

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

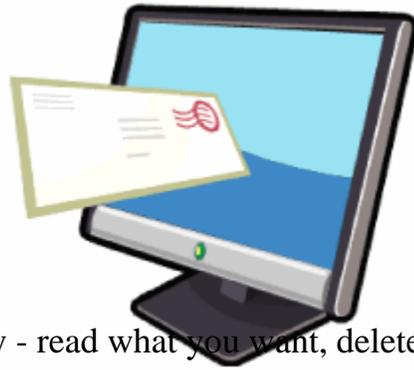
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

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

Site Name: South Island Apartments
DEC Site #: C401074
Address: 1 Osgood Avenue, Center Island
Green Island, NY 12183

Have questions?
See
"Who to Contact"
Below

Draft Investigation and Interim Remedial Measures Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the South Island Apartments site ("site") located at 1 Osgood Avenue, Center Island, Green Island, Albany County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

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

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C401074>

Draft Investigation and Interim Remedial Measures Work Plan

The draft work plan, called a "Remedial Investigation and Interim Remedial Measures Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by South Island Apartments, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **May 3, 2017** through **June 1, 2017**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation and Interim Remedial Measures

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous site investigations identified contamination in site soil and groundwater. During the Remedial Investigation, the volunteer's consultant is proposing an Interim Remedial Measure (an action to address a source of contamination or exposure before completion of the investigation) to excavate source areas of contamination that have the potential to impact

groundwater and to then cap remaining areas that will not likely impact groundwater. The following items will be completed as part of the investigation work plan.

- Further site investigation to delineate the extent of proposed Interim Remedial Measure activities through a total of 42 soil borings completed across the site on an approximate 100-foot grid;
- Sampling of the six existing groundwater monitoring wells;
- Removal of on-site infrastructure and vacant buildings;
- Excavation and off-site disposal of source areas of contamination with potential to impact groundwater;
- Capping of areas with contamination that are above Restricted-Residential Soil Cleanup Objectives but not likely to impact groundwater;
- Completion of an on-site and off-site qualitative Human Health Exposure Assessment; and
- Completion of a site survey.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The site is located on the southern part of Center Island (also known as Starbuck Island) in the Village of Green Island, and is approximately 300 feet south of Federal Street. There is a small commercial development immediately to the north of the site (located on the former King Fuels site).

Site Features:

The site is vacant, undeveloped land where a previous petroleum distribution facility (tank farm) was located. Remaining on the site is a small terminal office building (1000 square feet), two small brick buildings (875 square feet and 375 square feet), some retaining walls, earthen dikes, and internal paved and stone roads. There is a large concrete pad (80 feet x 60 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 at the locations of the former petroleum storage tanks. There are numerous monitoring wells on-site, particularly in the area of the former truck loading rack. A possible underground oil-water

separator may be located within one of the berms in the middle of the site.

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 and office building per the 2015 assessment roll. The nearest residential area is roughly 500 feet to the north, across Federal Street.

Past Use of the Site:

The site operated as a petroleum storage and distribution terminal from 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, and residual fuel oils. Petroleum products were received at the terminal by barge, and then distributed mainly by truck or re-loaded onto barges. The terminal consisted of 16 aboveground steel bulk storage tanks, a truck loading rack, barge dock, office building, electrical shed, storage sheds, earthen dikes, and internal roads. The site reportedly stored mainly fuel oils during its early history and late history. The terminal reportedly was not connected to city sewer; wastewater was discharged to a septic tank and leach field. The location of the tank and leach field are unknown.

Records detailing weekly vacuum extraction of floating oil in specific monitoring and observation wells between January 1998 and May 2005 are evidence of past remediation efforts from historic spills at the site.

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 averaging ± 30 feet above mean sea level. The site is on the southern half of an island located in the Hudson River, roughly two miles south of its confluence with the Mohawk River. There are no wetlands on the subject property. The soil unit covering the entire site area is identified as "urban land," defined as having 85% or more of the surface covered by asphalt, concrete, buildings, or other impervious materials.

Based on historic soil borings, the surface soil consists primarily of fill (slag, ash, and cinders, with some miscellaneous debris to a depth of at least ± 30 feet in parts of the site), which transitions from soft, silty soils with debris to wet, clayey, sandy soil with increasing depth. The underlying bedrock is shale. Monitoring well data indicates a general depth to groundwater ranging from about 27 to 30 feet below the ground surface.

According to groundwater elevations measured in monitoring wells, groundwater generally flows north-northwest into the Hudson River.

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

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

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

FOR MORE INFORMATION

Where to Find Information

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

Village of Green Island Offices
20 Clinton Street
Green Island, NY 12183
phone: 518-273-2201

Who to Contact

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

Project Related Questions

Larry Alden
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9767
larry.alden@dec.ny.gov

Site-Related Health Questions

Steve Lawrence
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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

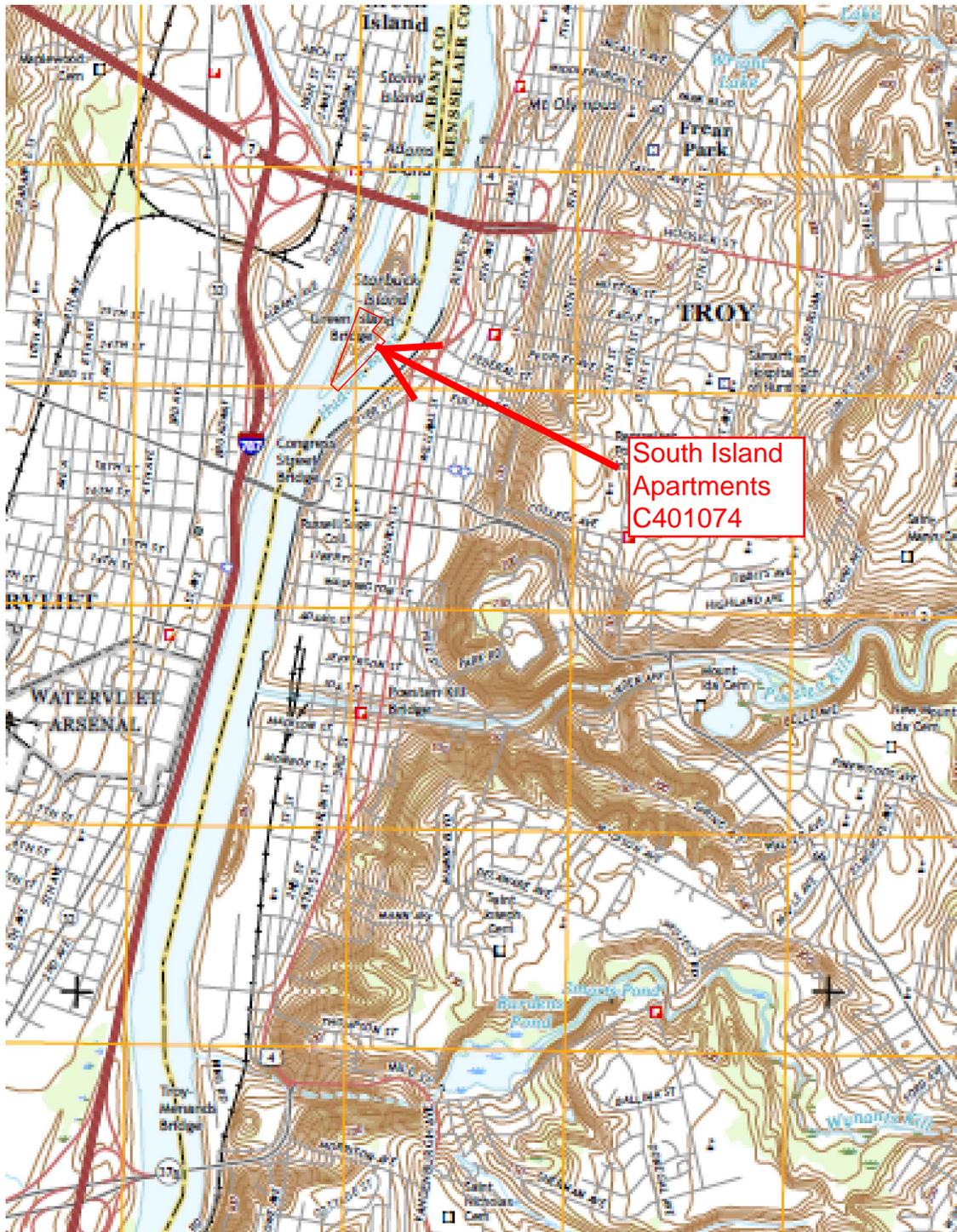
Receive Site Fact Sheets by Email

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



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

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



Scale: 1:3,000 ft

— APPROXIMATE SITE BOUNDARY

TITLE:

FIGURE 1 – SITE LOCATION MAP

LOCATION:

1 OSGOOD AVENUE/CENTER ISLAND
GREEN ISLAND, NEW YORK



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Albany, NY 12204
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