

**BROWNFIELD CLEANUP PROGRAM APPLICATION**  
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*Rev 1. October 24, 2016*

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**

Tax Map Block & Lot: 33.09-1-3  
Green Island Terminal  
1 Osgood Avenue (Center Island)  
Green Island, New York

**Applicant: South Island Apartments, LLC**

**Revised Brownfield Cleanup Program (BCP) Application Form**

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Attachment 7	Historical Data Analysis Summary Tables



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: \_\_\_\_\_

### PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 5*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME SOUTH ISLAND APARTMENTS, LLC

ADDRESS c/o COUCH WHITE, LLP, 540 BROADWAY, P.O. BOX 22222

CITY/TOWN ALBANY

ZIP CODE 12201-2222

PHONE 518-320-3411

FAX

E-MAIL [aschultz@couchwhite.com](mailto:aschultz@couchwhite.com)

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS. [The sole member of South Island Apartments, LLC is PJI Holdings, LLC, a Delaware -registered LLC. See attached Certificate of Formation for PJI Holdings, LLC \(Attachment 1\).](#)

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

#### Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No **N/A**

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

**See attached.**

### Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.**

Contaminant Category	Soil See attached table	Groundwater See attached table	Soil Gas
Petroleum	X	X	
Chlorinated Solvents			
Other VOCs			
SVOCs	X	X	
Metals	X		
Pesticides			
PCBs	X		
Other*			

\*Please describe: \_\_\_\_\_

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

See attached maps

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

(\*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY): Known uses are checked.

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing         | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner     |
| <input type="checkbox"/> Salvage Yard           | <input checked="" type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline           | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill               | <input type="checkbox"/> Tannery               | <input type="checkbox"/> Electroplating     | <input type="checkbox"/> Unknown         |

Other: Former Petroleum Terminal, currently demolished

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME South Island Apartments				
ADDRESS/LOCATION 1 Osgood Avenue, Center Island				
CITY/TOWN Green Island		ZIP CODE 12183		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Town of Green Island, Village of Green Island				
COUNTY Albany		SITE SIZE (ACRES) 8.9		
LATITUDE (degrees/minutes/seconds) 42 ° 44 ' 04.2 N "		LONGITUDE (degrees/minutes/seconds) 73 ° 41 ' 35.2 W "		
COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
Center Island Is	33.09	1	3	8.9
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach a metes and bounds description of the property.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <div style="text-align: right; margin-top: 5px;">If yes, identify census tract : _____</div> <div style="margin-top: 5px;">             Percentage of property in En-zone (check one): <input checked="" type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100%           </div>				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

#### Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?  
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)  
See attached information

Type

Issuing Agency

Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits? N/A  
If yes, requestor must answer questions on the supplement at the end of this form. ☐ Yes ☐ No

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☒ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: \_\_\_\_\_

**BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)**

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Adam Schultz/ Couch White, LLP			
ADDRESS P.O. Box 22222, 540 Broadway			
CITY/TOWN Albany, New York		ZIP CODE 12201-2222	
PHONE 518-426-4600	FAX	E-MAIL aschultz@couchwhite.com	
NAME OF REQUESTOR'S CONSULTANT SPEC Engineering, PLLC			
ADDRESS 349 Northern Boulevard, Suite 2			
CITY/TOWN Albany, New York		ZIP CODE 12204	
PHONE 518-487-4800	FAX	E-MAIL smalanche@specllc.com	
NAME OF REQUESTOR'S ATTORNEY Couch White, LLP			
ADDRESS P.O. Box 22222, 540 Broadway			
CITY/TOWN Albany, New York		ZIP CODE 12201-2222	
PHONE 518-426-4600	FAX	E-MAIL aschultz@couchwhite.com	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b>			
CURRENT OWNER'S NAME CPT 2010 LLC		OWNERSHIP START DATE: 2009	
ADDRESS 8265 Forsyth Blvd, Suite 400			
CITY/TOWN St. Louis, MO		ZIP CODE 63105	
PHONE 314-889-9600	FAX	E-MAIL kfenton@worldpointlp.com	
CURRENT OPERATOR'S NAME NATCO			
ADDRESS 552 River Rd			
CITY/TOWN Glenmont, NY		ZIP CODE 12207	
PHONE 518-436-7942	FAX	E-MAIL kfenton@worldpointlp.com	
<b>IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER. <a href="#">The information requested in this section is included in Attachment 8.</a></b> <b>PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

## Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site? ☐ Yes ☒ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

**If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

A statement describing why the requestor should be considered a volunteer is included in Attachment 9.



## Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☒ Potential /Future Purchaser ☐ Other \_\_\_\_\_

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?

☒ Yes ☐ No

**Note: a purchase contract does not suffice as proof of access.**

## Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?  
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. N/A ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No  
If yes, please provide: Order # \_\_\_\_\_
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No  
If yes, please provide explanation as an attachment.

## Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [\*DER-23 / Citizen Participation Handbook for Remedial Programs\*](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries. Not applicable

## Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?

☐ Residential ☐ Commercial ☒ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply)

**Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.**

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☒ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

2015 tax assessment roll says zoning is "vacant commercial" not mixed commercial residential, etc. However, town officials have indicated strong support for project proposed mix use.

☒ Yes ☐ No

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

## XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am member (title) of South Island Apartments, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to execute a BCA within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: September 23,  
2016

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Peter Luizzi

### SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
  - Chief, Site Control Section
  - New York State Department of Environmental Conservation
  - Division of Environmental Remediation
  - 625 Broadway
  - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

**BCP Application Summary (for DEC use only)**

**Site Name:** South Island Apartments  
**City:** Green Island

**Site Address:** 1 Osgood Avenue, Center Island  
**County:** Albany **Zip:** 12183

**Tax Block & Lot**

**Section (if applicable):** 33.09 **Block:** 1 **Lot:** 3

**Requestor Name:** SOUTH ISLAND APARTMENTS, LLC **Requestor Address:** c/o COUCH WHITE, LLP, 540 BROADWAY, P.O. BOX 22222  
**City:** ALBANY **Zip:** 12201-2222 **Email:** aschultz@couchwhite.com

**Requestor's Representative (for billing purposes)**

**Name:** Adam Schultz/ Couch White, LLP **Address:** P.O. Box 22222, 540 Broadway  
**City:** Albany, New York **Zip:** 12201-2222 **Email:** aschultz@couchwhite.com

**Requestor's Attorney**

**Name:** Couch White, LLP **Address:** P.O. Box 22222, 540 Broadway  
**City:** Albany, New York **Zip:** 12201-2222 **Email:** aschultz@couchwhite.com

**Requestor's Consultant**

**Name:** SPEC Engineering, PLLC **Address:** 349 Northern Boulevard, Suite 2  
**City:** Albany, New York **Zip:** 12204 **Email:** smalanche@specllc.com

**Percentage of site within an En-Zone:** ☒ 0% ☒ <50% ☐ 50-99% ☐ 100%

**Requestor's Requested Status:** ☒ Volunteer ☐ Participant

## **APPENDICES**

**APPENDIX A**  
**BCP APPLICATION ATTACHMENTS**

## **ATTACHMENT 1**

**SECTION I (PAGE 1 OF FORM) – NYS DEPARTMENT OF STATE  
BUSINESS ENTITY PRINT OUT FOR SOUTH ISLAND APARTMENTS,  
LLC & CERTIFICATE OF FORMATION FOR PJI HOLDINGS, LLC**

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through July 14, 2016.

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Selected Entity Name: SOUTH ISLAND APARTMENTS, LLC

Selected Entity Status Information

**Current Entity Name:** SOUTH ISLAND APARTMENTS, LLC

**DOS ID #:** 4920156

**Initial DOS Filing Date:** MARCH 28, 2016

**County:** ALBANY

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

**DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)**

COUCH WHITE, LLP

540 BROADWAY

P.O. BOX 22222

ALBANY, NEW YORK, 12201-2222

**Registered Agent**

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate.](#)



**\*Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

\*Stock information is applicable to domestic business corporations.

**Name History**

Filing Date	Name Type	Entity Name
MAR 28, 2016	Actual	SOUTH ISLAND APARTMENTS, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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# Delaware

The First State

Page 1

*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF  
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT  
COPY OF THE CERTIFICATE OF FORMATION OF "PJL HOLDINGS, LLC",  
FILED IN THIS OFFICE ON THE NINTH DAY OF SEPTEMBER, A.D. 2015,  
AT 2:45 O`CLOCK P.M.*

  
Jeffrey W. Bullock, Secretary of State

5819716 8100  
SR# 20150060839

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 10054425  
Date: 09-14-15

**STATE *of* DELAWARE**  
**LIMITED LIABILITY COMPANY**  
**CERTIFICATE *of* FORMATION**

**First:** The name of the limited liability company is:

PJL Holdings, LLC

**Second:** The address of its registered office in the State of Delaware 160 Greentree Drive, Suite 101, Dover, DE 19904, County of Kent, and the name of its Registered agent at such address is National Registered Agents, Inc.

**Third:** The Company is to be managed by its Managers. The relative rights, powers, preferences and limitations of the Managers are set forth in the Operating Agreement.

**In Witness Whereof,** the undersigned have executed this Certificate of Formation this 8th day of September, 2015.

/s/David S. Staggs  
David S. Staggs  
Authorized Person

**ATTACHMENT 2**

**SECTION II (PAGE 1 OF FORM) – DESCRIPTION OF OVERALL  
DEVELOPMENT PROJECT**

## PROJECT DESCRIPTION NARRATIVE

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**  
**Tax Map Block & Lot: 33.09-1-3**  
**1 Osgood Avenue (Center Island)**  
**Green Island, New York**

South Island Apartments, LLC (SIA) is interested in purchasing the former petroleum terminal currently owned by CPT 2010 LLC, on tax parcel 33.09-1-3, located at 1 Osgood Avenue, Green Island, New York. SIA is applying to the NYSDEC Brownfield Cleanup Program to determine how involved remediation efforts may or may not be, which may ultimately affect whether or not they intend to purchase the property for development from the existing owner.

The former terminal, which was in operation from roughly 1918 until 2008, was demolished in 2009; the site is currently out of service. The terminal demolition saw the removal of sixteen (16) aboveground steel bulk storage tanks, a truck loading rack, and a barge dock. A few small structures (*e.g.* an office and brick buildings) are remaining on the site, as well as earthen dikes and internal roads. Site assessments and investigations have been performed at the subject property in 2005, 2006, 2008, 2010, 2014, and 2016 to help characterize the extent, if any, of contamination by the former terminal operation. Though multiple assessments and investigations have been performed to-date, SIA and their consultants have been advised by NYSDEC at a pre-application meeting, held on June 10, 2016, that further investigation, including the construction of additional monitoring wells along the property shoreline, is needed to determine impact of site contamination to the adjacent Hudson River.

The tax parcel subject to this project and application is in an existing vacant industrial land use zone, per the Albany County 2015 Final Tax Assessment Roll. The proposed upgrades will include the construction of multi-family housing units, much like the apartment complex across the street from the subject property on the northern side of Federal Street, with the addition of commercial store fronts on the first floor. This mixed commercial-residential use is considered “Restricted-Residential” by NYSDEC soil cleanup objectives.

To accommodate the planned future use of the site, an application for a zoning district change would be submitted to the applicable Town/Village/County Zoning Board(s). Discussions between SIA’s authorized representatives and Town/Village officials about the proposed project have begun, and have been agreeable and encouraging in nature. Redevelopment of this currently vacant property is in the best interest of community revitalization, and recent preliminary discussions with municipal officials have indicated this. The estimated date of the start of a remedial program would be sometime in Fall 2016, immediately upon the completion of an investigation, and after discussions with NYSDEC on the development of an approved remediation work plan. The estimated date for the certificate of completion is September 2017.



**ATTACHMENT 3**

**SECTION III, ITEM 2 (PAGE 2 OF FORM) – PROPERTY’S  
ENVIRONMENTAL HISTORY**

## PROPERTY ENVIRONMENTAL HISTORY

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**  
**Tax Map Block & Lot: 33.09-1-3**  
**1 Osgood Avenue (Center Island)**  
**Green Island, New York**

### Overview

The site was reportedly used as an operating petroleum storage and distribution terminal since around 1918, until it was closed in 2008. The property has remained vacant since then. The history of the site prior to becoming a petroleum terminal is unknown. The site has  $\pm 30$  feet of fill material which consists mostly of slag, ash & cinders, fill and some C&D debris.

### Site Environmental Investigations, Assessments, and Remediation

The site owners have conducted numerous environmental site investigations, site assessments and environmental remediation. The BCP applicant has conducted limited site environmental investigations to confirm previous investigations and investigate gaps in the current site environmental information. The majority of these reports have been submitted to the NYSDEC Region 4 staff. The main focus of these environmental investigations have focused on:

- Groundwater quality for VOA & SVOAs
- Soils information at the tank pads
- Free product measurement and periodic removal at existing site monitoring wells
- Phase I Environmental Site Assessment per ASTM 1527-05
- Upper surficial soils investigation for VOA/SVOA/PCBs/Metals
- Site remediation has been limited to periodic vacuum extraction via “Enhanced Fluid Recovery”

Refer to Appendix B of this report (electronic file only) for available existing environmental reports and data. The following environmental reports and data have been developed for the site:

- 2005 Site Assessment
- 2006 Site Assessment
- 2008 Phase I ESA
- 2010 Site Assessment
- 2014 Site Assessment
- 2016 Supplementary Upper Surficial Soils Investigation

Summary tables for historical data analysis results can be found in Appendix B, Attachment 7 (electronic copy only).

### NYSDEC Spill Reports

The New York State Department of Environmental Conservation (NYSDEC) spills incident database provides a record of reported spills and actions at the former terminal, dating back to 1987. A summary follows:

- Spill Number 8702376 – June 23, 1987 at 1:00 pm: An unknown amount of an unknown material was spilled by an unknown reason. The spill affected groundwater. This spill



has not been closed.

- Spill Number 8709266 – February 1, 1988 at 6:30 am: 1,000 gallons of gasoline was spilled onto soil due to a tank failure. The spill was cleaned, and the then-property owner inspected and repaired the tank. A monitoring well was installed as part of this cleanup. The spill was closed on November 30, 1988.
- Spill Number 8804336 – August 16, 1988 at 4:00 pm: Approximately 0.8 feet of light fuel oil was discovered in a monitoring well, possibly having been in the ground for years, as it appeared to be an old problem. The then-site owner was advised to recover the free product, and the spill was closed on April 12, 1993.
- Spill Number 9001122 – April 30, 1990 at 12:50 pm: A leak in a pipe was discovered during pumping off a barge and affected the Hudson River. The release was contained with booms and some soil was removed. The spill was closed on September 11, 1990.
- Spill Number 9004493 – July 23, 1990 at 5:10 pm: An oil-water separator overflowed due to rain and released approximately 50 gallons of a waste oil/used oil mixture, affecting the Hudson River. The release was contained with pads and booms. The spill was closed on September 11, 1990.
- Spill Number 9110427 – January 6, 1992 at 9:30 am: A spill of 2,000 gallons of No. 2 fuel oil was caused by deliberate misuse of a containment and treatment system. Clean-up ceased on August 4, 1992 and the spill was closed on September 3, 1992. A Consent Order (No. R4-1288-92-01) was issued by NYSDEC in relation to this spill.
- Spill Number 9206983 – September 17, 1992 at 10:00 am: A pile of paint chips was washed into the Hudson River by a rain event, due to poor housekeeping practices. The spill was cleaned, and the spill was closed on March 19, 1993.
- Spill Number 9904245 – July 10, 1999 at 1:45 am: Roughly 15 gallons of diesel was released into the Hudson River due to equipment failure on a vessel. The spill was cleaned, and the spill was closed on July 10, 1999.
- Spill Number 0405019 – August 6, 2004 at 4:32 pm: An unknown quantity of an unknown material was released for an unknown reason on the soil at the site. The spill was cleaned, and the spill was closed on August 20, 2004.





**South Island Apartments, LLC  
Apex/NATCO Green Island Petroleum Bulk Storage Facility  
Soil Sample Results Summary**

Sample Date		12/6/05	12/6/05	12/7/05	12/7/05	12/7/05	1/12/10	1/12/10	1/12/10	1/12/10	1/13/10	1/13/10	1/13/10	1/14/10	1/14/10	1/14/10	1/14/10	1/14/10	1/14/10	5/4/16	5/4/16	5/4/16	5/4/16	5/3/16	5/4/16	5/3/16	5/3/16	5/2/16	5/2/16	5/3/16	5/2/16	Part 375 Restricted Residential	
Sample ID		MW-8	MW-9	MW-10	MW-11	MW-12	S-17A	S-17B	S-17B(2)	S-17C	S-17C(2)	S-17D(2)	S-17D(4)	S-8A	S-8B	S-8C	S-8C(2)	S-8C(3)	S-8D	TP-01	TP-02	TP-03	TP-04	TP-05	TP-06	TP-07	TP-08	TP-09	TP-10	TP-11	TP-12		
Compound		RESULTS																															
METALS																																	
Arsenic	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	1.72	[below detection limit]	8.22	3.19	[below detection limit]	2.51	[below detection limit]	6.05	4.29	4.5	[below detection limit]	2.44	16	
Barium	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	366	130	178	124	154	288	121	220	132	178	36	359	400	
Cadmium	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.634	[below detection limit]	[below detection limit]	0.573	1.98	4.3	
Chromium, hexavalent	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.634	[below detection limit]	[below detection limit]	0.573	1.98	4.3	
Chromium, trivalent	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	12.4 (total)	12.6 (total)	13.6 (total)	41.4 (total)	11.9 (total)	25 (total)	4.67 (total)	17.2 (total)	8.71 (total)	11.6 (total)	7.27 (total)	43.1 (total)	110	
Lead	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	1170	383	803	320	1070	992	64.2	436	125	1550	43.6	1110	400	
Total Mercury	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	1.1	2.66	0.995	2.04	9.17	5.28	0.082	10.7	0.386	0.787	0.047	2.43	0.81	
Selenium	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	0.386	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	180	
POLYCHLORINATED BIPHENYLS																																	
Aroclor 1254	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.047	[below detection limit]	[below detection limit]	1
SEMIVOLATILES																																	
Acenaphthene	[below detection limit]	0.92	[below detection limit]	1.6	[below detection limit]	[below detection limit]	[below detection limit]	2.3	[below detection limit]	[below detection limit]	[below detection limit]	0.76	[below detection limit]	[below detection limit]	[below detection limit]	0.78	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.51	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	100
Anthracene	[below detection limit]	1.4	1.4	1.7	[below detection limit]	0.71	0.88	[below detection limit]	3.2	[below detection limit]	[below detection limit]	0.88	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.42	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	100
Ben(a)anthracene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	1.3	[below detection limit]	[below detection limit]	[below detection limit]	0.56	[below detection limit]	0.34	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	1.3	[below detection limit]	[below detection limit]	0.79	1.8	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	3.5	1	
Benzo(a)pyrene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.85	[below detection limit]	[below detection limit]	[below detection limit]	0.49	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.97	[below detection limit]	[below detection limit]	0.65	1.5	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	3.3	1	
Benzo(b)fluoranthene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.85	[below detection limit]	[below detection limit]	[below detection limit]	0.74	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	1	[below detection limit]	[below detection limit]	0.72	1.5	[below detection limit]	0.55	[below detection limit]	[below detection limit]	[below detection limit]	2.9	1	
Benzo(g,h,i)perylene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.45	[below detection limit]	[below detection limit]	[below detection limit]	0.48	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.48	[below detection limit]	[below detection limit]	[below detection limit]	0.96	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	2.3	100	
Benzo(k)fluoranthene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.70	[below detection limit]	[below detection limit]	[below detection limit]	0.50	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.92	[below detection limit]	[below detection limit]	0.63	1.2	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	2.6	3.9	
Chrysene	[below detection limit]	0.74	[below detection limit]	0.42	[below detection limit]	1.3	[below detection limit]	[below detection limit]	[below detection limit]	0.74	[below detection limit]	0.34	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	1.3	[below detection limit]	[below detection limit]	0.83	1.7	[below detection limit]	0.42	[below detection limit]	[below detection limit]	[below detection limit]	3.6	3.9	
Dibenzofuran	[below detection limit]	0.72	[below detection limit]	1.7	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.86	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.54	0.6	[below detection limit]	[below detection limit]	[below detection limit]	59	
Fluoranthene	[below detection limit]	[below detection limit]	[below detection limit]	0.86	0.81	2.5	[below detection limit]	1.0	[below detection limit]	0.83	[below detection limit]	1.9	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	3.2	[below detection limit]	1.3	1.8	2.5	[below detection limit]	0.51	0.47	[below detection limit]	[below detection limit]	5.7	100	
Fluorene	[below detection limit]	1.9	0.52	3.6	[below detection limit]	0.41	1.6	[below detection limit]	5	[below detection limit]	4.0	1.3	[below detection limit]	[below detection limit]	2.8	1.5	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	1.3	0.82	[below detection limit]	[below detection limit]	[below detection limit]	100		
Indeno(1,2,3-cd)pyrene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.46	[below detection limit]	[below detection limit]	[below detection limit]	0.45	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	1	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	2.5	0.5	
Naphthalene	[below detection limit]	[below detection limit]	[below detection limit]	0.49	[below detection limit]	0.01	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.98	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.61	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	100	
p-Cresol	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	1.7	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	100	
Phenanthrene	0.36	5.5	1.4	6.3	0.73	2.1	2.7	1.0	7.7	0.43	5.3	2.0	[below detection limit]	[below detection limit]	3.4	1.5	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	1.3	[below detection limit]	0.98	1.4	1.1	1.7	1.7	[below detection limit]	[below detection limit]	[below detection limit]	2.8	100	
Pyrene	[below detection limit]	1.0	[below detection limit]	1.2	0.59	2.0	[below detection limit]	[below detection limit]	1.7	0.60	[below detection limit]	1.4	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.55	3	[below detection limit]	1.3	1.9	2.5	[below detection limit]	0.5	0.46	[below detection limit]	[below detection limit]	6	100	
VOLATILES																																	
Acetone	0.02	0.11	0.13	1.2	0.015	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	0.17	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.37	0.096	0.078	0.096	0.11	[below detection limit]	100
Benzene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	3.5	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	4.8	
Butylbenzene	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	0.024	0.012	1.9	[below detection limit]	1.9	0.13	[below detection limit]	[below detection limit]	1.8	2.7	10	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	100	
Chloroform	0.005	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	49	
Ethylbenzene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	5.2	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	41	
Methyl ethyl ketone	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	[below detection limit]	0.044	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.12	0.018	0.015	[below detection limit]	0.017	[below detection limit]	100	
Methylene chloride	0.008	[below detection limit]	[below detection limit]	0.92	0.006	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	100	
n-Propylbenzene	[below detection limit]	[below detection limit]	[below detection limit]	1.6	[below detection limit]	0.015	[below detection limit]	1.9	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	6.7	13	50	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.19	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	100	
sec-Butylbenzene	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	0.015	[below detection limit]	1.1	[below detection limit]	0.99	0.058	[below detection limit]	[below detection limit]	1.7	2	5.6	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	100	
1,2,4-Trimethylbenzene	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	0.21	0.064	9.9	[below detection limit]	2.4	0.16	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	30	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	52	
1,3,5-Trimethylbenzene	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	0.082	0.021	3.1	[below detection limit]	0.59	0.11	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	3.6	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	52	
m,p-Xylene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.026	[below detection limit]	2.8	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	4.2	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.027	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	100	
o-Xylene	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.029	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	0.055	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]		
EPA Regulated Level - 40 CFR §261.24 (in ppm)																																	
TCPL Barium	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	0.73	[not analyzed]	[not analyzed]	0.91	3.16	0.95	[not analyzed]	[not analyzed]	[not analyzed]	100.0	
TCPL Lead	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	4.02	[not analyzed]	[not analyzed]	1	7.56	0.74	[not analyzed]	[not analyzed]	[not analyzed]	5.0	
TCPL Selenium	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[below detection limit]	[not analyzed]	[not analyzed]	0.1	0.16	0.16	[not analyzed]	[not analyzed]	[not analyzed]	1.0	

\* Above table reflects compounds that registered a quantitative number during analysis. If an analyte is not shown, it was a non-detectable quantity

\* Pesticides/herbicides were not analyzed.

\* Results that exceeded one of the shown regulatory thresholds are highlighted yellow.

\* All numbers are shown in ppm, except for TCLP. TCLP results are in mg/L.

\* Results for m,p-xylene and o-xylene are compared to the 6 NYCRR Part 375 limits for xylene, mixed.

a. Acetone is used as a laboratory solvent; contamination is possible.

reported regulatory exceedance

value beyond laboratory quantitation range, exceedances unknown

exceedances unknown due to lack of descriptive data

South Island Apartments, LLC Apex/NATCO Green Island Petroleum Bulk Storage Facility Groundwater Sample Results Summary										
Sample Date	5/5/97 - EPA 625	5/5/97 - EPA 625	5/5/97 - EPA 625	5/5/97 - EPA 625	5/5/97 - EPA 625	5/6/16 - EPA 8270D	5/5/16 - EPA 8270D	5/5/16 - EPA 8270D	5/6/16 - EPA 8270D	Part 703.5 Standards
Sample ID	OW-A	OW-B	OW-C	MW-4	MW-5	MW-22	MW-23	MW-25	MW-28	
Compound	RESULTS									
Benzene	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	23	43	[below detection limit]	[below detection limit]	1
Isopropylbenzene	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	7	[below detection limit]	[below detection limit]	[below detection limit]	5
n-Propylbenzene	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	[not analyzed]	7	[below detection limit]	[below detection limit]	[below detection limit]	5
Bis(2-ethylhexyl) phthalate	[below detection limit]	[below detection limit]	17	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	[below detection limit]	5

\* Above table reflects compounds that registered a quantitative number during analysis. If an analyte is not shown, it was a non-detectable quantity.

\* Results that exceeded one of the shown regulatory thresholds are highlighted yellow.

\* All numbers are shown in ug/L.

reported regulatory exceedance

## **ATTACHMENT 4**

### **SECTION III, ITEM 3 (PAGE 2 OF FORM) – SITE ENVIRONMENTAL DRAWINGS**

**FIGURE 1 – USGS VICINITY MAP**

**FIGURE 2 – GROUNDWATER ANALYSIS EXCEEDANCES MAP (ALL)**

**FIGURE 3 – DEPTH TO FREE PRODUCT MAP (2016)**

**FIGURE 4 – SOIL ANALYSIS EXCEEDANCES MAP (2005)**

**FIGURE 5 – SOIL ANALYSIS EXCEEDANCES MAP (2010)**

**FIGURE 6 – SOIL ANALYSIS EXCEEDANCES MAP (2016)**

**FIGURE 7 – GROUNDWATER CONTOURS MAP (2016)**





**SPEC**  
ENGINEERING, PLLC  
349 NORTHERN BOULEVARD  
ALBANY, NY 12204  
PHONE: 518.487.4800  
FAX: 518.438.8527

CLIENT: SOUTH ISLAND APARTMENTS, LLC  
SITE: SOUTH ISLAND APARTMENTS  
TITLE: USGS VICINITY MAP  
JOB #: 16-071  
SCALE: 1"=1,000'

PREPARED BY: KMC  
DATE: 07/11/2016  
REVIEWED BY: SM  
DATE: 07/21/2016  
FIGURE: 1









Sample ID	S-8A	S-8B	S-8C	S-8C(2)	S-8C(3)	S-8D	S-17A	S-17B	S-17B(2)	S-17C	S-17C(2)	S-17D(2)	S-17D(4)
Sample Date	1/14/2010	1/14/2010	1/14/2010	1/14/2010	1/14/2010	1/14/2010	1/12/2010	1/12/2010	1/12/2010	1/12/2010	1/13/2010	1/13/2010	1/13/2010
Analytes	Concentrations in parts per million (ppm)												
Acenaphthene	BDL	BDL	BDL	0.78	BDL	BDL	BDL	BDL	BDL	2.3	BDL	BDL	0.76
Anthracene	BDL	BDL	BDL	BDL	BDL	BDL	0.71	0.88	BDL	3.2	BDL	BDL	0.88
Benz(a)anthracene	BDL	BDL	BDL	BDL	BDL	BDL	1.3	BDL	BDL	BDL	0.56	BDL	0.34
Benzo(a)pyrene	BDL	BDL	BDL	BDL	BDL	BDL	0.85	BDL	BDL	BDL	0.49	BDL	BDL
Benzo(b)fluoranthene	BDL	BDL	BDL	BDL	BDL	BDL	0.85	BDL	BDL	BDL	0.74	BDL	BDL
Benzo(g,h,i)perylene	BDL	BDL	BDL	BDL	BDL	BDL	0.45	BDL	BDL	BDL	0.48	BDL	BDL
Benzo(k)fluoranthene	BDL	BDL	BDL	BDL	BDL	BDL	0.7	BDL	BDL	BDL	0.5	BDL	BDL
Chrysene	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	0.74	BDL	0.34
Fluoranthene	BDL	BDL	BDL	BDL	BDL	BDL	2.5	BDL	1	BDL	0.83	BDL	1.9
Fluorene	BDL	BDL	2.8	1.5	BDL	BDL	0.41	1.6	BDL	5	BDL	4	1.3
Indeno(1,2,3-cd)pyrene	BDL	BDL	BDL	BDL	BDL	BDL	0.46	BDL	BDL	BDL	0.45	BDL	BDL
Naphthalene	BDL	BDL	BDL	BDL	BDL	BDL	BDL	0.01	BDL	BDL	BDL	BDL	0.98
Phenanthrene	BDL	BDL	3.4	1.5	BDL	BDL	2.1	2.7	1	7.7	0.43	5.3	2
Pyrene	BDL	BDL	BDL	BDL	BDL	BDL	2	BDL	BDL	1.7	0.6	BDL	1.4
Benzene	BDL	BDL	BDL	BDL	BDL	3.5	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Butylbenzene	BDL	BDL	1.8	2.7	BDL	10	BDL	0.024	0.012	1.9	BDL	1.9	0.13
Ethylbenzene	BDL	BDL	BDL	BDL	BDL	5.2	BDL	BDL	BDL	BDL	BDL	BDL	BDL
n-Propylbenzene	BDL	BDL	6.7	13*	BDL	50*	BDL	0.015	BDL	1.9	BDL	BDL	BDL
sec-Butylbenzene	BDL	BDL	1.7	2	BDL	5.6	BDL	0.015	BDL	1.1	BDL	0.99	0.058
1,2,4-Trimethylbenzene	BDL	BDL	BDL	BDL	BDL	30	BDL	0.21	0.064	9.9	BDL	2.4	0.16
1,3,5-Trimethylbenzene	BDL	BDL	BDL	BDL	BDL	3.6	BDL	0.082	0.021	3.1	BDL	0.59	0.11
m,p-Xylene	BDL	BDL	BDL	BDL	BDL	4.2	BDL	0.026	BDL	2.8	BDL	BDL	BDL
o-Xylene	BDL	BDL	BDL	BDL	BDL	BDL	BDL	0.029	BDL	BDL	BDL	BDL	BDL
1. BDL = Below Detection Limit													
2. Concentrations highlighted in red exceed the NYCRR Part 375 Restricted Residential Soil Cleanup Objective Standard.													
3. Concentration values followed by an astericks (*) are beyond the laboratory quantitation range, exceedance unknown.													

LEGEND

SUBJECT PARCEL BOUNDARY

2010 SOIL BORING SAMPLES

FENCE

FORMER TANK FOOTPRINT

NOTE:  
1. FORMER TANK FOOTPRINTS AS OF JULY 2016.

CLIENT: SOUTH ISLAND APARTMENTS, LLC  
SITE: SOUTH ISLAND APARTMENTS  
TITLE: SOIL ANALYSIS EXCEEDANCES MAP (2010)  
JOB#: 16-071  
SCALE: NOT TO SCALE

SPEC

ENGINEERING, PLLC

349 NORTHERN BOULEVARD  
ALBANY, NY 12204  
PHONE: 518.487.4800  
FAX: 518.438.8527

PREPARED BY: KMC  
DATE: 7/31/16  
REVIEWED BY: SM  
DATE: 7/31/16  
FIGURE: 5

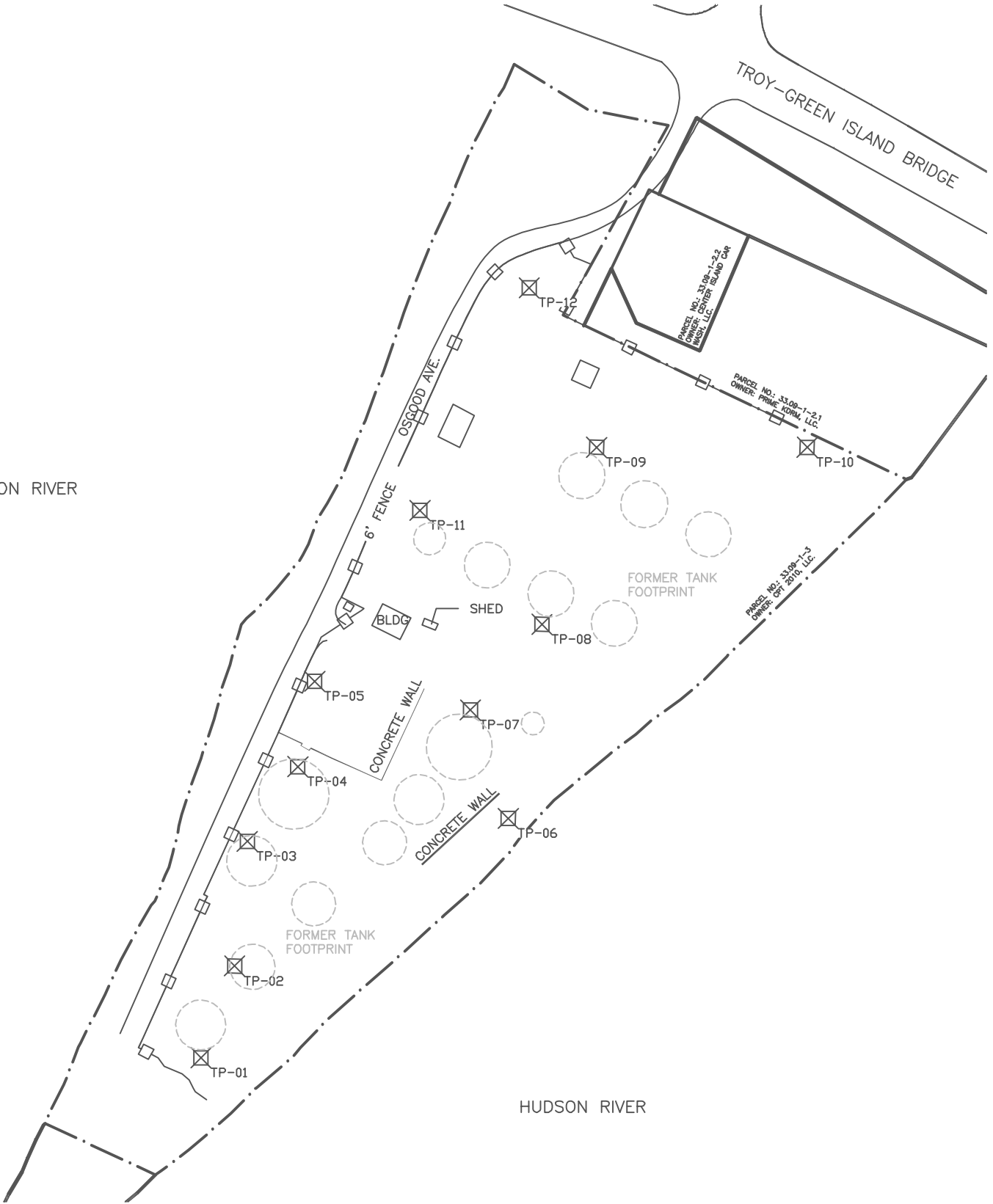
A detailed site map of the South Island Apartments area. The map shows the Hudson River to the west and south, and the Troy-Green Island Bridge to the northeast. A dashed line indicates the subject parcel boundary. A 6-foot fence runs along the river. Inside the parcel, there are several former tank footprints (dashed circles) and two concrete walls. A building (BLDG) and a shed are also shown. Sampling locations are marked with circles and labeled: S-8A, S-8B, S-8C, S-8C(2), S-8C(3), S-8D, S-17A, S-17B, S-17B(2), S-17C, S-17C(2), S-17D(2), S-17D(4). Parcel information is provided for two adjacent parcels: Parcel No. 33-08-1-2.2 (Owner: Conifer Island Corp.) and Parcel No. 33-08-1-2.1 (Owner: Prime Kona, LLC).



Sample ID	TP-01	TP-02	TP-03	TP-04	TP-05	TP-06	TP-07	TP-08	TP-09	TP-10	TP-11	TP-12
Sample Date	5/4/16	5/4/16	5/4/16	5/4/16	5/3/16	5/4/16	5/3/16	5/3/16	5/2/16	5/2/16	5/3/16	5/2/16
Analytes	Concentrations in parts per million (ppm)											
Arsenic	1.72	BDL	8.22	3.19	BDL	2.51	BDL	6.05	4.29	4.5	BDL	2.44
Barium	366	130	178	124	154	288	121	220	132	178	36	359
Chromium (Total)	12.4	12.6	13.6	41.4	11.9	25	4.67	17.2	8.71	11.6	7.27	43.1
Lead	1170	383	803	320	1070	992	64.2	436	125	1550	43.6	1110
Total Mercury	1.1	2.66	0.995	2.04	9.17	5.28	0.082	10.7	0.386	0.787	0.047	2.43
Selenium	0.386	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Aroclor 1254	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	0.047	BDL	BDL
2-Methylnaphthalene	BDL	BDL	BDL	BDL	BDL	BDL	1.8	0.88	BDL	BDL	BDL	BDL
2,6-Dinitrotoluene	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	0.82	BDL	BDL
Acenaphthene	BDL	BDL	BDL	BDL	BDL	BDL	0.51	BDL	BDL	BDL	BDL	BDL
Anthracene	BDL	0.42	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Benz(a)anthracene	BDL	1.3	BDL	BDL	0.79	1.8	BDL	BDL	BDL	BDL	BDL	3.5
Benzo(a)pyrene	BDL	0.97	BDL	BDL	0.65	1.5	BDL	BDL	BDL	BDL	BDL	3.3
Benzo(b)fluoranthene	BDL	1	BDL	BDL	0.72	1.5	BDL	0.55	BDL	BDL	BDL	2.9
Benzo(g,h,i)perylene	BDL	0.48	BDL	BDL	BDL	0.96	BDL	BDL	BDL	BDL	BDL	2.3
Benzo(k)fluoranthene	BDL	0.92	BDL	BDL	0.63	1.2	BDL	BDL	BDL	BDL	BDL	2.6
Chrysene	BDL	1.3	BDL	BDL	0.83	1.7	BDL	0.42	BDL	BDL	BDL	3.6
Dibenzofuran	BDL	BDL	BDL	BDL	BDL	BDL	0.54	0.6	BDL	BDL	BDL	BDL
Dimethyl phthalate	0.57	0.48	0.63	BDL	0.46	0.78	0.58	0.43	0.45	BDL	0.64	BDL
Fluoranthene	BDL	3.2	BDL	1.3	1.8	2.5	BDL	0.51	0.47	BDL	BDL	5.7
Fluorene	BDL	BDL	BDL	BDL	BDL	BDL	1.3	0.82	BDL	BDL	BDL	BDL
Indeno(1,2,3-cd)pyrene	BDL	BDL	BDL	BDL	BDL	1	BDL	BDL	BDL	BDL	BDL	2.5
Naphthalene	BDL	BDL	BDL	BDL	BDL	BDL	0.61	BDL	BDL	BDL	BDL	BDL
p-Cresol	BDL	1.7	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Phenanthrene	BDL	1.3	BDL	0.98	1.4	1.1	1.7	1.7	BDL	BDL	BDL	2.8
Phenol	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Pyrene	0.55	3	BDL	1.3	1.9	2.5	BDL	0.5	0.46	BDL	BDL	6
Acetone	BDL	0.17	BDL	BDL	BDL	BDL	0.37	0.096	0.078	0.096	0.11	BDL
Carbon disulfide	BDL	0.009	BDL	BDL	BDL	BDL	0.02	BDL	BDL	BDL	BDL	BDL
Methyl Cyclohexane	BDL	BDL	BDL	BDL	BDL	BDL	0.031	BDL	BDL	BDL	BDL	BDL
Methyl ethyl ketone	BDL	0.044	BDL	BDL	BDL	BDL	0.12	0.018	0.015	BDL	0.017	BDL
n-Propylbenzene	BDL	BDL	BDL	BDL	BDL	BDL	0.19	BDL	BDL	BDL	BDL	BDL
m,p-Xylene	BDL	BDL	BDL	BDL	BDL	0.027	BDL	BDL	BDL	BDL	BDL	BDL
o-Xylene	BDL	BDL	BDL	BDL	BDL	0.055	BDL	BDL	BDL	BDL	BDL	BDL
1. BDL = Below Detection Limit												
2. Concentrations highlighted in red exceed the NYCRR Part 375 Restricted Residential Soil Cleanup Objective Standard.												







HUDSON RIVER



HUDSON RIVER

LEGEND

- 
- SUBJECT PARCEL BOUNDARY
- 
- FENCE
- 
- 2016 TEST PIT
- 
- FORMER TANK FOOTPRINT

NOTE:  
1. FORMER TANK FOOTPRINTS AS OF JULY 2016.

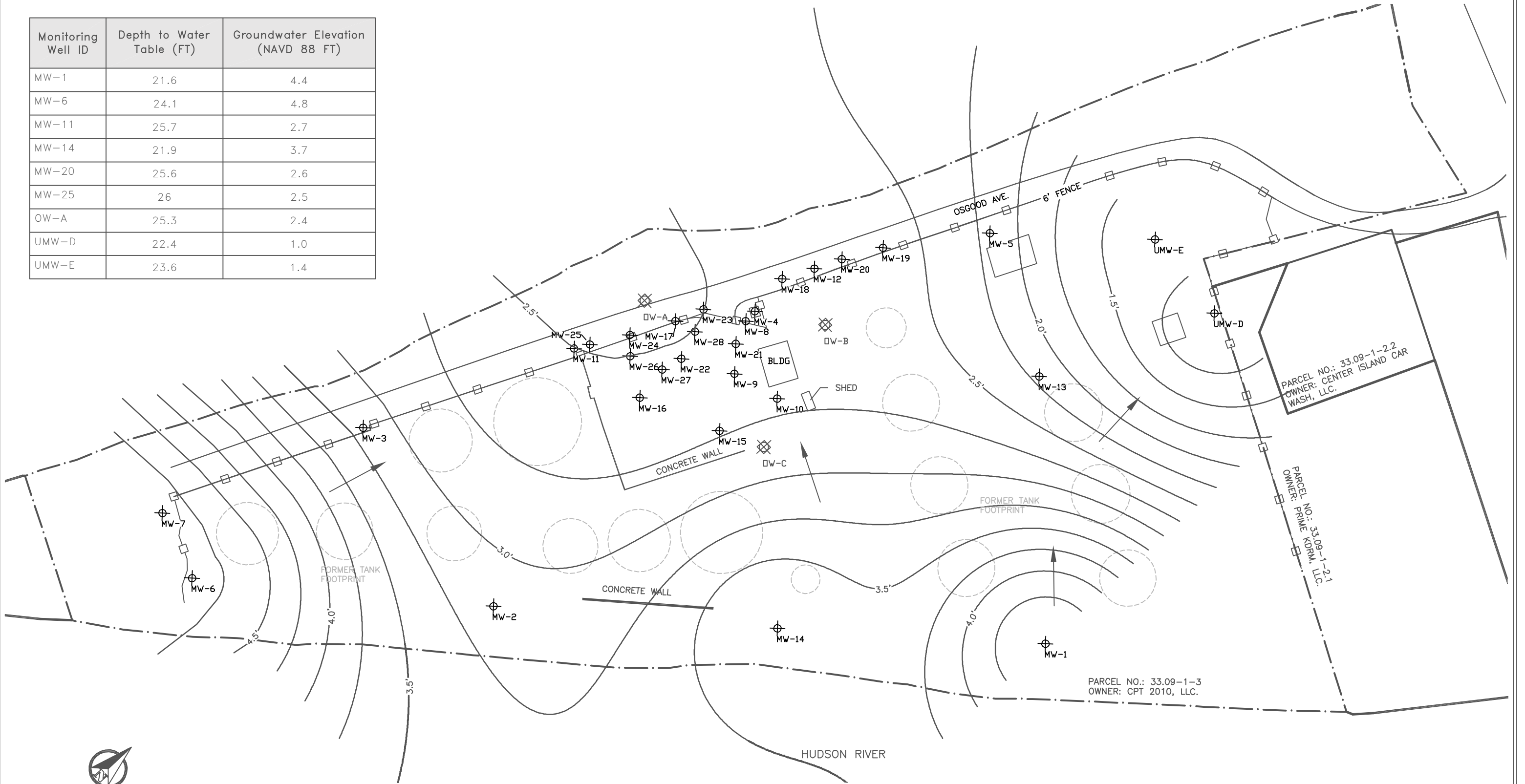
CLIENT: SOUTH ISLAND APARTMENTS, LLC  
SITE: SOUTH ISLAND APARTMENTS  
TITLE: SOIL ANALYSIS EXCEEDANCES MAP (2016)  
JOB#: 16-071  
SCALE: NOT TO SCALE



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PREPARED BY: KMC  
DATE: 7/29/16  
REVIEWED BY: SM  
DATE: 7/29/16  
FIGURE: 6

Monitoring Well ID	Depth to Water Table (FT)	Groundwater Elevation (NAVD 88 FT)
MW-1	21.6	4.4
MW-6	24.1	4.8
MW-11	25.7	2.7
MW-14	21.9	3.7
MW-20	25.6	2.6
MW-25	26	2.5
OW-A	25.3	2.4
UMW-D	22.4	1.0
UMW-E	23.6	1.4




LEGEND

- MONITORING WELLS
- OBSERVATION WELLS
- FORMER TANK FOOTPRINT
- SUBJECT PARCEL BOUNDARY
- FENCE
- GROUNDWATER ELEVATION CONTOURS (NAVD 88 U.S. FEET)

- NOTES:
1. GROUNDWATER CONTOURS BASED ON THE WATER LEVELS FROM PERIMETER MONITORING WELLS SAMPLED ON 5/3/2016.
  2. MONITORING WELLS, OBSERVATION WELLS, AND FORMER TANK FOOTPRINTS AS OF JULY 2016.

CLIENT: SOUTH ISLAND APARTMENTS, LLC  
SITE: SOUTH ISLAND APARTMENTS  
TITLE: GROUNDWATER CONTOURS MAP (2016)  
JOB#: 16-071  
SCALE: NOT TO SCALE

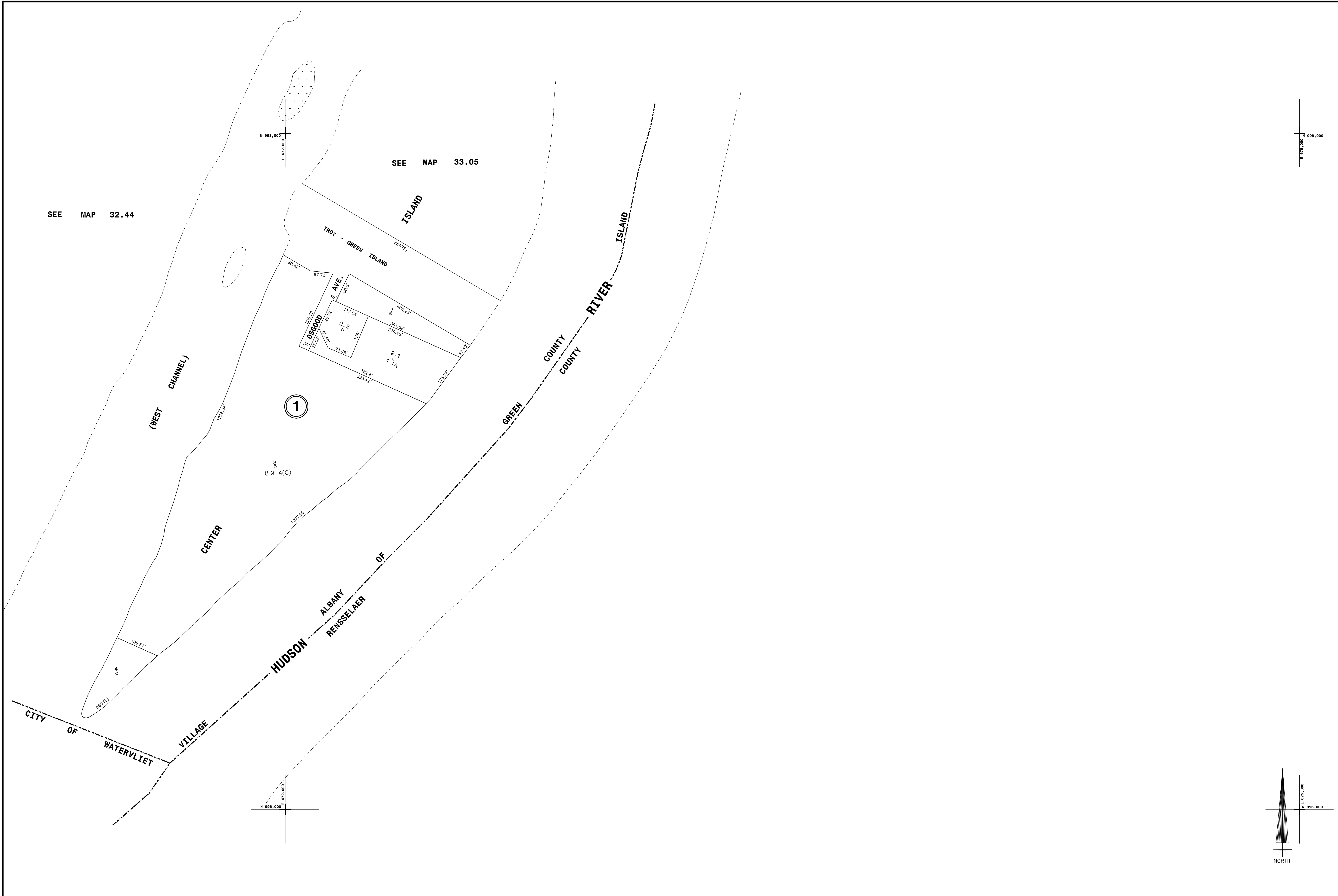


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FAX: 518.438.8527

PREPARED BY: KMC  
DATE: 7/28/16  
REVIEWED BY: SM  
DATE: 7/28/16  
FIGURE: 7

**ATTACHMENT 5**

**SECTION IV (PAGE 3 OF FORM) – SITE TAX MAP & HISTORICAL SITE  
SURVEY**



THIS MAP PREPARED FOR ASSESSMENT PURPOSES ONLY AND NOT TO BE USED FOR THE CONVEYANCE OF PROPERTY

NYS PLANE COORDINATE SYSTEM NAD83  
eCopyright 2015  
County of Albany, NY, USA

PREPARED BY  
**SMITH & MAHONEY, ENGINEERS & SURVEYORS**  
ALBANY, NEW YORK  
PREPARED FOR  
**REAL PROPERTY TAX SERVICE AGENCY**  
ALBANY COUNTY, NEW YORK

DIGITAL CONVERSION BY:  
**THE SANBORN MAP COMPANY INC.**

PELHAM, NEW YORK

REVISION TABLE			
DATE	BY	CHANGES OR ADDITIONS	
11-21-06	JRD	SUB 1-2 AND 31 & 32 FOR LORR 2362-807,2863-13	

SPECIAL DISTRICTS			
TYPE	SYMBOL	DISTRICT NAME	
Fire	—f—		

PROPERTY LINE

ORIGINAL LOT LINE

RAIL ROAD

STREAM OR DITCH

ROAD OR RAIL ROAD BNDY.

STREET CENTERLINE

COUNTY LINE

—

—

—

—

—

—

—

CITY LINE

VILLAGE LINE

TOWN BLOCK LIMIT

GREAT LOT LINE

EASEMENT

WATER DISTRICT LINE

—

—

—

—

—

—

—

LEGEND

TAX DISTRICT LINE

FIRE DISTRICT LINE

DENOTES COMMON OWNER

TAX MAP BLOCK NO.

TAX MAP PARCEL NO.

STREET NUMBER

FILED PLAN LOT NO.

—

—

—

①

74.12-1-10

17

GREAT LOT NO.

CALCULATED ACREAGE

DEED ACREAGE

SCALED DIMENSION

DEED DIMENSION

VISUAL CENTER OF PARCEL

⑤

7.1 A (C)

11.2 A

725'(S)

53.67'

○

32.36	33.05
32.44	

SHEET INDEX

TAX MAP  
VILLAGE OF GREEN ISLAND  
TOWN OF GREEN ISLAND  
ALBANY COUNTY, NEW YORK

0 100 200

SCALE 1"=100'

SCALEABLE ONLY AT ARCH E1  
TAXABLE STATUS DATE: 3/2/15

33.09

33.05



LAWYERS TITLE INSURANCE CORPORATION  
COMMITMENT NO. A107294 - SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Village of Green Island, Albany County, New York, lying generally southwesterly of lands of The People of the State of New York (Troy-Green Island Bridge and Approaches) and being more particularly bounded and described as follows:

PARCEL A

BEGINNING at the point of intersection of the northeasterly margin of Osgood Avenue with the southwesterly highway boundary of lands of the People of the State of New York (Troy-Green Island Bridge and Approaches); said point being the northwesterly corner of Parcel A. Lands now or formerly of Tenneco Oil Company as described in Liber 1707 of Deeds at Page 356 and Liber 1855 of Deeds at Page 123; thence from said point of beginning along said southwesterly highway boundary the following 2 courses: 1) South 58° 48' 55" East 109.05 feet to a point; and 2) south 58° 49' 59" East 297.18 feet to its intersection with the westerly U.S. Pierhead and Bulkhead Line of Center Island approved May 10, 1934; thence along said U.S. Pierhead and Bulkhead Line, South 40° 00' 02" West 47.49 feet to the point of intersection of the division line between the lands of said Tenneco Oil Company on the northeast and lands now or formerly of the King Service, Inc. as described in Liber 1169 of Deeds at Page 51 on the southwest; thence along said division line, North 65° 08' 23" West 391.58 feet to its intersection with the above first mentioned northeasterly margin of Osgood Avenue; thence along said northeasterly margin, North 25° 00' 02" East 90.50 feet to the point or place of beginning.

Subject to the following:

1. Terms and conditions of Letters Patent granted by The People of the State of New York per Liber 1289 of Deeds at Page 173.

PARCEL B

BEGINNING at the point of intersection of the northwesterly margin of Osgood Avenue with the southerly highway boundary of lands of The People of the State of New York (Troy-Green Island Bridge and Approaches); said point also being situate the following 2 courses along said highway boundary from the northwesterly corner of the above described Parcel A; 1) North 58° 53' 05" West 44.41 feet to a point; and 2) South 25° 33' 17" West 22.00 feet to the point or place of beginning of the herein described parcel; thence from said point of beginning along said northwesterly margin of Osgood Avenue, South 25° 33' 17" West 238.52 feet to a point; thence along the southerly line of Osgood Avenue and in part along the lands now or formerly of The King Service, Inc., as described in Liber 1169 of Deeds at Page 51 on the northeast South 64° 50' 19" East 393.42 feet to its intersection with the easterly U.S. Pierhead and Bulkhead Line the following 2 courses: 1) South 40° 00' 02" West 123.37 feet to a point; and 2) South 46° 39' 13" West 954.58 feet to a point designated as "Point A" for future reference; said point also being on the division line between the lands of Tenneco Oil Company, Parcel B on the northeast and the lands now or formerly of Port Petroleum Corporation as described in Liber 1552 of Deeds at Page 391 on the southwest; thence along said division line North 62° 24' 22" West 139.61 feet to its intersection with the westerly U.S. Pierhead and Bulkhead Line, North 24° 31' 12" East 1,226.34 feet to its intersection with the northwesterly highway boundary of lands of The People of the State of New York (Troy-Green Island Bridge and Approaches); thence along said highway boundary the following 2 courses: 12) South 57° 04' 54" East 80.42 feet to a point; and 2) South 86° 10' 40" East 67.72 feet to the point or place of beginning.

TOGETHER with the easement reserved in Liber 1552 cp 391 for the purposes stated therein and upon the limitations state therein over and upon the following premises:

BEGINNING at "Point A" as mentioned in the above described Parcel B and runs thence from said point of beginning along the above mentioned easterly U.S. Pierhead and Bulkhead for Center Island, South 46° 39' 13" West 60.00 feet to a point; thence through the lands of said Port Petroleum Corporation the following 2 courses: 1) North 62° 24' 22" West 45.00 feet to a point; and 2) North 46° 39' 13" East 60.00 feet to its point of intersection with the division line between the lands of Tenneco Oil Company on the northeast and lands of said Port Petroleum Corporation on the southwest; thence along said division line South 62° 24' 22" East 45.00 feet to the point or place of beginning.

LAWYERS TITLE INSURANCE CORPORATION  
COMMITMENT NO. A107294 - SCHEDULE B - SECTION II

Numbers correspond with Schedule B Section II exception items contained in the above referenced title commitment.

11. Right of way 20 feet wide from south end of Center Island northerly to Osgood Avenue granted by Magill Improvement Co. to Alfred E. Henderson as shown on map annexed to Liber 590 cp 416 and reserved to Socony Vacuum Oil Company, Liber 908 cp 86.  
Document Not Provided

12. Conditions set forth in Letters Patent granted to Hartol Terminal Corporation, Liber 1289 cp 173.  
Document Illegible

13. Utility Easement - Liber 2211 cp 947.  
Affects the Subject Property - Contains No Plottable Items

14. Utility Easement - Liber 812 cp 13.  
Affects the Subject Property - Blanket in Nature

15. Right of way granted to Port Petroleum Corporation - Liber 1552 cp 391.  
Affects the Subject Property - Blanket in Nature to the Parcel B with the Exception of the Easement Plotted and Shown Hereon

PARKING TABLE

None - Regular Parking Spaces  
None - Handicapped Spaces

None - Total Parking Spaces

BASIS OF BEARINGS

The meridian for all bearings shown hereon is the Southwesterly right-of-way line of Troy-Green Island Bridge and Approaches known as being, S 58°48'55" E, per Liber 2388 cp 339 of the Albany County Records.

ZONING

Zone: - - - - - ( - - - - - )

Setback: - - - - -

Front: - - - - -

Side: - - - - -

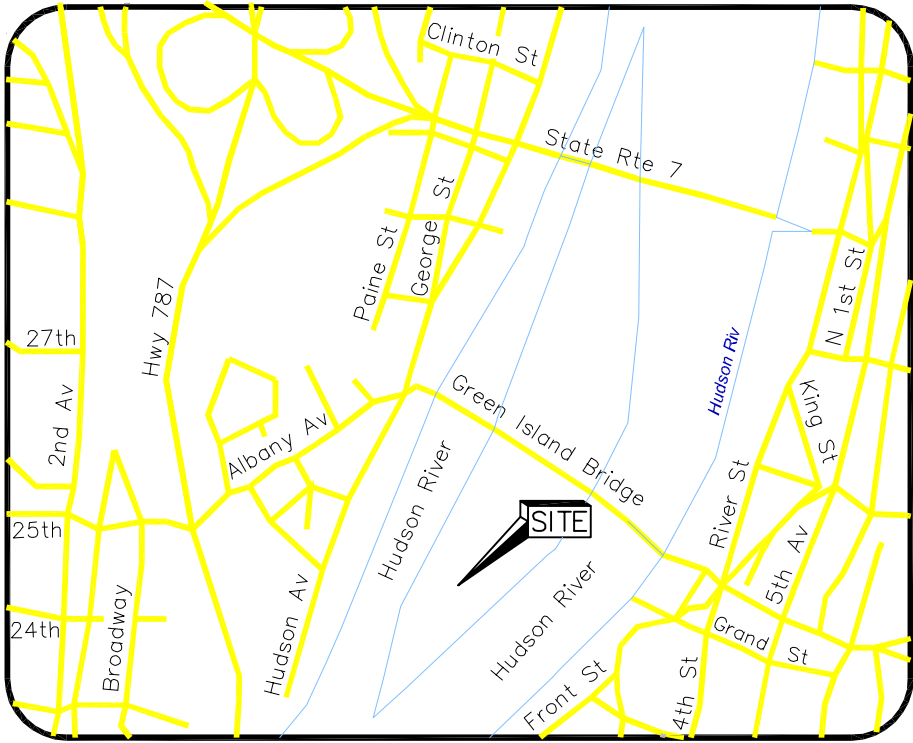
Rear: - - - - -

Height: - - - - -

Parking Ratio: - - space for every - - - - -  
sq. ft. of - - - - - floor area

All site restrictions were obtained per the  
County of - - - - - (Planning  
Department)

Contact: - - - - - @ ( - - - - - )  
- - - - -



VICINITY MAP  
Not to Scale

CERTIFICATION

To: Center Point Terminal Company, a Missouri corporation  
LandAmerica Financial Group, Inc., Lawyers Title Insurance  
Corporation and Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1-4, 6, 7(a)-(c), 8-10, 11(a) and 13-16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification), the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

This map or plat of survey of the premises shown hereon is the same as that described in Lawyers Title Insurance Corporation title commitment number A107294 dated May 27, 2003.

Date: - - - - -

Edward E. Northrop

Registration No. 050486

FLOOD ZONE

By graphic plotting only, this property varies from Zone "A-12" on the Northern boundary to "A-15" on the Southern boundary and also includes areas of Zone "B" and Zone "C" of the flood insurance rate map, Community Panel No. 360009 001 B, which bears an effective date of June 06, 1980, and is not in a special flood hazard area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for variance from the federal emergency management agency.

Zone "A12" and "A-15" denote areas of 100 year flooding with base elevations determined. Zone "B" denotes areas between the limits of 100 and 500 year flooding. Zone "C" denotes areas of 100 year flooding.

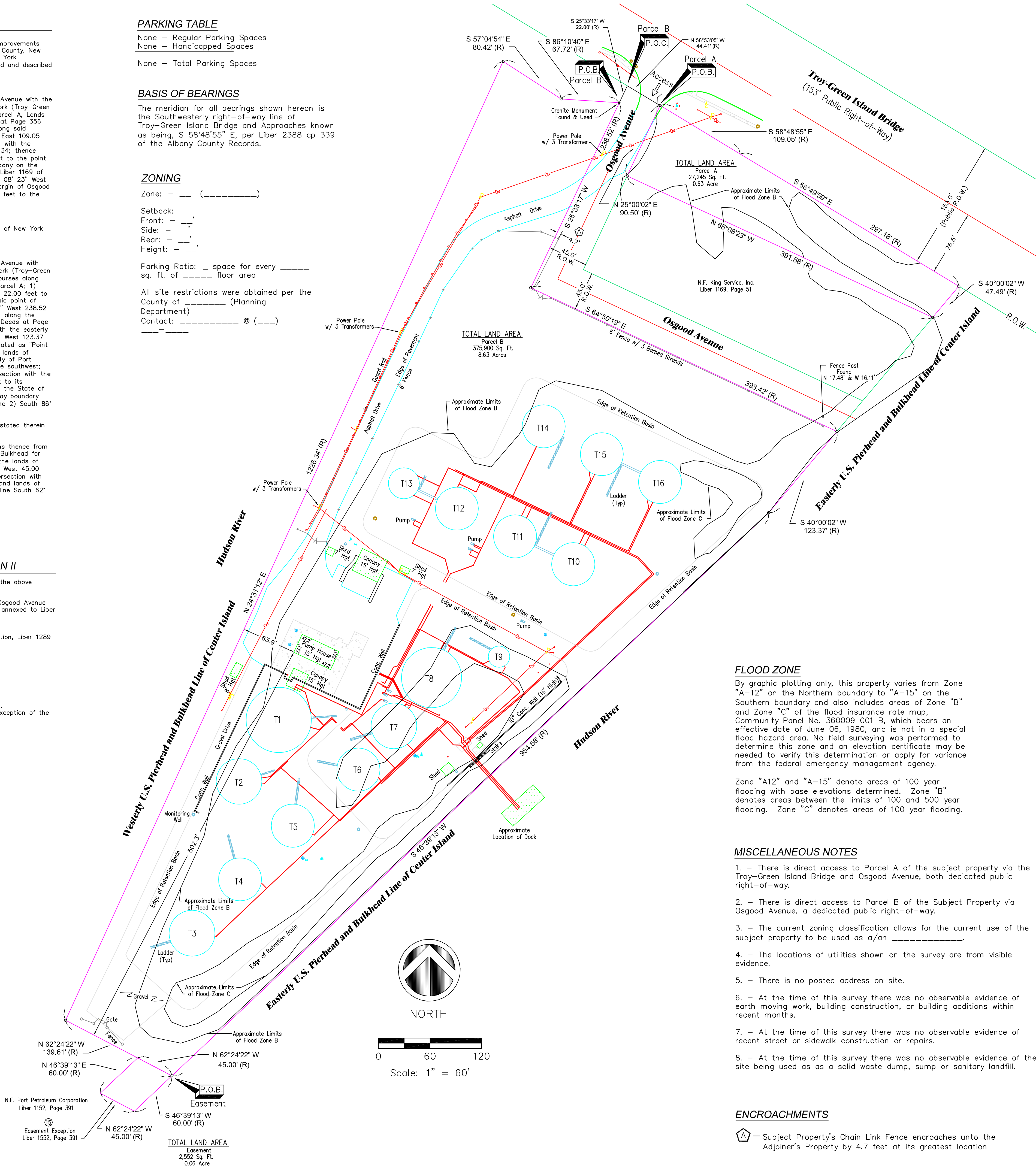
MISCELLANEOUS NOTES

1. - There is direct access to Parcel A of the subject property via the Troy-Green Island Bridge and Osgood Avenue, both dedicated public right-of-way.
2. - There is direct access to Parcel B of the Subject Property via Osgood Avenue, a dedicated public right-of-way.
3. - The current zoning classification allows for the current use of the subject property to be used as a/an - - - - -
4. - The locations of utilities shown on the survey are from visible evidence.
5. - There is no posted address on site.
6. - At the time of this survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
7. - At the time of this survey there was no observable evidence of recent street or sidewalk construction or repairs.
8. - At the time of this survey there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

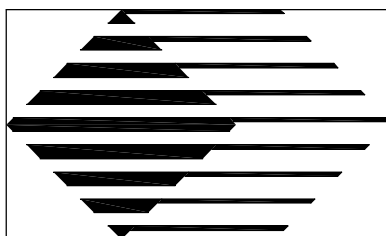
ENCROACHMENTS

- ⬢ - Subject Property's Chain Link Fence encroaches unto the Adjoiner's Property by 4.7 feet at its greatest location.

SYMBOL LEGEND	
⊕	- Schedule B Item
⬢	- Encroachment
⬢	- Concrete
⬢	- Power Pole
⬢	- Street Light Pole
⬢	- Light Pole
⬢	- Manhole
⬢	- Catch Basin
⬢	- Water Valve
⬢	- Fire Water Valve
⬢	- Fire Hydrant
⬢	- Pump
⬢	- Ballard Pole
⬢	- Monitoring well
⬢	- Electric Meter
⬢	- Monument Found as Noted
⬢	- 1/2" Rebar Set
⬢	- Guard Rail
⬢	- Chain Link Fence
⬢	- Wooden Picket Fence
⬢	- Overhead Utility
⬢	- Leader Arrow
P.O.C.	- Point of Commencement
P.O.B.	- Point of Beginning
100.00' (R)	- 100.00' Recorded
R.O.W.	- Right-of-Way
⬢	- Centerline



"ALTA / ACSM LAND TITLE SURVEY"  
PREPARED FOR:



The Matthews Company, Inc.

National ALTA Survey Management  
17220 Newhope Street, Suites 108-110  
Fountain Valley, CA 92708  
(714) 979-7181 (714) 641-2840 Fax  
www.themathewssurveying.com



320 E. Main Street  
Suite 206, Plaza East Building  
Ravenna, Ohio 44266  
(800) 520-1010  
MSI No. 4424

MARK	DATE	REVISION	BY	APYD
APEX OIL COMPANY, INC.				
Street Address Green Island, NY Survey Site				
SCALE: 1" = 60'	CHKD./APYD:			
DATE: 06-24-2003	APPROVED:			
DWN. BY: LV	STORE ID: - - - - -			
CHKD. BY: DJM	GEFCC NO.: 8001- - - - -			

J.N. 24670



**ATTACHMENT 6**

**SECTION IV, QUESTION 9 (PAGE 4 OF FORM) – REGULATORY  
AGENCY-ISSUED PERMITS**



## DEC Permit Applications List

### Sort Option

- ☐ Receipt Date ☐ Facility ☐ Permit Type  
☐ Status ☐ Place Name ☐ Applicant

Re-sort

Help

New Search

Click on name of facility to get specific application detail

**Facility:** [North Albany Terminal Company LLC](#)

**Place Name:** Green Island

**Applicant:** Stratus Petroleum Corp

**App. Type:** Renewal

**Permit Type:** Industrial SPDES - Surface Discharge

**Receipt Date:** 03/31/1989

**Status:** Expired

**Stimulus:** No

**Description:** NY0105988; PETROLEUM STORAGE TERMINAL, FORMERLY TEN

**Other Known IDs:**  
0128000581 - Division of Air Resources ID (NYSDEC)  
00077 - Compliance Data System ID (USEPA)  
0581 - National Emissions Data System ID (USEPA)  
NYD000706184 - Resource Conservation Recovery Act ID (USEPA)  
NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)

**Facility:** [North Albany Terminal Company LLC](#)

**Place Name:** Green Island

**Applicant:** Stratus Petroleum Corp

**App. Type:** Renewal

**Permit Type:** Process, Exhaust, Ventilation (Operate)

**Receipt Date:** 04/23/1990

**Status:** Expired

**Stimulus:** No

**Description:** 012800 0581 00004,8,10,12,18,0FUG1,2,3,5 RENEWALS

**Other Known IDs:**  
0128000581 - Division of Air Resources ID (NYSDEC)  
00077 - Compliance Data System ID (USEPA)  
0581 - National Emissions Data System ID (USEPA)  
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**Place Name:** Green Island

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**App. Type:** Renewal

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**Description:** 012800 0581 00004,8,10,12,18,0FUG1,2,3,5 RENEWALS

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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> Stratus Petroleum Corp	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Process, Exhaust, Ventilation (Operate)	<b>Receipt Date:</b> 04/23/1990
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> 012800 0581 00004,8,10,12,18,0FUG1,2,3,5 RENEWALS	
0128000581 - Division of Air Resources ID (NYSDEC)	
<b>Other Known IDs:</b>	00077 - Compliance Data System ID (USEPA)
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	NYD000706184 - Resource Conservation Recovery Act ID (USEPA)
	NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)

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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> Stratus Petroleum Corp	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Process, Exhaust, Ventilation (Operate)	<b>Receipt Date:</b> 04/23/1990
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> 012800 0581 00004,8,10,12,18,0FUG1,2,3,5 RENEWALS	
0128000581 - Division of Air Resources ID (NYSDEC)	
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	NYD000706184 - Resource Conservation Recovery Act ID (USEPA)
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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> Stratus Petroleum Corp	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Process, Exhaust, Ventilation (Operate)	<b>Receipt Date:</b> 04/23/1990
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> 012800 0581 00004,8,10,12,18,0FUG1,2,3,5 RENEWALS	
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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> Stratus Petroleum Corp	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Process, Exhaust, Ventilation (Operate)	<b>Receipt Date:</b> 04/23/1990
<b>Status:</b> Expired	<b>Stimulus:</b> No
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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> Stratus Petroleum Corp	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Process, Exhaust, Ventilation (Operate)	<b>Receipt Date:</b> 04/23/1990
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> 012800 0581 00004,8,10,12,18,0FUG1,2,3,5 RENEWALS	
0128000581 - Division of Air Resources ID (NYSDEC)	



**Other Known IDs:** 00077 - Compliance Data System ID (USEPA)  
0581 - National Emissions Data System ID (USEPA)  
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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> Stratus Petroleum Corp	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Process, Exhaust, Ventilation (Operate)	<b>Receipt Date:</b> 04/23/1990
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> 012800 0581 00004,8,10,12,18,0FUG1,2,3,5 RENEWALS	
<b>Other Known IDs:</b> 0128000581 - Division of Air Resources ID (NYSDEC) 00077 - Compliance Data System ID (USEPA) 0581 - National Emissions Data System ID (USEPA) NYD000706184 - Resource Conservation Recovery Act ID (USEPA) NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)	

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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> Stratus Petroleum Corp	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Process, Exhaust, Ventilation (Operate)	<b>Receipt Date:</b> 04/23/1990
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> 012800 0581 00004,8,10,12,18,0FUG1,2,3,5 RENEWALS	
<b>Other Known IDs:</b> 0128000581 - Division of Air Resources ID (NYSDEC) 00077 - Compliance Data System ID (USEPA) 0581 - National Emissions Data System ID (USEPA) NYD000706184 - Resource Conservation Recovery Act ID (USEPA) NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)	

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## Department of Environmental Conservation

# DEC Permit Applications List

### Sort Option

- ☐ Receipt Date   ☐ Facility   ☐ Permit Type  
☐ Status   ☐ Place Name   ☐ Applicant

[Re-sort](#)[Help](#)[New Search](#)

Click on name of facility to get specific application detail

**Facility:** [North Albany Terminal Company LLC](#)

**Place Name:** Green Island

**Applicant:** Stratus Petroleum Corp

**App. Type:** Department  
Initiated  
Modification

**Permit Type:** Industrial SPDES - Surface Discharge

**Receipt Date:** 02/05/1996

**Status:** Expired

**Stimulus:** No

**Description:** NY0105988,PH DELETED FROM STORMWATER EFFLUENTS

**Other Known  
IDs:**

0128000581 - Division of Air Resources ID (NYSDEC)  
00077 - Compliance Data System ID (USEPA)  
0581 - National Emissions Data System ID (USEPA)  
NYD000706184 - Resource Conservation Recovery Act ID (USEPA)  
NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)

**Facility:** [North Albany Terminal Company LLC](#)

**Place Name:** Green Island

**Applicant:** Stratus Petroleum Corp

**App. Type:** Department  
Initiated  
Modification

**Permit Type:** Industrial SPDES - Surface Discharge

**Receipt Date:** 03/07/1996

**Status:** Expired

**Stimulus:** No

**Description:** NY0105988,MOD TO PERMIT BY CENTRAL OFFICE

**Other Known  
IDs:**

0128000581 - Division of Air Resources ID (NYSDEC)  
00077 - Compliance Data System ID (USEPA)  
0581 - National Emissions Data System ID (USEPA)  
NYD000706184 - Resource Conservation Recovery Act ID (USEPA)  
NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)

**Facility:** [North Albany Terminal Company LLC](#)

**Place Name:** Green Island

**Applicant:** Stratus Petroleum Corp

**App. Type:** Renewal

**Permit Type:** Industrial SPDES - Surface Discharge

**Receipt Date:** 07/14/1997

**Status:** Expired

**Stimulus:** No

**Description:** FAST TRACK RENEWAL #NY 010 5988

**Other Known  
IDs:**

0128000581 - Division of Air Resources ID (NYSDEC)  
00077 - Compliance Data System ID (USEPA)  
0581 - National Emissions Data System ID (USEPA)

NYD000706184 - Resource Conservation Recovery Act ID (USEPA)  
 NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)

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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> Stratus Petroleum Corp	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Industrial SPDES - Surface Discharge	<b>Receipt Date:</b> 09/18/2002
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> SPDES fast track renewal #NY 010 5988	
<b>Other Known IDs:</b> 0128000581 - Division of Air Resources ID (NYSDEC) 00077 - Compliance Data System ID (USEPA) 0581 - National Emissions Data System ID (USEPA) NYD000706184 - Resource Conservation Recovery Act ID (USEPA) NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)	

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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> North Albany Terminal Company LLC	<b>App. Type:</b> Modification
<b>Permit Type:</b> Industrial SPDES - Surface Discharge	<b>Receipt Date:</b> 11/21/2003
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> permit transfer	
<b>Other Known IDs:</b> 0128000581 - Division of Air Resources ID (NYSDEC) 00077 - Compliance Data System ID (USEPA) 0581 - National Emissions Data System ID (USEPA) NYD000706184 - Resource Conservation Recovery Act ID (USEPA) NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)	

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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> North Albany Terminal Company LLC	<b>App. Type:</b> Department Initiated Modification
<b>Permit Type:</b> Industrial SPDES - Surface Discharge	<b>Receipt Date:</b> 04/16/2004
<b>Status:</b> Expired	<b>Stimulus:</b> No
<b>Description:</b> DIM Due to the Change in 6 NYCRR 750	
<b>Other Known IDs:</b> 0128000581 - Division of Air Resources ID (NYSDEC) 00077 - Compliance Data System ID (USEPA) 0581 - National Emissions Data System ID (USEPA) NYD000706184 - Resource Conservation Recovery Act ID (USEPA) NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)	

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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> North Albany Terminal Company LLC	<b>App. Type:</b> Renewal
<b>Permit Type:</b> Industrial SPDES - Surface Discharge	<b>Receipt Date:</b> 01/18/2008
<b>Status:</b> Issued	<b>Stimulus:</b> No
<b>Description:</b> SPDES Fast Track Renewal for # NY 010 5988	
<b>Other Known IDs:</b> 0128000581 - Division of Air Resources ID (NYSDEC) 00077 - Compliance Data System ID (USEPA) 0581 - National Emissions Data System ID (USEPA) NYD000706184 - Resource Conservation Recovery Act ID (USEPA) NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)	

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<b>Facility:</b> <a href="#">North Albany Terminal Company LLC</a>	<b>Place Name:</b> Green Island
<b>Applicant:</b> North Albany Terminal Company LLC	<b>App. Type:</b> Modification

**Permit Type:** Industrial SPDES - Surface Discharge**Receipt Date:** 07/10/2012**Status:** Discontinued**Stimulus:** No**Description:** permit deletion

**Other Known IDs:** 0128000581 - Division of Air Resources ID (NYSDEC)  
00077 - Compliance Data System ID (USEPA)  
0581 - National Emissions Data System ID (USEPA)  
NYD000706184 - Resource Conservation Recovery Act ID (USEPA)  
NY0105988 - State Pollutant Discharge Elimination System ID (NYSDEC)

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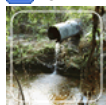
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## Envirofacts Search Results

ICIS



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- [Operator Definition](#)
- [PCS Model](#)
- [ICIS Model](#)
- [Law](#)
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### Facility

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
<u>STREET 1</u>	ONE OSGOOD AVENUE	<u>SIC CODE</u>	5171 = Petroleum Bulk Stations & Terminals
<u>CITY</u>	GREEN ISLAND	<u>MAJOR / MINOR</u>	
<u>COUNTY NAME</u>	Albany	<u>TYPE OF OWNERSHIP</u>	Privately Owned Facility
<u>STATE</u>	NY	<u>ACTIVITY STATUS</u>	Terminated
<u>ZIP CODE</u>	12183	<u>INACTIVE DATE</u>	
<u>REGION</u>	Region 2	<u>TYPE OF PERMIT ISSUED</u>	NPDES Individual Permit
<u>LATITUDE</u>	+42.733083	<u>ORIGINAL PERMIT ISSUE DATE</u>	12-APR-1993
<u>LONGITUDE</u>	-73.691667	<u>PERMIT ISSUED DATE</u>	12-APR-1993
<u>LAT/LON CODE OF ACCURACY</u>	150	<u>PERMIT EXPIRED DATE</u>	12-APR-1998
<u>LAT/LON METHOD</u>	Interpolation-Map		
<u>LAT/LON SCALE</u>		<u>USGS HYDRO BASIN CODE</u>	
<u>LAT/LON DATUM</u>	NAD27	<u>FLOW</u>	
<u>RECEIVING WATERS</u>	HUDSON R	<u>FEDERAL GRANT IND</u>	N
<u>PRETREATMENT CODE</u>		<u>SLUDGE CLASS FAC IND</u>	NON-POTW
<u>MAILING NAME</u>	NORTH ALBANY TERMINAL CO LLC	<u>SLUDGE RELATED PERMIT NUM</u>	
<u>MAILING STREET (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>ANNUAL DRY SLUDGE PROD</u>	
<u>MAILING STREET (2)</u>	ONE OSGOOD AVENUE		
<u>MAILING CITY</u>	GREEN ISLAND		
<u>MAILING STATE</u>	New York		
<u>MAILING ZIP CODE</u>	12183		
<u>COGNIZANT OFFICIAL</u>		<u>COGNIZANT OFFICIAL TEL</u>	

### Activity

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
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ACTIVITY NAME	ACTIVITY TYPE DESCRIPTION	ACTIVITY STATUS DESCRIPTION	ACTIVITY STATUS DATE	ACTUAL BEGIN DATE	ACTUAL END DATE
NPDES Permit (CWA)	Permit				
STRATUS-GREEN ISLAND TERMINAL (Permit NY0105988) Compliance Eval (Non-Sampling)	Inspection/Evaluation		18-FEB-2004		18-FEB-2004
STRATUS-GREEN ISLAND TERMINAL (Permit NY0105988) Compliance Eval (Non-Sampling)	Inspection/Evaluation		13-MAY-1997		13-MAY-1997
STRATUS-GREEN ISLAND TERMINAL (Permit NY0105988) Compliance Eval (Non-Sampling)	Inspection/Evaluation		22-NOV-1996		22-NOV-1996
STRATUS-GREEN ISLAND TERMINAL (Permit NY0105988)	Inspection/Evaluation		23-OCT-1995		23-OCT-1995

Compliance Eval (Non-Sampling)					
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## Contacts

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
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No Contacts Found.

## Permit Tracking

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>PERMIT ISSUED BY</b>		<b>ORIGINAL DATE OF ISSUE</b>	12-APR-1993
<b>PERMIT ISSUED DATE</b>	12-APR-1993	<b>PERMIT EXPIRED DATE</b>	12-APR-1998
<b>EFFECTIVE DATE</b>	12-APR-1993	<b>RETIREMENT DATE</b>	

### Permit Tracking Events:

EVENT DESCRIPTION	EVENT DATE
Permit Termination	01-APR-2001
Permit Expiration	12-APR-1998
Permit Issued	12-APR-1993
Permit Effective	12-APR-1993

## Inspections

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
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INSPECTION TYPE	DATE OF INSPECTION	INSPECTION PERFORMED BY
STRATUS-GREEN ISLAND TERMINAL (Permit NY0105988) Compliance Eval (Non-Sampling)	18-FEB-2004	State
STRATUS-GREEN ISLAND TERMINAL (Permit NY0105988) Compliance Eval (Non-Sampling)	13-MAY-1997	State
STRATUS-GREEN ISLAND TERMINAL (Permit NY0105988) Compliance Eval (Non-Sampling)	22-NOV-1996	State
STRATUS-GREEN ISLAND TERMINAL (Permit NY0105988) Compliance Eval (Non-Sampling)	23-OCT-1995	State

## Outfalls/Pipe Schedules

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>OUTFALL TYPE</b>	External Outfall	<b>PIPE NUMBER</b>	001
<b>ACTIVITY STATUS</b>	A	<b>REPORT DESIGNATOR</b>	V
<b>LATITUDE</b>	42.733333	<b>LONGITUDE</b>	-73.691667
<b>LAT/LON ACCURACY</b>	300	<b>LAT/LON METHOD</b>	ZIP Code-Centroid
<b>LAT/LON SCALE</b>	24000	<b>LAT/LON DATUM</b>	NAD83
<b>INACTIVE DATE</b>		<b>USGS HYDRO BASIN CODE</b>	
<b>INIT DMR DUE DATE</b>	28-AUG-93	<b>SUBMISSION UNITS</b>	Monthly
<b>PIPE DESCRIPTION</b>	MONITORING WELLS-ACTION LEVELS	<b>UNITS IN SUBM. PERIOD</b>	
<b>INIT REPORTING DATE</b>	01-MAY-93	<b>REPORTING UNITS</b>	Monthly
<b>UNITS IN REPORTING PERIOD</b>		<b>DMR COMMENT</b>	

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>OUTFALL TYPE</b>	External Outfall	<b>PIPE NUMBER</b>	001
<b>ACTIVITY STATUS</b>	A	<b>REPORT DESIGNATOR</b>	M
<b>LATITUDE</b>	42.733333	<b>LONGITUDE</b>	-73.691667
<b>LAT/LON ACCURACY</b>	300	<b>LAT/LON METHOD</b>	ZIP Code-Centroid
<b>LAT/LON SCALE</b>	24000	<b>LAT/LON DATUM</b>	NAD83

<u>INACTIVE DATE</u>		<u>USGS HYDRO BASIN CODE</u>	
<u>INIT DMR DUE DATE</u>	28-JUN-93	<u>SUBMISSION UNITS</u>	Monthly
<u>PIPE DESCRIPTION</u>	G. W. MONITORING WELL	<u>UNITS IN SUBM. PERIOD</u>	
<u>INIT REPORTING DATE</u>	01-MAY-93	<u>REPORTING UNITS</u>	Monthly
<u>UNITS IN REPORTING PERIOD</u>		<u>DMR COMMENT</u>	

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
<u>OUTFALL TYPE</u>	External Outfall	<u>PIPE NUMBER</u>	002
<u>ACTIVITY STATUS</u>	A	<u>REPORT DESIGNATOR</u>	M
<u>LATITUDE</u>	42.733333	<u>LONGITUDE</u>	-73.691667
<u>LAT/LON ACCURACY</u>	300	<u>LAT/LON METHOD</u>	ZIP Code-Centroid
<u>LAT/LON SCALE</u>	24000	<u>LAT/LON DATUM</u>	NAD83
<u>INACTIVE DATE</u>		<u>USGS HYDRO BASIN CODE</u>	
<u>INIT DMR DUE DATE</u>	28-JUN-93	<u>SUBMISSION UNITS</u>	Monthly
<u>PIPE DESCRIPTION</u>	STORM WATER RUNOFF	<u>UNITS IN SUBM. PERIOD</u>	
<u>INIT REPORTING DATE</u>	01-MAY-93	<u>REPORTING UNITS</u>	Monthly
<u>UNITS IN REPORTING PERIOD</u>		<u>DMR COMMENT</u>	

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
<u>OUTFALL TYPE</u>	External Outfall	<u>PIPE NUMBER</u>	002
<u>ACTIVITY STATUS</u>	A	<u>REPORT DESIGNATOR</u>	V
<u>LATITUDE</u>	42.733333	<u>LONGITUDE</u>	-73.691667
<u>LAT/LON ACCURACY</u>	300	<u>LAT/LON METHOD</u>	ZIP Code-Centroid
<u>LAT/LON SCALE</u>	24000	<u>LAT/LON DATUM</u>	NAD83
<u>INACTIVE DATE</u>		<u>USGS HYDRO BASIN CODE</u>	
<u>INIT DMR DUE DATE</u>	28-AUG-93	<u>SUBMISSION UNITS</u>	Monthly
<u>PIPE DESCRIPTION</u>	STORM WATER-ACTION LEVELS	<u>UNITS IN SUBM. PERIOD</u>	
<u>INIT REPORTING DATE</u>	01-MAY-93	<u>REPORTING UNITS</u>	Monthly
<u>UNITS IN REPORTING PERIOD</u>		<u>DMR COMMENT</u>	

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
<u>OUTFALL TYPE</u>	External Outfall	<u>PIPE NUMBER</u>	02A
<u>ACTIVITY STATUS</u>	A	<u>REPORT DESIGNATOR</u>	M
<u>LATITUDE</u>	42.733333	<u>LONGITUDE</u>	-73.691667
<u>LAT/LON ACCURACY</u>	300	<u>LAT/LON METHOD</u>	ZIP Code-Centroid
<u>LAT/LON SCALE</u>	24000	<u>LAT/LON DATUM</u>	NAD83
<u>INACTIVE DATE</u>		<u>USGS HYDRO BASIN CODE</u>	
<u>INIT DMR DUE DATE</u>	28-JUN-93	<u>SUBMISSION UNITS</u>	Monthly
<u>PIPE DESCRIPTION</u>	TANK TEST WATER	<u>UNITS IN SUBM. PERIOD</u>	
<u>INIT REPORTING DATE</u>	01-MAY-93	<u>REPORTING UNITS</u>	Monthly
<u>UNITS IN REPORTING PERIOD</u>		<u>DMR COMMENT</u>	

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
<u>OUTFALL TYPE</u>	External Outfall	<u>PIPE NUMBER</u>	02A
<u>ACTIVITY STATUS</u>	A	<u>REPORT DESIGNATOR</u>	V
<u>LATITUDE</u>	42.733333	<u>LONGITUDE</u>	-73.691667
<u>LAT/LON ACCURACY</u>	300	<u>LAT/LON METHOD</u>	ZIP Code-Centroid
<u>LAT/LON SCALE</u>	24000	<u>LAT/LON DATUM</u>	NAD83
<u>INACTIVE DATE</u>		<u>USGS HYDRO BASIN CODE</u>	
<u>INIT DMR DUE DATE</u>	28-JUN-93	<u>SUBMISSION UNITS</u>	Monthly
<u>PIPE DESCRIPTION</u>	TANK TEST H2O-ACTION LEVELS	<u>UNITS IN SUBM. PERIOD</u>	
<u>INIT REPORTING DATE</u>	01-MAY-93	<u>REPORTING UNITS</u>	Monthly

<u>UNITS IN REPORTING PERIOD</u>		<u>DMR COMMENT</u>	
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## Limits Report

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL COLLC	<u>NPDES</u>	NY0105988
<u>PIPE NUMBER</u>	001		
<u>PIPE DESCRIPTION</u>	MONITORING WELLS-ACTION LEVELS	<u>REPORT DESIGNATOR</u>	V
<u>DMR COMMENT</u>		<u>LIMIT SET TYPE</u>	Scheduled

LIMIT TYPE DESCRIPTION	PARAMETER DESCRIPTION	MONITORING LOCATION	SEASON NUM	LIMIT BEGIN DATE	LIMIT END DATE	CHANGE OF LIMIT STATUS	STAY TYPE DESCRIPTION	DOCKET NUMBER	LONG FORMAT
Alert	Benzene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Ethylbenzene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Toluene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Xylene [mix of m+o+p]	See Comments	0	01-MAY-1993	12-APR-1998				No

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
<u>PIPE NUMBER</u>	001		
<u>PIPE DESCRIPTION</u>	G. W. MONITORING WELL	<u>REPORT DESIGNATOR</u>	M
<u>DMR COMMENT</u>		<u>LIMIT SET TYPE</u>	Scheduled

LIMIT TYPE DESCRIPTION	PARAMETER DESCRIPTION	MONITORING LOCATION	SEASON NUM	LIMIT BEGIN DATE	LIMIT END DATE	CHANGE OF LIMIT STATUS	STAY TYPE DESCRIPTION	DOCKET NUMBER	LONG FORMAT
Enforceable	Flow rate	Effluent Gross	0	01-MAY-1993	12-APR-1998				No
Enforceable	Oil & Grease	Effluent Gross	0	01-MAY-1993	12-APR-1998				No
Enforceable	pH	Effluent Gross	0	01-MAY-1993	12-APR-1998				No

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
<u>PIPE NUMBER</u>	002		
<u>PIPE DESCRIPTION</u>	STORM WATER-ACTION LEVELS	<u>REPORT DESIGNATOR</u>	V
<u>DMR COMMENT</u>		<u>LIMIT SET TYPE</u>	Scheduled

LIMIT TYPE DESCRIPTION	PARAMETER DESCRIPTION	MONITORING LOCATION	SEASON NUM	LIMIT BEGIN DATE	LIMIT END DATE	CHANGE OF LIMIT STATUS	STAY TYPE DESCRIPTION	DOCKET NUMBER	LONG FORMAT
Alert	Benzene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Ethylbenzene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Toluene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Xylene [mix of m+o+p]	See Comments	0	01-MAY-1993	12-APR-1998				No

<u>FACILITY NAME (1)</u>	NORTH ALBANY TERMINAL CO LLC	<u>NPDES</u>	NY0105988
<u>PIPE NUMBER</u>	002		
<u>PIPE DESCRIPTION</u>	STORM WATER RUNOFF	<u>REPORT DESIGNATOR</u>	M
<u>DMR COMMENT</u>		<u>LIMIT SET TYPE</u>	Scheduled

LIMIT TYPE	PARAMETER	MONITORING	SEASON	LIMIT BEGIN	LIMIT END	CHANGE OF LIMIT	STAY TYPE	DOCKET	LONG
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DESCRIPTION	DESCRIPTION	LOCATION	NUM	DATE	DATE	STATUS	DESCRIPTION	NUMBER	FORMAT
Enforceable	Flow rate	Effluent Gross	0	01-MAY-1993	12-APR-1998				No
Enforceable	Oil & Grease	Effluent Gross	0	01-MAY-1993	12-APR-1998				No
Enforceable	pH	Effluent Gross	0	01-MAY-1993	12-APR-1998				No

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>PIPE NUMBER</b>	02A		
<b>PIPE DESCRIPTION</b>	TANK TEST H2O-ACTION LEVELS	<b>REPORT DESIGNATOR</b>	V
<b>DMR COMMENT</b>		<b>LIMIT SET TYPE</b>	Scheduled

LIMIT TYPE DESCRIPTION	PARAMETER DESCRIPTION	MONITORING LOCATION	SEASON NUM	LIMIT BEGIN DATE	LIMIT END DATE	CHANGE OF LIMIT STATUS	STAY TYPE DESCRIPTION	DOCKET NUMBER	LONG FORMAT
Alert	Benzene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Chlorine, total residual	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Ethylbenzene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Toluene	See Comments	0	01-MAY-1993	12-APR-1998				No
Alert	Xylene [mix of m+o+p]	See Comments	0	01-MAY-1993	12-APR-1998				No

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>PIPE NUMBER</b>	02A		
<b>PIPE DESCRIPTION</b>	TANK TEST WATER	<b>REPORT DESIGNATOR</b>	M
<b>DMR COMMENT</b>		<b>LIMIT SET TYPE</b>	Scheduled

LIMIT TYPE DESCRIPTION	PARAMETER DESCRIPTION	MONITORING LOCATION	SEASON NUM	LIMIT BEGIN DATE	LIMIT END DATE	CHANGE OF LIMIT STATUS	STAY TYPE DESCRIPTION	DOCKET NUMBER	LONG FORMAT
Enforceable	Flow rate	Effluent Gross	0	01-MAY-1993	12-APR-1998				No
Enforceable	Oil & Grease	Effluent Gross	0	01-MAY-1993	12-APR-1998				No
Enforceable	pH	Effluent Gross	0	01-MAY-1993	12-APR-1998				No

### Measurements and Violations

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>LIMIT TYPE</b>	Alert	<b>PIPE NUMBER</b>	001
<b>SEASON NUM</b>	0	<b>REPORT DESIGNATOR</b>	V
<b>PARAMETER CODE</b>	Benzene	<b>MONITORING LOCATION</b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE	
31-JUL-1994							No Discharge						
30-APR-1994							No Discharge						
31-JAN-1994							No Discharge						
31-OCT-1993							No Discharge						

31-JUL-1993							No Discharge					
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<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	001
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Ethylbenzene	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
31-JUL-1994							No Discharge					
30-APR-1994							No Discharge					
31-JAN-1994							No Discharge					
31-OCT-1993							No Discharge					
31-JUL-1993							No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	001
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Toluene	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
31-JUL-1994							No Discharge					
30-APR-1994							No Discharge					
31-JAN-1994							No Discharge					
31-OCT-1993							No Discharge					
31-JUL-1993							No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	001
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Xylene [mix of m+o+p]	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
31-JUL-1994							No Discharge					
30-APR-1994							No Discharge					
31-JAN-1994							No Discharge					
31-OCT-1993							No Discharge					
31-JUL-1993							No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Enforceable	<b><u>PIPE NUMBER</u></b>	001
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	M
<b><u>PARAMETER CODE</u></b>	Flow rate	<b><u>MONITORING LOCATION</u></b>	Effluent Gross

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
30-SEP-1994							No Discharge					
31-AUG-1994							No Discharge					
31-JUL-1994							No Discharge					
30-JUN-1994							No Discharge					
31-MAY-1994							No Discharge					
30-APR-1994							No Discharge					
31-MAR-1994							No Discharge					
28-FEB-1994							No Discharge					
31-JAN-1994							No Discharge					
31-DEC-1993							No Discharge					
30-NOV-1993							No Discharge					
31-OCT-1993							No Discharge					
30-SEP-1993							No Discharge					
31-AUG-1993							No Discharge					
31-JUL-1993							No Discharge					
30-JUN-1993							No Discharge					
31-MAY-1993							No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Enforceable	<b><u>PIPE NUMBER</u></b>	001
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	M
<b><u>PARAMETER CODE</u></b>	Oil & Grease	<b><u>MONITORING LOCATION</u></b>	Effluent Gross

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
30-SEP-1994							No Discharge					
31-AUG-1994							No Discharge					
31-JUL-1994							No Discharge					
30-JUN-1994							No Discharge					
31-MAY-1994							No Discharge					

30-APR-1994						No Discharge					
31-MAR-1994						No Discharge					
28-FEB-1994						No Discharge					
31-JAN-1994						No Discharge					
31-DEC-1993						No Discharge					
30-NOV-1993						No Discharge					
31-OCT-1993						No Discharge					
30-SEP-1993						No Discharge					
31-AUG-1993						No Discharge					
31-JUL-1993						No Discharge					
30-JUN-1993						No Discharge					
31-MAY-1993						No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Enforceable	<b><u>PIPE NUMBER</u></b>	001
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	M
<b><u>PARAMETER CODE</u></b>	pH	<b><u>MONITORING LOCATION</u></b>	Effluent Gross

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE	
30-SEP-1994							No Discharge						
31-AUG-1994							No Discharge						
31-JUL-1994							No Discharge						
30-JUN-1994							No Discharge						
31-MAY-1994							No Discharge						
30-APR-1994							No Discharge						
31-MAR-1994							No Discharge						
28-FEB-1994							No Discharge						
31-JAN-1994							No Discharge						
31-DEC-1993							No Discharge						
30-NOV-1993							No Discharge						
31-OCT-1993							No Discharge						
30-SEP-1993							No Discharge						
31-AUG-1993							No Discharge						
31-JUL-1993							No						

30-JUN-1993							Discharge					
31-MAY-1993							No Discharge					
							No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	002
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Benzene	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
31-JUL-1994	Less Than	.0005										
30-APR-1994							No Discharge					
31-JAN-1994							No Discharge					
31-OCT-1993	Less Than	.5										
31-JUL-1993	Less Than	.5										

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	002
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Ethylbenzene	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
31-JUL-1994	Less Than	.0005										
30-APR-1994							No Discharge					
31-JAN-1994							No Discharge					
31-JUL-1993	Less Than	.5										

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	002
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Toluene	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
31-JUL-1994	Less Than	.0005										
30-APR-1994							No Discharge					
31-JAN-1994							No Discharge					
31-OCT-1993		.001										
31-JUL-1993	Less Than	.5										

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	002
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V

<b>PARAMETER CODE</b>	Xylene [mix of m+o+p]	<b>MONITORING LOCATION</b>	See Comments
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[illegible]

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Enforceable	<b><u>PIPE NUMBER</u></b>	002
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	M
<b><u>PARAMETER CODE</u></b>	Flow rate	<b><u>MONITORING LOCATION</u></b>	Effluent Gross

[illegible]

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Enforceable	<b><u>PIPE NUMBER</u></b>	002
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	M
<b><u>PARAMETER CODE</u></b>	Oil & Grease	<b><u>MONITORING LOCATION</u></b>	Effluent Gross

[illegible]

28-FEB-1994							No Discharge					
31-JAN-1994							No Discharge					
31-DEC-1993	Less Than	5										
30-NOV-1993	Less Than	5										
31-OCT-1993	Less Than	5										
30-SEP-1993	Less Than	5										
31-AUG-1993	Less Than	5										
31-JUL-1993		1.5										
30-JUN-1993	Less Than	.5										
31-MAY-1993		1.3										

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Enforceable	<b><u>PIPE NUMBER</u></b>	002
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	M
<b><u>PARAMETER CODE</u></b>	pH	<b><u>MONITORING LOCATION</u></b>	Effluent Gross

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE	
30-SEP-1994		4.4											
31-AUG-1994		4.2											
31-JUL-1994		6.7											
30-JUN-1994		6.4											
31-MAY-1994		5.5											
30-APR-1994		6.7											
31-MAR-1994		6.1											
28-FEB-1994							No Discharge						
31-JAN-1994							No Discharge						
31-DEC-1993		6.5											
30-NOV-1993		6.1											
31-OCT-1993		3.4											
30-SEP-1993		5.4											
31-AUG-1993		5.6											
31-JUL-1993		5.4											
30-JUN-1993		4.6											
31-MAY-1993		5											

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	02A
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Benzene	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE	
30-SEP-1994							No Discharge						
31-AUG-1994							No Discharge						
31-JUL-1994							No Discharge						

30-JUN-1994						No Discharge					
31-MAY-1994						No Discharge					
30-APR-1994						No Discharge					
31-MAR-1994						No Discharge					
28-FEB-1994						No Discharge					
31-JAN-1994						No Discharge					
31-DEC-1993						No Discharge					
30-NOV-1993						No Discharge					
31-OCT-1993						No Discharge					
30-SEP-1993						No Discharge					
31-AUG-1993						No Discharge					
31-JUL-1993						No Discharge					
30-JUN-1993						No Discharge					
31-MAY-1993						No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	02A
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Chlorine, total residual	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
30-SEP-1994							No Discharge					
31-AUG-1994							No Discharge					
31-JUL-1994							No Discharge					
30-JUN-1994							No Discharge					
31-MAY-1994							No Discharge					
30-APR-1994							No Discharge					
31-MAR-1994							No Discharge					
28-FEB-1994							No Discharge					
31-JAN-1994							No Discharge					
31-DEC-1993							No Discharge					
30-NOV-1993							No Discharge					
31-OCT-1993							No Discharge					
30-SEP-1993							No					



31-AUG-1993						Discharge No Discharge						
31-JUL-1993						No Discharge						
30-JUN-1993						No Discharge						
31-MAY-1993						No Discharge						

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>LIMIT TYPE</b>	Alert	<b>PIPE NUMBER</b>	02A
<b>SEASON NUM</b>	0	<b>REPORT DESIGNATOR</b>	V
<b>PARAMETER CODE</b>	Ethylbenzene	<b>MONITORING LOCATION</b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
30-SEP-1994							No Discharge					
31-AUG-1994							No Discharge					
31-JUL-1994							No Discharge					
30-JUN-1994							No Discharge					
31-MAY-1994							No Discharge					
30-APR-1994							No Discharge					
31-MAR-1994							No Discharge					
28-FEB-1994							No Discharge					
31-JAN-1994							No Discharge					
31-DEC-1993							No Discharge					
30-NOV-1993							No Discharge					
31-OCT-1993							No Discharge					
30-SEP-1993							No Discharge					
31-AUG-1993							No Discharge					
31-JUL-1993							No Discharge					
30-JUN-1993							No Discharge					
31-MAY-1993							No Discharge					

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>LIMIT TYPE</b>	Alert	<b>PIPE NUMBER</b>	02A
<b>SEASON NUM</b>	0	<b>REPORT DESIGNATOR</b>	V
<b>PARAMETER CODE</b>	Toluene	<b>MONITORING LOCATION</b>	See Comments

MONITORING PERIOD END	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION	RNC DETECTION	RNC DETECTION	RNC RESOLUTION	RNC RESOLUTION
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DATE							DESCRIPTION	DESCRIPTION	DATE	DESCRIPTION	DATE	
30-SEP-1994							No Discharge					
31-AUG-1994							No Discharge					
31-JUL-1994							No Discharge					
30-JUN-1994							No Discharge					
31-MAY-1994							No Discharge					
30-APR-1994							No Discharge					
31-MAR-1994							No Discharge					
28-FEB-1994							No Discharge					
31-JAN-1994							No Discharge					
31-DEC-1993							No Discharge					
30-NOV-1993							No Discharge					
31-OCT-1993							No Discharge					
30-SEP-1993							No Discharge					
31-AUG-1993							No Discharge					
31-JUL-1993							No Discharge					
30-JUN-1993							No Discharge					
31-MAY-1993							No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Alert	<b><u>PIPE NUMBER</u></b>	02A
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	V
<b><u>PARAMETER CODE</u></b>	Xylene [mix of m+o+p]	<b><u>MONITORING LOCATION</u></b>	See Comments

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE	
30-SEP-1994							No Discharge						
31-AUG-1994							No Discharge						
31-JUL-1994							No Discharge						
30-JUN-1994							No Discharge						
31-MAY-1994							No Discharge						
30-APR-1994							No Discharge						
31-MAR-1994							No Discharge						
28-FEB-1994							No Discharge						
31-JAN-1994							No Discharge						

31-DEC-1993						No Discharge					
30-NOV-1993						No Discharge					
31-OCT-1993						No Discharge					
30-SEP-1993						No Discharge					
31-AUG-1993						No Discharge					
31-JUL-1993						No Discharge					
30-JUN-1993						No Discharge					
31-MAY-1993						No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>	Enforceable	<b><u>PIPE NUMBER</u></b>	02A
<b><u>SEASON NUM</u></b>	0	<b><u>REPORT DESIGNATOR</u></b>	M
<b><u>PARAMETER CODE</u></b>	Flow rate	<b><u>MONITORING LOCATION</u></b>	Effluent Gross

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
30-SEP-1994							No Discharge					
31-AUG-1994							No Discharge					
31-JUL-1994							No Discharge					
30-JUN-1994							No Discharge					
31-MAY-1994							No Discharge					
30-APR-1994							No Discharge					
31-MAR-1994							No Discharge					
28-FEB-1994							No Discharge					
31-JAN-1994							No Discharge					
31-DEC-1993							No Discharge					
30-NOV-1993							No Discharge					
31-OCT-1993							No Discharge					
30-SEP-1993							No Discharge					
31-AUG-1993							No Discharge					
31-JUL-1993							No Discharge					
30-JUN-1993							No Discharge					
31-MAY-1993							No Discharge					

<b><u>FACILITY NAME (1)</u></b>	NORTH ALBANY TERMINAL CO LLC	<b><u>NPDES</u></b>	NY0105988
<b><u>LIMIT TYPE</u></b>		<b><u>PIPE NUMBER</u></b>	

	Enforceable		02A
<b>SEASON NUM</b>	0	<b>REPORT DESIGNATOR</b>	M
<b>PARAMETER CODE</b>	Oil & Grease	<b>MONITORING LOCATION</b>	Effluent Gross

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
30-SEP-1994							No Discharge					
31-AUG-1994							No Discharge					
31-JUL-1994							No Discharge					
30-JUN-1994							No Discharge					
31-MAY-1994							No Discharge					
30-APR-1994							No Discharge					
31-MAR-1994							No Discharge					
28-FEB-1994							No Discharge					
31-JAN-1994							No Discharge					
31-DEC-1993							No Discharge					
30-NOV-1993							No Discharge					
31-OCT-1993							No Discharge					
30-SEP-1993							No Discharge					
31-AUG-1993							No Discharge					
31-JUL-1993							No Discharge					
30-JUN-1993							No Discharge					
31-MAY-1993							No Discharge					

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
<b>LIMIT TYPE</b>	Enforceable	<b>PIPE NUMBER</b>	02A
<b>SEASON NUM</b>	0	<b>REPORT DESIGNATOR</b>	M
<b>PARAMETER CODE</b>	pH	<b>MONITORING LOCATION</b>	Effluent Gross

MONITORING PERIOD END DATE	DMR VALUE DESCRIPTOR	DMR VALUE	DMR UNIT	LIMIT VALUE	LIMIT VALUE DESCRIPTOR	UNIT DESCRIPTION	DISCHARGE IND	MEASUREMENT VIOLATION DESCRIPTION	RNC DETECTION DESCRIPTION	RNC DETECTION DATE	RNC RESOLUTION DESCRIPTION	RNC RESOLUTION DATE
30-SEP-1994							No Discharge					
31-AUG-1994							No Discharge					
31-JUL-1994							No Discharge					
30-JUN-1994							No Discharge					
31-MAY-1994							No Discharge					
30-APR-1994							No					

[illegible]

## Compliance Schedules and Violations

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
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### Compliance Schedule Violations

SCHEDULE NUMBER	DATA SOURCE	VIOLATION	RNC DETECTION CODE	RNC DETECTION DATE	RNC RESOLUTION CODE	RNC RESOLUTION DATE
	400028148	DMR, Limited - Numeric Violation				
	400028148	DMR, Limited - Overdue				

No Compliance Schedules Found.

## Pretreatment Inspections/Audits

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
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No ICIS Pretreatment Inspections Found.

## Pretreatment Performance Summary

<b>FACILITY NAME (1)</b>	NORTH ALBANY TERMINAL CO LLC	<b>NPDES</b>	NY0105988
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No ICIS Pretreatment Performance Summary Information Found.

**Note:** You are viewing results from the modernized data system, Integrated Compliance Information System (ICIS). The state reporting this data to EPA previously reported the data to a historic data system, Permit Compliance System (PCS). Use the following button to view the historic data from PCS. [Run a PCS Search](#)

**ATTACHMENT 7**

**SECTION IV, QUESTION 10 (PAGE 4 OF FORM) – REVISED PROPERTY  
DESCRIPTION NARRATIVE**

## PROPERTY DESCRIPTION NARRATIVE

*Rev 2. October 24, 2016*

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**

**Tax Map Block & Lot: 33.09-1-3**

**1 Osgood Avenue (Center Island)**

**Green Island, New York**

### **Location**

The Site is on the southern part of Center Island, and is approximately 300 feet south of Federal Street. There is a small commercial development (located on the former King Fuels site) immediately adjacent to the Site. The existing commercial development consists of office space (real estate agency) and retail space (car wash). The subject former petroleum terminal on Center Island (also known as Starbuck Island) in Green Island, New York is located in a suburban area, with the street address of 1 Osgood Avenue.

### **Site Features**

The main Site feature is vacant undeveloped land where the previous petroleum distribution facility was located. Remaining on the Site is a small terminal office building ( $\pm 1000$  square feet), two (2) small brick buildings ( $\pm 875$  square feet and  $\pm 375$  square feet), some retaining walls, earthen dikes, and internal paved and stone roads. There is a large concrete pad ( $\pm 80$  linear feet x  $\pm 60$  linear feet) at the location of the former truck loading rack. There is little to no vegetation in the Site area, though the parcel border is lined by trees along the river shoreline. The Site shows imprints where the field-erected petroleum storage tanks were previously located. There are also many monitoring wells on-site, particularly in the area of the concrete pad (former truck loading rack). There is a potential underground oil-water separator in the middle of the Site area, within one (1) of the berms.

### **Current Zoning and Land Use**

The Site is currently inactive and is zoned as "Industrial." The surrounding parcels are currently used for a combination of "Vacant Commercial" & "Office Building" per the 2015 Final Assessment Roll issued by Albany County Department of Management & Budget. The nearest residential area is directly north, across Federal Street, roughly 500 feet away.

### **Past Use of the Site**

Available information indicates that the Site reportedly operated as a petroleum storage and distribution terminal, which was developed around 1918, until it was closed in 2008. The terminal (tanks, piping, equipment, dock, secondary containment liner, truck load rack, etc.) was demolished in 2009. When the terminal was in service, it was used for receipt, storage, and distribution of refined petroleum products including gasoline, light fuel oils (#1 and #2), and residual fuel oils (#4 and #6). Product was received at the former terminal by barge, which was then distributed mainly by truck or re-loaded onto barges. The terminal had consisted of sixteen (16) aboveground steel bulk storage tanks, a truck loading rack, a barge dock, an office building, an electrical shed, storage sheds, brick buildings, earthen dikes, and internal roads. The Site reportedly during its early history and late history stored mainly fuel oils. The terminal reportedly was not connected to city sewer; wastewater was discharged to a septic tank and leaching field. The location of the septic tank and leach field are unknown.

Prior uses of the Site that appear to have led to contamination include documented petroleum spills and the contaminants associated with the historic fill materials used at the Site. See "Property



Environmental History” document that is part of this application package for additional details on previous spills. Records detailing weekly vacuum extraction of free phase product in specific monitoring and observation wells (see 2005 Site Assessment documents of this application package) between January 1998 and May 2005 are evidence of past remediation efforts from historic spills at the Site. Correspondence in these documents from Shifrin to NYSDEC dated July 1, 2 2005 (sic) advise that long-term free product removal has shown “significant volumes have not been present [...] for a considerable amount of time,” and that a request was made to close referenced spill files.

### **Site Geology and Hydrogeology**

The Site area is relatively flat, except for earthen berms that were constructed as secondary containment for the former terminal, with elevation across the Site area averaging  $\pm 30$  feet above mean sea level (amsl). The Site area is on the southern half of an island located in the Hudson River, roughly two (2) miles south of its confluence with the Mohawk River. The US Fish & Wildlife Service and NYSDEC online wetlands mapping tools indicate that there are no wetlands on the subject property. The USDA soil survey mapper indicates that the soil unit covering the entire Site area is Ur – Urban land. This soil unit is defined as having 85% or more of the surface covered by asphalt, concrete, buildings, or other impervious materials. The Albany County Soil Survey goes on to say that this soil unit has areas of mostly miscellaneous fill and has very few areas of soil material, and several feet of fill have been placed over streams, swamps, and flood plains in areas, which is consistent with investigative findings to-date. A capability subclass has not been assigned for this soil unit. The most recent soil investigation, conducted in May 2016, which focused on upper surficial soils (top 10 feet below ground surface (bgs)) shows that the Site’s soils are comprised almost entirely of slag, ash and cinders fill, with some miscellaneous debris. Previous soil investigations, primarily for groundwater monitoring well installation, indicate the same fill continues to at least  $\pm 30$  feet bgs.

Based on historic soil borings, the topsoil consists primarily of fill, which transitions from soft, silty, soils with debris to wet, clayey, sandy-soil with depth. The underlying bedrock is Middle Ordovician shale from the Lorraine, Trenton, and Black River Groups. Generally speaking, the water level appears to fluctuate with the tidal influence of the river. Larger tides or high river water elevations appear to lift the water levels above historical averages. Monitoring well data indicates a general depth to groundwater ranging from  $\pm 24$  to 31 feet bgs. Groundwater flow reflects the existing Site topography, flowing from areas of higher elevation to lower elevations and into the surrounding Hudson River. Based on data collected on May 5, 2016, groundwater generally flows north-northwest into the Hudson River (Figure 7).

### **Environmental Assessment**

Based upon environmental investigations conducted to date, the primary contaminants of concern which exceed restricted-residential standards for the Site are as follows:

**Soil** – Data from previous investigations show that mercury, lead, and a handful of semi-volatile compounds have been detected by the laboratory at levels that meet or exceed NYSDEC standards for restricted-residential soil cleanup objectives (SCOs) outlined in 6 NYCRR Part 375; the limits for mercury and lead are 0.81 ppm and 400 ppm, respectively. The semi-volatile compounds detected at levels that meet or slightly exceed the SCOs are: benz(a)anthracene (with a limit of 1 ppm), benzo(a)pyrene (1 ppm), benzo(b)fluoranthene (1 ppm), and indeno(1,2,3-cd)pyrene (0.5 ppm). Mercury and lead moderately exceed their respective residential-restricted SCO standards. The soil contaminants appear to be primarily associated with the historic fill material used at the





Site (slag, ash & cinders). Of the TCLP samples analyzed by the laboratory in the 2016 investigation, TCLP levels for lead slightly exceed the accepted Environmental Protection Agency threshold of 5.0 ppm.

**Groundwater** – Data from previous investigations show that benzene greatly exceeds the water quality standards outlined in 6 NYCRR Part 703.5; isopropylbenzene, n-propylbenzene, and bis(2-ethylhexyl) phthalate slightly exceed the water quality standards outlined in 6 NYCRR Part 703.5. Free product is also present in existing Site monitoring wells in the vicinity of the former truck loading rack.

**Free Phase Petroleum** – Free phase petroleum product is present in existing Site monitoring wells, mainly in the vicinity of the former truck loading rack. Based on laboratory data from specific gravity analysis performed as part of the 2016 investigation, the free product appears to be weathered #2 fuel oil and/or heavier residual fuel (#4 fuel oil). As previously mentioned, the Site owner has undertaken a program to periodically remove free phase petroleum product from the existing well using a vacuum truck with off-site disposal services.

**Soil Vapor & Indoor Air** – No soil vapor or indoor air samples were analyzed during a known, documented investigation.



**ATTACHMENT 8**

**SECTION VI (PAGE 5 OF FORM) – PROPERTY OWNERS & OPERATORS  
LIST**

# **RELATIONSHIPS BETWEEN REQUESTOR AND PAST & PRESENT PROPERTY OWNERS**

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**  
**Tax Map Block & Lot: 33.09-1-3**  
**1 Osgood Avenue (Center Island)**  
**Green Island, New York**

<b>Date</b>	<b>Owner</b>	<b>Address (if known)</b>	<b>Phone # (if known)</b>	<b>Owner-Requestor Relationship</b>
2009 to Present	CPT 2010 LLC (Apex Oil Co.)	8235 Forsyth Blvd, Ste 400 St. Louis, MO 63105	(314) 889-9600	Requestor is potential purchaser of property
2003 to 2009	NATCO	552 River Rd Glenmont, NY 12077	(518) 436-7942	None
1989 to 2003	Stratus Petroleum/ Louis Dreyfus Energy Corp	Unknown	Unknown	None
mid 1950s to 1989	Tenneco Oil (terminals purchased by Stratus Petroleum in late-1980s)	(formerly) P.O. Box 182 Troy, NY 12181	(formerly) (518) 273-1640	None
~1918 to mid 1950s	Hardoil	Unknown	Unknown	None



**ATTACHMENT 9**

**SECTION VII (PAGE 6 OF FORM) – VOLUNTEER STATEMENT**

## **VOLUNTEER STATEMENT**

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**

**Tax Map Block & Lot: 33.09-1-3**

**Green Island Terminal**

**1 Osgood Avenue (Center Island)**

**Green Island, New York**

The applicant is currently not the owner or operator of the site, and has had no previous affiliation with the use, ownership, or operation of the site. The applicant is proposing to purchase and remediate the site under the BCP for future redevelopment, and therefore the applicant should be considered a volunteer.



**ATTACHMENT 10**

**SECTION VII (PAGE 7 OF FORM) – PROOF OF SITE ACCESS**

**CPT 2010, LLC**  
**8235 Forsyth Blvd., Suite 400**  
**Clayton, MO 63105**

September 9, 2016

Couch White, LLP  
Adam Schultz, Esq.  
P.O. Box 22222  
540 Broadway  
Albany, NY 12201-2222  
*Via email to [aschultz@couchwhite.com](mailto:aschultz@couchwhite.com)*

Re: South Island Apartments, LLC  
Brownfield Cleanup Program – Proof of Access  
1 Osgood Avenue (Center Island)  
Green Island, NY

Dear Mr. Schultz:

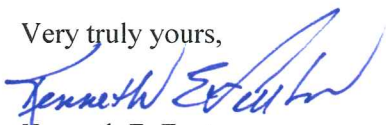
On behalf of CPT 2010 LLC, owner of the above referenced property (Tax Map # 33.09-1-3) (“Property”), this correspondence is to confirm “Proof of Access” as required by Brownfield Cleanup Program (“BCP”) Application, Section VII.

It is our understanding that South Island Apartments, LLC (“South Island”) will submit an application to the New York State Department of Environmental Conservation (“NYSDEC”) for acceptance into the BCP to remediate and develop the Property. Accordingly, as the Requestor, South Island must submit proof to the NYSDEC that it will have access to the Property sufficient to complete the remediation project and proof that such access will last throughout the BCP project. Specifically, such Proof of Access shall also include the ability to place an easement on the Property. Thus, it is the intent of this correspondence to grant such access.

In accordance with the above, and as owner of the Premises, CPT 2010 LLC hereby grants to South Island full access to the Property for the purposes of completing the BCP remediation process and all associated BCP requirements. Such access shall specifically include the authority to place an easement on the Property related to BCP requirements, which may be necessary for the completion of the BCP. This access shall remain in effect until a BCP Certificate of Completion is issued for the Property, South Island completes the purchase of the Property from CPT 2010 LLC, or the application is withdrawn, whichever comes earliest.

We look forward to completing the BCP process with you and the NYSDEC. Toward that end, please provide us with copies of the application and all subsequent submissions to the NYSDEC as a condition to this access agreement. In the interim, should you require additional information or correspondences please feel free to contact the undersigned.

Very truly yours,



Kenneth E. Fenton,  
Authorized Agent

## **ATTACHMENT 11**

### **SECTION IX (PAGE 7 OF FORM) – REVISED CONTACT LIST AND APPROVAL LETTER FROM REPOSITORY**



## **CONTACT LIST INFORMATION**

*Rev. 1 October 20, 2016*

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**

**Tax Map Block & Lot: 33.09-1-3**

**1 Osgood Avenue (Center Island)**

**Green Island, New York**

### **Albany County**

Darrell Duncan, Commissioner  
Albany County Department of Public Works  
449 New Salem Road  
Voorheesville, New York 12186-4826

Dominic Rigosu, Acting Chair  
Albany County Planning Board  
449 New Salem Road  
Voorheesville, New York 12186-4826

Daniel P. McCoy, County Executive  
Albany County Executive Office  
112 State Street, Room 900  
Albany, New York 12207

### **Town/Village of Green Island**

Rachel A. Perfetti, Supervisor  
Town of Green Island  
69 Hudson Avenue  
Green Island, New York 12183

Ellen M. McNulty-Ryan, Mayor  
Village of Green Island  
20 Clinton Street  
Green Island, New York 12183

Anthony Cesare, Commissioner  
Green Island Department of Public Works  
50 Cohoes Avenue  
Green Island, New York 12183

Kristin Swinton, Chair  
Green Island Planning Board  
20 Clinton Street  
Green Island, New York 12183



### **Adjacent Property Owners**

#### **Tax Parcel 33.09-1-4**

Address:  
Center Island-So End  
Green Island, New York

Owner:  
Forever Young Realty Llc  
1235 River Road  
Troy, New York 12182

#### **Tax Parcel 33.09-1-2.1**

Address:  
10 Osgood Ave-Center Is  
Green Island, New York

Owner:  
Prime KDRM, LLC.  
10 Osgood Ave-Center Is  
Green Island, New York 12183

### **Official Newspaper**

Per Village Code of Ordinance § 24-4, the Troy Record is the official newspaper for publication.

Contact info:  
Troy Record  
270 River Triangle, Suite 202B  
Troy, New York 12180

### **Public Water Supply**

The subject site lies within the water service area of the Village of Green Island:

John Heffern, Co-Operator in Charge  
Robert Foster, Co-Operator in Charge  
Village of Green Island Department of Water and Sewer  
19 George Street  
Green Island, New York 12183

### **Other Interested Parties who have requested to be on Contact List**

None.

### **Nearby Schools or Day Care Facilities**

None are adjacent to, or on, property.



**Within ¼ mile of property:**

Christine Boland  
Boland School of Irish Dance  
23 Lower Hudson Avenue  
Green Island, New York 12183

**Location of Document Repository for Project**

Village of Green Island  
20 Clinton Street  
Green Island, New York 12183

(See attached letter of acknowledgement from repository)



ELLEN M. McNULTY-RYAN  
Mayor  
mayor@villageofgreenisland.com

# OFFICE OF THE MAYOR

SEAN E. WARD  
Executive Assistant  
seanw@villageofgreenisland.com

VILLAGE OF GREEN ISLAND  
20 Clinton Street  
Green Island, New York 12183

Adam Schultz, Esq.  
Couch White, LLP  
540 Broadway  
P.O. Box 22222  
Albany, NY 12201

September 23, 2016

Re: South Island Apartments, LLC  
Redevelopment of Former Green Island Terminal  
1 Osgood Avenue, Village of Green Island  
Application for Brownfield Cleanup Program

Dear Mr. Schultz:

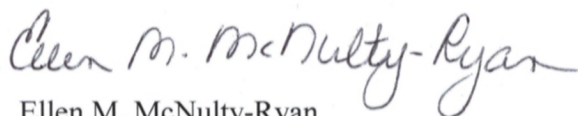
It continues to be a pleasure to work with South Island Apartments, LLC on the redevelopment of the former Green Island Terminal. As you are aware, the Village has long desired to see the redevelopment of this area. The prospect of finally turning this brownfield into an attractive mixed-use development is exciting, and the Village of Green Island is prepared to do all that it can to fully support this redevelopment.

The project as proposed is consistent with our Community Development Plan from March 2013 which calls for a complimentary mix of residential and commercial development in the Village. The proposed project is also consistent with existing surrounding development in this part of the Village. However, the site is currently zoned Industrial. To facilitate the planned mixed use development, I would suggest that our Village Board consider rezoning the property to a Planned Development District. The rezoning process, at least preliminary review of it, could run concurrently with NYSDEC's consideration of South Island Apartments Brownfields application.

Lastly, we suggest that the Village offices be established as the document repository for the Brownfields application. This will provide the public with the greatest opportunity to review this project as it moves forward.

Again, as Mayor and on behalf of the Village Board, we are fully committed to this project conceptually and see it as a catalyst for the continued redevelopment of an important part of the Village of Green Island.

Sincerely,



Ellen M. McNulty-Ryan  
Mayor



## **ATTACHMENT 12**

### **SECTION X, QUESTION 2 (PAGE 8 OF FORM) – SUMMARY OF CURRENT / PAST SITE BUSINESS OPERATIONS**

## **SUMMARY OF CURRENT & KNOWN PAST SITE BUSINESS OPERATIONS**

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**

**Tax Map Block & Lot: 33.09-1-3**

**1 Osgood Avenue (Center Island)**

**Green Island, New York**

Date	Use	Owner	Operator
2009 to Present	Vacant Land	CPT 2010 LLC	NATCO
2003 to 2009	Petroleum Bulk Storage	NATCO	NATCO
1989 to 2003	Petroleum Bulk Storage	Stratus Petroleum Dreyfus	Stratus
mid 1950's to 1989	Petroleum Bulk Storage	Tenneco	Tenneco
~1918 to mid 1950's	Petroleum Bulk Storage	Hardoil	Hardoil



**ATTACHMENT 13**

**SECTION X, QUESTION 3 (PAGE 8) – REVISED ANTICIPATED POST-  
REMEDiation USE**

## **ANTICIPATED POST-REMEDIATION USE NARRATIVE**

*Rev. 1 October 20, 2016*

**Current Site Owner/Operator: CPT 2010 LLC / North Albany Terminal Co. (NATCO)**

**Tax Map Block & Lot: 33.09-1-3**

**Green Island Terminal**

**1 Osgood Avenue (Center Island)**

**Green Island, New York**

This Project Summary and the information that follows represents the proposed design and development of a mixed use project, to be known as South Island Apartments (Project). The Project site is  $\pm 8.9$  acres, located in the south-eastern portion of the Village of Green Island, County of Albany, New York, along Federal Street (aka Green Island Bridge), and is identified as Tax Map Parcel 33.09-1-3. The project applicant is South Island Apartments, LLC located at 540 Broadway, Albany, New York 12201.

The project is located in what is currently an Industrial Zoning District. The Village of Green Island has proposed that this area be rezoned as a Planned Development District (PDD) to facilitate the project.

The Project is proposed to be multi-use redevelopment for residential housing, retail commercial, and commercial office space. The density of the project at final build-out will be approximately 250 residential apartment units, 15,000-20,000 square feet commercial/retail space, 5,000-10,000 square feet office space and 8,000-10,000 square feet food service, and is planned to include amenities such as a community club house, pool, marina, fishing pier, recreation facilities, and walking trails. Parking will be in attached garages (residential) and surface parking lots

The proposed development will require construction of new infrastructure including roadways, grading & drainage, utility extensions (water, sanitary, electric, gas, telephone, cable), and landscape improvements. The water main and sanitary sewer are proposed to be privately owned and will be an extension of the existing utilities located within Village right-of-way presently known as Osgood Avenue.





## **ATTACHMENT 14**

**SECTION X, QUESTION 6 (PAGE 8) – LETTER FROM REPOSITORY**

ELLEN M. McNULTY-RYAN  
Mayor  
mayor@villageofgreenisland.com

# OFFICE OF THE MAYOR

SEAN E. WARD  
Executive Assistant  
seanw@villageofgreenisland.com

VILLAGE OF GREEN ISLAND  
20 Clinton Street  
Green Island, New York 12183

Adam Schultz, Esq.  
Couch White, LLP  
540 Broadway  
P.O. Box 22222  
Albany, NY 12201

September 23, 2016

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Redevelopment of Former Green Island Terminal  
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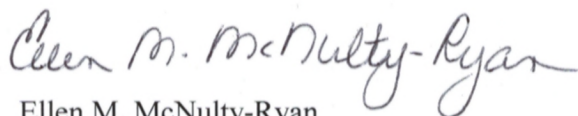
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The project as proposed is consistent with our Community Development Plan from March 2013 which calls for a complimentary mix of residential and commercial development in the Village. The proposed project is also consistent with existing surrounding development in this part of the Village. However, the site is currently zoned Industrial. To facilitate the planned mixed use development, I would suggest that our Village Board consider rezoning the property to a Planned Development District. The rezoning process, at least preliminary review of it, could run concurrently with NYSDEC's consideration of South Island Apartments Brownfields application.

Lastly, we suggest that the Village offices be established as the document repository for the Brownfields application. This will provide the public with the greatest opportunity to review this project as it moves forward.

Again, as Mayor and on behalf of the Village Board, we are fully committed to this project conceptually and see it as a catalyst for the continued redevelopment of an important part of the Village of Green Island.

Sincerely,



Ellen M. McNulty-Ryan  
Mayor



## **APPENDIX B**

### **SECTION III, ITEM 1 (PAGE 2 OF FORM) – AVAILABLE EXISTING SITE ENVIRONMENTAL REPORTS**

**ELECTRONIC FILE ONLY – SEE ENCLOSED CD**

**Attachment 1 2005 Site Assessment**

**Attachment 2 2006 Site Assessment**

**Attachment 3 2008 Phase I ESA**

**Attachment 4 2010 Site Assessment**

**Attachment 5 2014 Site Assessment**

**Attachment 6 2016 Supplementary Upper Surficial Soils Investigation**

**Attachment 7 Historical Data Analysis Summary Tables**