

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL  
CONSERVATION

STATE SUPERFUND PROGRAM

ADDENDUM TO CITIZEN PARTICIPATION PLAN

FOR

FORMER LOUDON AND KEM CLEANERS

BASED UPON

BROWNFIELD CLEAN UP AGREEMENT BETWEEN

THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

AND

VOLUNTEER, DF ACQUISITIONS, LLC  
350 Northern Boulevard  
Albany, New York 12207

January 2017

This Addendum to the Citizen Participation Plan is prompted by the voluntary commitment of DF Acquisitions, LLC ("DF") to participate in and implement the on-site portions of the approved remedy at Loudon Plaza through the Brownfield Cleanup Program ("BCP"). A Remedial Action Work Plan will be implemented by DF to construct and operate the on-site portion of the site remedy set forth in the March 2015 Record of Decision ("ROD").

#### INTRODUCTION

The former Loudon and Kem Cleaners site located at 350 Northern Boulevard in the City of Albany, Albany County, New York is a Class II Inactive Hazardous Waste Disposal Site (the "Site"). It is listed as Site No. 401060. In March 2015, the New York State Department of Environmental Conservation, Division of Environmental Remediation (the "Department") issued a ROD that describes the selected remedy for the Site. The remedy was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375. The ROD was made available for citizen review in a document repository.

The ROD is based on the administrative record of the New York State Department of Environmental Conservation for the Site and the public's input to the proposed remedy presented by the Department.

The ROD for the Site is attached hereto as Exhibit A. Upon issuance of the ROD, the Department published a Citizens' Participation Plan ("CPP") attached hereto as Exhibit B.

On or about September 8, 2016, DF became a volunteer under the New York State Brownfield Cleanup Program and executed a Brownfield Cleanup Agreement ("BCA") with the Department. The BCA requires DF to implement those portions of the ROD that call for remedial action, engineering controls and institutional controls within the real estate parcel

located at 350 Northern Boulevard, at Loudon Plaza (known as the on-site portion of the remedy). This document serves as an addendum to the Department's CPP, based upon DF's volunteer work and the BCA.

#### CITIZEN PARTICIPATION PLAN BY VOLUNTEER

DF, as volunteer, will submit a work plan for on-site engineering controls in accordance with the ROD and the BCA. Upon approval of this volunteer's work plan by the Department, DF shall place the work plan at the document repository identified in Appendix A of the original Citizen Participation Plan.

DF shall place the work plan in the document repository before the start of remedial action.

#### PUBLIC INFORMATION

Upon deposit of the approved work plan for onsite engineering controls, DF shall: (1) inform all persons on the Site Contact List that the work plan has been approved; (2) Provide those citizens with information as to the public location of the work plan; and (3) provide the persons on the Site Contact List with an approximate date upon which the field work shall begin.

When the Department issues a Certificate of Completion ("COC") or similar Site closure document relating to DF's onsite work, DF shall place the Certificate of Completion in the document repository within ten (10) days of the Department's issuance of the COC. At that time, DF shall also distribute a fact sheet to the Site Contact List that announces the issuance of the COC.

## Appendix A

### Project Contacts and Locations of Reports and Information

#### Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

#### New York State Department of Environmental Conservation (NYSDEC):

**Sarah Quandt**

Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-7010  
(518) 402-9824  
[Sarah.quandt@dec.ny.gov](mailto:Sarah.quandt@dec.ny.gov)

**Rick Georgeson**

Citizen Participation Specialist  
NYSDEC Region 4 Headquarters  
1130 North Westcott Road  
Schenectady, New York 12306-2014  
(518) 357-2045  
[Rick.georgeson@dec.ny.gov](mailto:Rick.georgeson@dec.ny.gov)

#### New York State Department of Health (NYSDOH):

**Steve Lawrence**

Project Manager  
Public Health Specialist  
Bureau of Environmental Exposure Investigation  
NYS Department of Health  
Empire State Plaza – Corning Tower  
Room 1787  
Albany, New York 12237  
(518) 402-7860  
[BEEI@health.state.ny.us](mailto:BEEI@health.state.ny.us)

The facility identified below are being used to provide the public with convenient access to important project documents:

Albany Public Library  
Main Library  
161 Washington Avenue  
Albany, New York 12210  
Attn: Reference Desk (Chris Sagaas)  
Phone: (518) 427-4310

Hours:  
Monday-Wednesday 9 a.m. to 9 p.m.  
Thursday & Friday 10 a.m. to 6 p.m.  
Saturday 10 a.m. to 5 p.m.  
Sunday 1 p.m. to 5 p.m.

## Appendix B - Site Contact List

Name	Address 1	Address 2	City	State	Zip Code
<b>Media:</b>					
Times Union	News Plaza	Box 15000	Albany	NY	12212
The Record	501 Broadway		Troy	NY	12181
The Daily Gazette	2345 Maxon Road		Schenectady	NY	12308
<b>Local Officials:</b>					
Mayor	Albany City Hall	24 Eagle Street	Albany	NY	12207
Albany Common Council Chair	Albany City Hall	24 Eagle Street	Albany	NY	12207
Albany City Clerk	Albany City Hall	24 Eagle Street	Albany	NY	12207
Director	City of Albany Dept. of Dev & Planning	200 Henry Johnson Blvd	Albany	NY	12210
Chief Executive Office	City of Albany IDA	21 Lodge Street	Albany	NY	12207
<b>County Officials:</b>					
Chair, Albany County Legislature	Albany County	112 State St., RM 710	Albany	NY	12207
Albany County Executive		112 State St., RM 200	Albany	NY	12207
County Clerk	Albany County	32 North Russell Road	Albany	NY	12206
Dept. of Eco Dev't, Cons. and Plng.	Albany County	112 State St., RM 720	Albany	NY	12207
Commissioner	Albany County Health Dept.	175 Green Street	Albany	NY	12202
<b>State Elected Officials:</b>					
Assemblyman John T. McDonald III	LOB 417		Albany	NY	12248
NYS Senator Neil D. Breslin	172 State Street, Rm 414	Capitol	Albany	NY	12247
<b>Federal Elected Officials:</b>					
Hon. Kirsten Gillibrand, US Senator	Leo O'Brien Building	11A Clinton Ave, Rm. 821	Albany	NY	12207
Hon. Charles Schumer, US Senator	Leo O'Brien Building	11A Clinton Ave, Rm. 420	Albany	NY	12207
Paul Tonko, Congressman	61 Columbia Street	4th Floor	Albany	NY	12210
<b>Residents, Property Owners, Businesses:</b>					
Sky Four Realty Company	372 Northern Blvd.		Albany	NY	12204
David Gruenberg	54 Second Street		Troy	NY	12180
Albany Memorial Hospital c/o NE Health	Larry Tilton, Mgr Plant Operations	600 Northern Blvd.	Albany	NY	12204
Albany Memorial Hospital c/o NE Health	George Seabury, Dir. Facilities Operation	600 Northern Blvd.	Albany	NY	12204
Loudon Arms Apt. c/o Loudon Village LLC		20 Corporate Woods Blvd.	Albany	NY	12211
Dawn Homes Management	Mark Rosen	20 Corporate Woods Blvd.	Albany	NY	12211
Omni Development Company, Inc.	Mark L. Aronowitz	40 Beaver Street	Albany	NY	12207
Omni Management Group, Ltd.	Paul G. Long RPA	40 Beaver Street	Albany	NY	12207