

## Availability Session

**Thursday  
March 12, 2009  
7:00 pm - 8:00 pm**

Stillwater Town Hall  
66 East Street  
Mechanicville, New York  
12170

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) are available to answer questions concerning the proposed remedy for the Former Boiler House Brownfield Site. At the meeting, representatives from the NYSDEC and NYSDOH can:

- Describe results of the interim remedial actions and site investigations;
- Explain the proposed No Further Action;
- Answer your questions about the site;
- Receive your verbal or written comments about the proposal; and
- Answer health issues concerning the site.

### **PUBLIC COMMENT PERIOD**

**From:** February 15, 2009

**To:** March 31, 2009

# FACT SHEET

February 17, 2009

Former Boiler House

Site No. B00197

Best Avenue & Route 4/32

Town of Stillwater

## Remedy Proposed for the Former Boiler House Property Brownfield Site

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### Availability Session, Comment Period Announced

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The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH) and the Town of Stillwater, is proposing a No Further Action remedy at the Former Boiler House site. The Former Boiler House site is an Environmental Restoration Program Project in the Town of Stillwater, New York (see location map on pages three and four).

#### Summary of the Proposed Action

Based on the results of the investigation at the site and the Interim Remedial Measures (IRMs) performed, the Department is proposing No Further Action (NFA) as the preferred alternative for the site. The Department believes that this alternative would be protective of human health and the environment.

A NFA decision would however require institutional and engineering controls. These include the imposition of an institutional control in the form of an environmental easement that would require (a) limiting the use and development of the property to restricted residential use, which would also permit commercial and industrial use; (b) re-evaluation of the potential for soil vapor intrusion in any building developed in the future at the site that may be occupied; (c) compliance with the approved site management plan; (d) restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; and (e) the property owner to complete and submit to the Department a periodic certification of the institutional controls.

#### Opportunities to Comment on the Proposed Remedy

Release of the NFA Proposed Remedial Action Plan begins a process to finalize selection of the remedy for the site. Your comment and input about the proposed remedy are important and encouraged. Your oral and written comments about the Proposed Remedial Action Plan are welcome at the March 12, 2009 availability session and during the public comment period which runs until March 31, 2009. Written comments may also be mailed to:

Mr. Michael P. McLean, P.E.  
NYSDEC Region 5 - Division of Environmental Remediation  
P.O. Box 296  
Ray Brook, NY 12977

#### What Happens Next

All comments received during the public comment period will be considered as the

remedy for the Former Boiler House site is finalized. Public input will be factored into the Record of Decision (ROD) which will describe the final remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the Record of Decision.

### **Site History**

The Stillwater Boiler House site is located in the Town of Stillwater, Saratoga County. It is 1.23 acres in size and is located on the northwestern corner of the intersection of Best Avenue and U.S. Route 4. It is surrounded by commercial and industrial facilities and a recreational park. The Hudson River is located several hundred feet to the east of the site.

The site was used as a boiler house for a paper mill beginning in 1918. The coal fired boilers were converted to fuel oil systems in the mid-1960s. The paper mill closed operations in the late 1970s. In the early 1980's the boiler house was leased to an automotive and boat repair business. The property has since been abandoned and acquired by the Town of Stillwater in 2004 due to tax-delinquent status.

### **Remedial Investigation**

The purpose of the remedial investigation (RI) was to define the nature and extent of any contamination resulting from previous activities on the site. The Remedial Investigation was conducted between June 2004 and June 2008. The investigative tasks performed as part of the Remedial Investigation included the installation of soil borings and monitoring wells, surface and subsurface soil sampling and analysis, groundwater sampling and analysis, and soil vapor sampling and analysis.

As further detailed in the Remedial Investigation reports, contaminants of concern detected on-site include VOCs, SVOCs, PCBS, and metals in soil and groundwater. The Remedial Investigation reports are available at the document repositories listed below.

### **Interim Remedial Measures**

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the Remedial Investigation. In response to the preliminary findings of the Remedial Investigation, several interim remedial measures were conducted from June 2004 to July 2008.

These measures included the closure and removal of one 16,000 gallon aboveground petroleum storage tank and contents, the identification and proper disposal of four drums of solid and liquid chemicals and several smaller containers, the excavation and disposal of 3,985 tons of petroleum contaminated soil and 1,152 tons of metals contaminated ash, and the asbestos abatement and building demolition of the two adjoining boiler house buildings and two smokestacks. The site is currently covered with grass or a gravel parking area, the proposed future usage being a Town Park.

### **Document Repositories**

To review the complete Proposed Remedial Action Plan and other site information, you may visit:

NYSDEC Region 5 Ray Brook Office  
1115 Route 86, P.O. Box 296  
Ray Brook, NY 12977  
Hours: Mon - Fri, 8:30am to 4:45pm  
(518) 897-1242

Stillwater Town Hall  
66 East Street  
Mechanicville, NY 12170  
Hours: Mon - Thur, 7:30am - 3pm  
Fri, 7:30am - Noon  
(518) 664-6148

Stillwater Free Library  
72 Hudson Avenue  
Stillwater, NY 12170  
Hours: Tues - Fri, 10m - 7pm  
Sat, 10am - 2pm  
(518) 664-6255

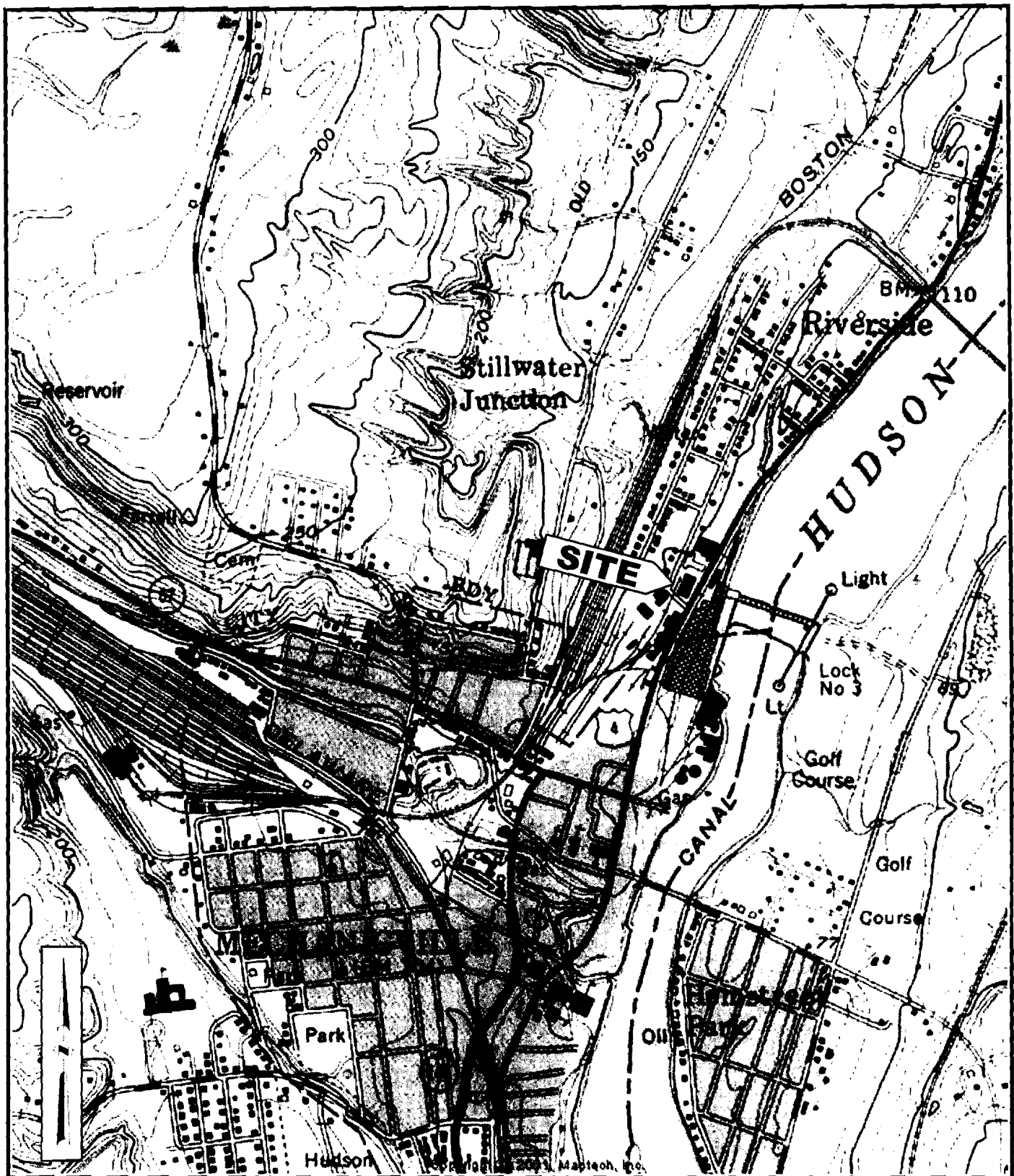
### **For More Information**

Call or write the following staff for more information about:

**Meeting/Comment Period/  
Technical Information:**  
Mr. Michael P. McLean, P.E.  
NYSDEC Region 5  
1115 Route 86, P.O. Box 296  
Ray Brook, NY 12977  
Phone: (518) 897-1242

**Health Related Information:**  
Ms. Deanna Ripstein  
NYSDOH  
Flanigan Square  
547 River Street  
Troy, NY 12180-2216  
Phone: (518) 402-7870

**Citizen Participation:**  
Mr. David Winchell  
NYSDEC Region 5  
1115 Route 86, P.O. Box 296  
Ray Brook, NY 12977  
Phone: (518) 897-1211



THE  
**Chazen**  
COMPANIES

ENGINEERS/SURVEYORS  
PLANNERS  
ENVIRONMENTAL SCIENTISTS

**Dutchess County Office:**  
21 Fox Street  
Poughkeepsie, NY 12601  
Phone: (845) 454-3980  
**Orange County Office:**  
356 Meadow Ave., Newburgh, NY 12550  
**Capital District Office:**  
547 River Street, Troy, NY 12180  
**Glens Falls Office:**  
100 Glen Street Glens Falls, NY 12801

## FIGURE 1- SITE LOCATION MAP

Stillwater Boiler House Site

Best Avenue & U.S. Route 4

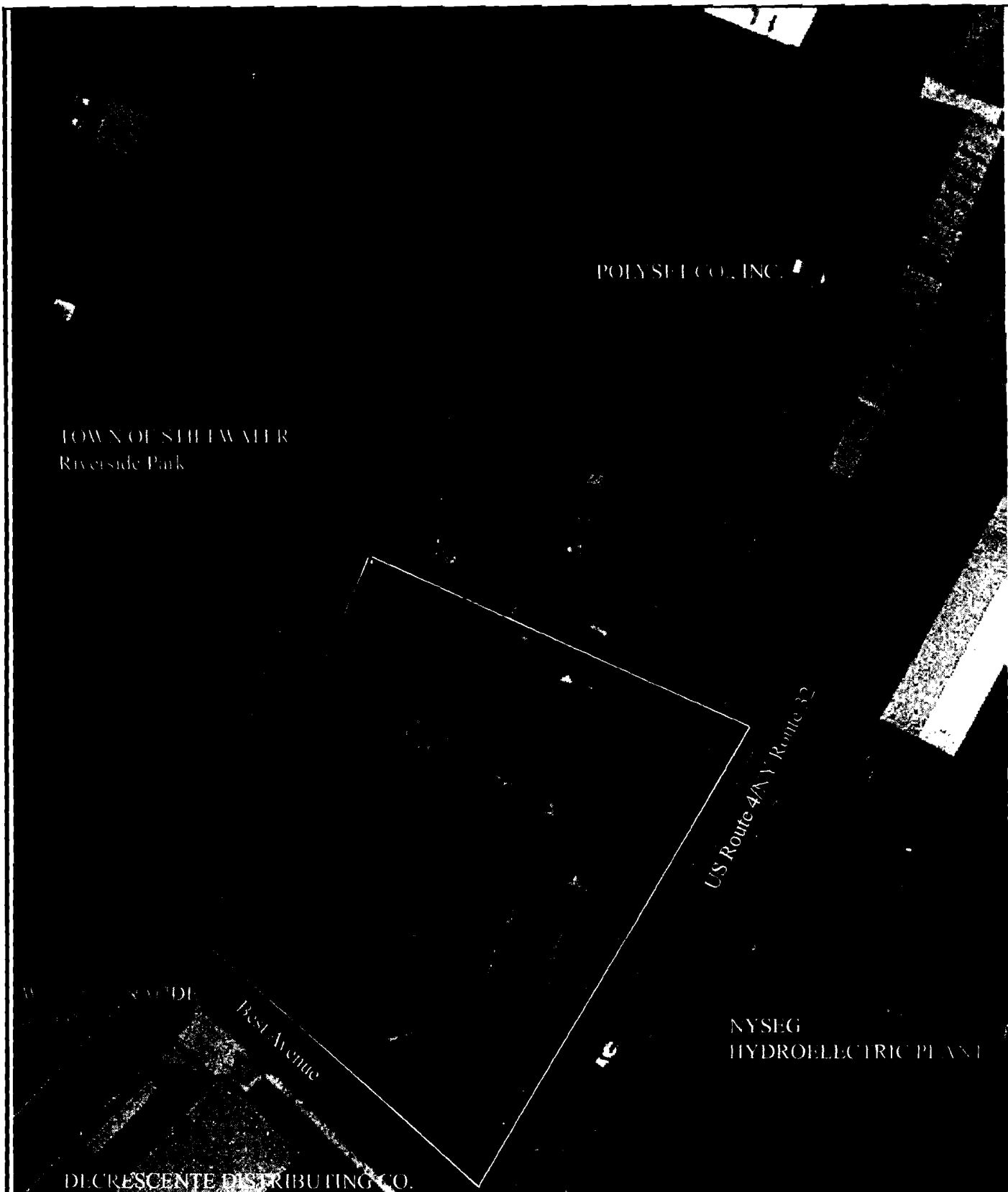
Town of Stillwater, Saratoga County, New York

USGS 7.5 Minute Series Topographic Map of the Mechanicville Quadrangle,  
1954 photorevised to 1980

Date:  
2006

Scale:  
1:24000

Project #:  
30201.14



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261 Route 17K Newburgh, NY 12550  
*Capital District Office:*  
547 River Street, Troy, NY 12180  
Phone: (518) 273-8055  
*Glen Falls Office:*  
110 Glen Street Glen Falls, NY 12801

## FIGURE 2-PRE-RI SITE CONDITIONS MAP

**Former Boiler House Property**  
**1 Best Avenue**  
**Town of Stillwater, Saratoga County, New York**

Date:	2002
Scale:	Not to Scale
Project #:	30201.14