



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 136 Fuller Road
DEC Site #: C401055 Operable Units 01A, 01B *
Address: 136 Fuller Road
Albany, NY 12205

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 136 Fuller Road site ("site") located at 136 Fuller Road, Albany, Albany County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Fuller Partners, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Based on the implementation of the Interim Remedial Measures (IRMs)**, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment.

Completion of Project

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were perchloroethylene (PCE) and petroleum compounds (xylenes) in soil and in shallow groundwater.

Summary of the Remedy for Operable Unit 01A:

A Sub-slab Depressurization System (SSDS) was constructed as an IRM in April 2011 and is operational. The SSDS system is divided into three SSDS zones each with two vapor extraction wells. This configuration uses three 1.5 horsepower regenerative blowers to provide sufficient vacuum extraction capacity. The purpose of this IRM is to draw soil vapor from beneath the building slab and keep any potentially harmful soil vapors from entering the building.

Summary of the Remedy for Operable Unit 01B:

A High Vacuum Extraction/Soil Vapor Extraction (HVE/SVE) System was constructed as an IRM in the source area on the north side of the building. The system, which began operation in April of 2011, includes a network of nine recovery wells and a treatment building. The HVE lowers the water table to the depth of the contaminated shallow clay surface (Source Area) exposing the impacted soil layer for the SVE system to remediate. This IRM was designed to capture and remove highly impacted groundwater and contaminated soil vapor.

**Operable Unit*: An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

**An *IRM* is a discrete set of planned actions for situations that can be conducted without the extensive investigation and evaluation of a Remedial Investigation/Feasibility Study (RI/FS).

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Environmental Easement (environmental restrictions on the deed enforceable by law)
- HVE/SVE Operation and Maintenance Plan
- SSDS Operation and Maintenance Plan
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Groundwater Monitoring Plan
- Decision Document

The following engineering controls have been or will be put in place on the site:

- Vapor Mitigation (addressing human exposures to contaminated subsurface vapors associated with volatile chemical contamination)
- Cover System (top one foot of soil/lawn, building foundations, asphalt pavement and sidewalks)
- HVE/SVE System
- SSDS System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The 136 Fuller Road BCP Site is in a mixed commercial and industrial area in the City of Albany, Albany County, NY. This site (tax map parcel 53.00-1-47) is situated on the eastern side of Fuller Road with Consolidated Rail Corporation Railroad tracks to the north and the Interstate 90 exit ramp (Exit #2) to the south.

Site Features: The property is 15.56 acres with a 270,000 square foot single-story main industrial/warehouse structure, half of which is occupied by industrial tenants. There are two on-site ancillary buildings (emergency water pump house and cell tower equipment building).

For fire protection, there is a 150,000 gallon elevated steel water tower and a 250,000 gallon at-grade water storage tank.

Current Zoning/Use: This is an active site and is zoned for C-M which is a light manufacturing district. The surrounding parcels are transportation corridors (Interstate 90 highway, Consolidated Railroad), commercial properties and a park to the west. The nearest residential area is approximately 1,500 feet northeast of the site. This site is located in an Environmental Zone (Enzone) as defined by the Commissioner of Economic Development.

Historic Uses: The property was developed in 1955 as a brush manufacturing facility. In or about 1974, the facility was converted to manufacture poly-fill material, used for the inside of jackets, blankets, and other textiles. Since the late 1980s, plastic resins have been produced at the facility from recycled materials. Perchloroethylene (PCE) was not documented as ever being used at the site, but a source area of groundwater contamination has been discovered.

Site Geology and Hydrogeology: Depth to groundwater ranges between 4 feet and 10 feet and this shallow groundwater flows to the south. Bedrock was not encountered in any of the deepest borings (40 feet deep). The soil across the site is primarily silty sand with a clay layer (approx. 30 feet below the surface) throughout the entire site. The closest surface water body to the site is the Patroon Creek which is adjacent to the south side of the site and flows easterly approximately six miles to the Hudson River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C401055>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

NYSDEC
Attn: John Durnin
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
phone: 518-402-9768
(jedurnin@gw.dec.state.ny.us)

Albany Public Library Main Branch
Attn: Ellen K. Gamache
161 Washington Avenue
Albany, NY 12210
phone: 518-427-4300

Who to Contact

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

Project Related Questions

John Durnin
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9768
jedurnin@gw.dec.state.ny.us

Site-Related Health Questions

Maureen Schuck
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

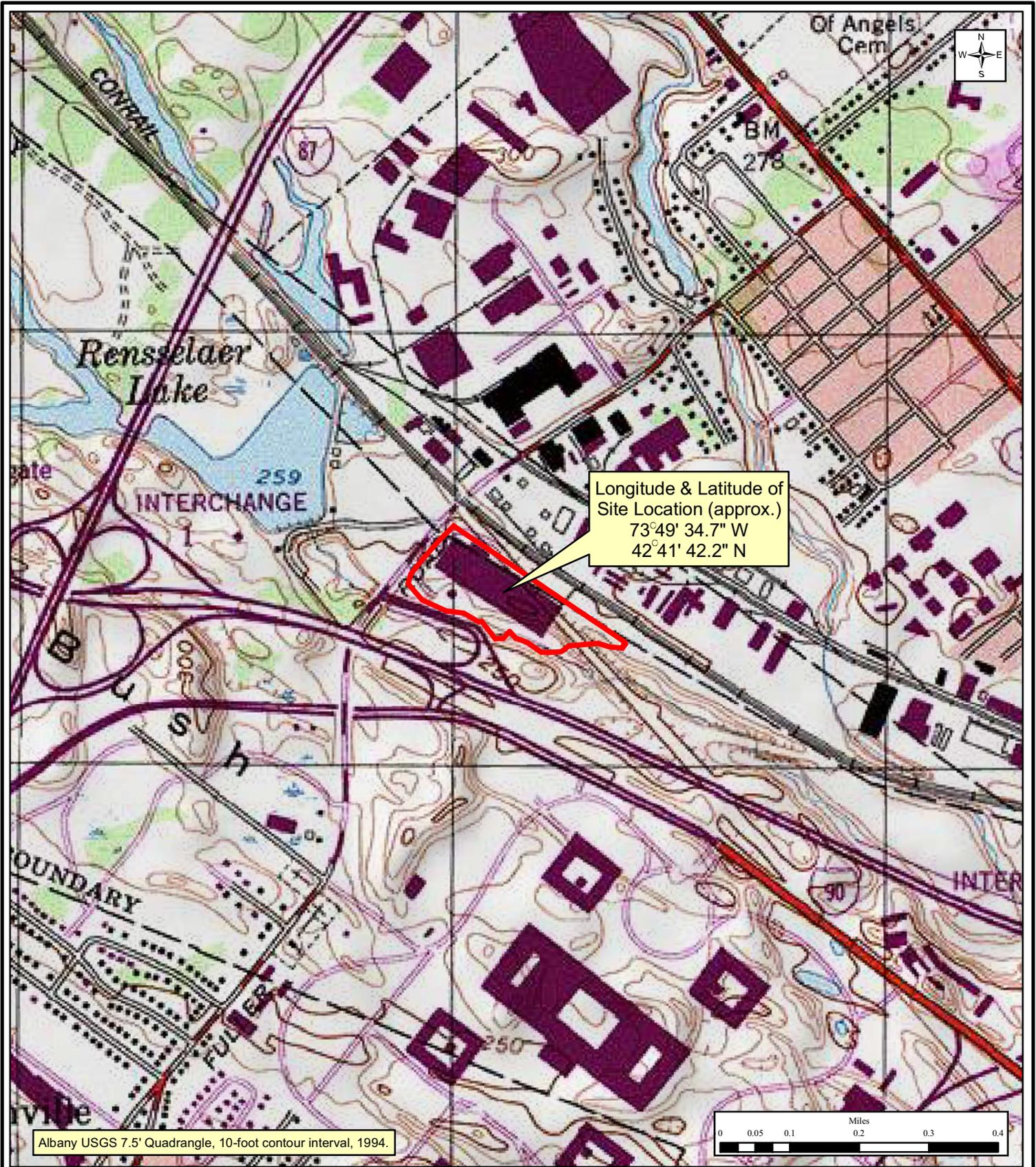
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

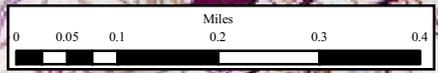


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county (ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



Albany USGS 7.5' Quadrangle, 10-foot contour interval, 1994.



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 21 Fox Street, Poughkeepsie, NY 12601
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Orange County Office:
 356 Meadow Avenue, Newburgh, NY 12550
 Phone: (845) 567-1133

Capital District Office:
 547 River Street, Troy, NY 12180
 Phone: (518) 273-0055

Glens Falls Office:
 100 Glen Street, Glens Falls, NY 12801
 Phone: (518) 812-0513

Fuller Partners, LLC

Site Location Map

136 Fuller Road
 City of Albany
 Albany County, New York

Drawn:	CLC
Date:	01/01/2007
Scale:	As Shown
Project:	90618.00
Figure:	X 1