schenectady county legislature purchased the buildings to restore the structures.

COMMENT 2: How much did Schenectady County pay for the two properties?

RESPONSE 2: Schenectady County paid approximately $82,000 for the two properties.

COMMENT 3: Where would the contaminated soil be taken after it is excavated and who would oversee this activity?

RESPONSE 3: The contaminated soil would be disposed of in accordance with NYSDEC regulations at a landfill permitted to accept the waste. Schenectady County's on-site field manager would check and sign the transfer manifest or bill of lading to be sure the contaminated soil is going to the proper disposal facility.

COMMENT 4: How will it be determined what landfill the contaminated soil will be sent to?

RESPONSE 4: After the remedy is designed the construction firm would be selected through a public bidding process. Licenced certified contractors would bid on this component of the remedy and quotes would be received from different disposal facilities willing to accept the contaminated soil.

COMMENT 5: Will there need to be additional samples collected for the disposal and any additional cost associated with it?

RESPONSE 5: The disposal facility may use the consultant's soil profile for characterization or they may require that they collect their own samples for characterization. Most likely the facility will collect their own samples or require the consultant to collect additional samples of the contaminated soil after it is excavated for characterization. If additional soil samples of the excavated soil are required there would be an additional cost associated with this activity. However, this cost will be included in the bid price from the disposal facility and is included in the cost of the remedy.

COMMENT 6: Following this meeting what will be the next step for this project?

RESPONSE 6: After the public meeting and comment period is over a responsiveness summary will be prepared that includes all verbal and written comments and responses to this proposed plan. The proposed remedial plan will then be finalized into the Record of Decision for the site. After the Record of Decision is issued for the site the design and construction of the remedy will follow.

COMMENT 7: The soil at the corner of South College and Union Streets and the sidewalk in front of the two buildings along Union Street is on City property. Who will be responsible for excavating the soil from this area and would the sidewalk in front of the two buildings have to be excavated along with the soil?

RESPONSE 7: The property owner (Schenectady County) is responsible for the upkeep and repairs to the City owned right of way portion of the Gillette properties. This includes the sidewalk and grass in front of the two properties. The sidewalk would not have to be excavated because it is an effective protective barrier that eliminates the direct human exposure route to any lead contamination that may be under it. The soil may have to be removed if it is contaminated with unacceptable levels of lead. The County will make this determination during project design and will be responsible to remediate this area if necessary.

APPENDIX B

Administrative Record

Administrative Record
Former Gillette Properties
Site No. B-00167-4

1. Record of Decision - March 2002
2. Factsheet - March 2002
3. Proposed Remedial Action Plan - January 2002
4. Factsheet - February 2002
5. Soil Sampling Results - 250 and 252 Union Street - December13, 2001
6. Soil Sampling Results - 250 and 252 Union Street - April 12, 2001
7. Phase II Environmental Investigation Report - Union Street and South College Street Properties - March 22, 2001