



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Former Loudon and Kem  
Cleaners  
350 Northern Boulevard  
Albany, NY 12204

**SITE No. C401060**  
**NYSDEC REGION 4**

### Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C401060/>  
and at these location(s):

*(\*Repositories may be temporarily  
unavailable due to COVID-19 precautions.  
If you cannot access the online repository,  
please contact the NYSDEC project  
manager listed below for assistance)*

#### Albany Public Library

161 Washington Avenue  
Albany, NY 12210  
(518) 427-4300

### Who to Contact

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

#### Project-Related Questions

Kyle Forster, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12207  
(518) 402-8644  
[kyle.forster@dec.ny.gov](mailto:kyle.forster@dec.ny.gov)

#### Project-Related Health Questions

Stephen Lawrence  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza,  
Corning Tower, Rm1787  
Albany, NY 12237  
(518) 402-0450  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

September 2021

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Loudon and Kem Cleaners site ("site") located at 350 Northern Boulevard, Albany County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by DF Acquisitions, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C401060/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Soil Vapor Extraction (SVE) – An SVE system was installed on the southern portion of the site to remediate soil and soil vapor beneath the two former dry cleaners. Vapors are treated before being discharged to the atmosphere. Operation of the SVE system is ongoing.
- Sub Slab Depressurization System (SSDS) – An SSDS was installed beneath the southern portion of the on-site building to protect building occupants from vapors that could accumulate under the building's foundation and move into the building interior through a process known as soil vapor intrusion.
- Site Cover System – The existing cover system, which consists of a building and asphalt pavement, will be maintained.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement will be recorded to prevent future exposure to any contamination remaining at the site and ensure implementation of the SMP.

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**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

**Site Description:** The 3.87-acre site is located at 350 Northern Boulevard in the northern section of the City of Albany. The site is developed with an L-shaped retail building occupied by several businesses. The site is bound to the northeast by Loudon Road and Route 9, to the northwest and southwest by a multi-building apartment complex, and to the southeast by Northern Boulevard followed by Albany Memorial Hospital. Historic site uses include two former drycleaners that used tetrachloroethene (PCE) and operated at two separate tenant spaces from approximately 1954 – 1997.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C401060) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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

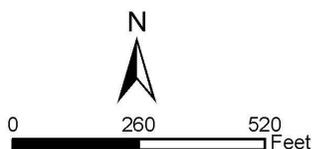
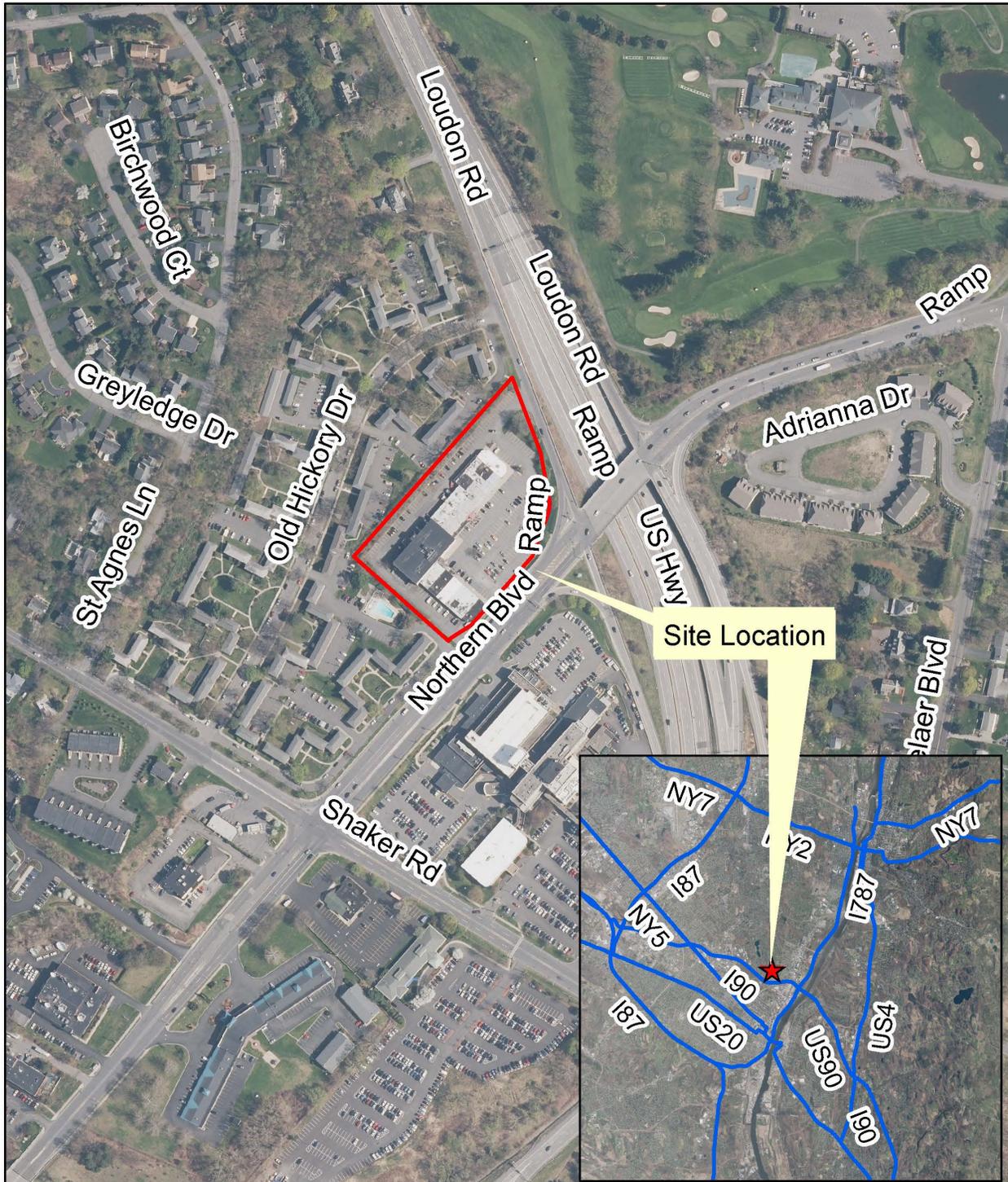
## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



**Figure 1 - Site Map**

Former Loudon & Kem Cleaners  
Albany, NY  
Site No. C401060



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