



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

South Island Apartments

1 Osgood Avenue
Town of Green Island
Albany County, New York

September 2018

SITE No. C401074

NYSDEC REGION 4

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
(518) 273-2201

Who to Contact:

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

Project-Related Questions

Alicia Barraza, Project Manager
NYSDEC
625 Broadway, 12 Floor
Albany, NY 12233
(518) 402-9690
alicia.barraza@dec.ny.gov

Health-Related Questions

Steve Lawrence
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For additional information on the New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the South Island Apartments site (the "Site") located at 1 Osgood Avenue, Center Island, in the Town of Green Island, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapor.

The proposed remedy was developed by South Island Apartments, LLC (applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). The applicant will perform and pay for the cleanup, which is expected to begin this fall and should take about 14 months to complete.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **September 5th through October 20th, 2018**. The proposed plan is available for public review at the location identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan (RAWP): The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed remedy consists of:

- Removal of underground storage tanks, if encountered;
- Collection and analysis of post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Continued treatment of contaminated groundwater through injection of chemical oxidants into the groundwater, if needed;
- Import of clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installation of an engineered cover system which would consist of

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building foundations, retaining walls, rip-rap, asphalt paved roadways and/or walkways;

- Areas not paved over will be covered with a two foot clean soil cover meeting restricted residential use soils cleanup objectives;
- Installation of vapor intrusion mitigation systems in all on-site buildings to be constructed;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a long-term institutional control in the form of an Environmental Easement;
- Establishment of a Site Management Plan to ensure long-term management of the engineering and institutional controls, including the performance of periodic inspections and certification that the controls are performing as they were intended; and
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions.

An institutional control is a non-physical restriction on use of the site, such as a deed restriction or easement, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.

A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Site Description: The 10.025-acres site is located on the southern portion of Starbuck Island in the Town of Green Island in Albany County. It is bounded to the north by the Troy/Green Island Bridge and to the south, east and west by the Hudson River. The site is currently vacant, undeveloped land with little vegetation. All buildings and structures were demolished in anticipation of redevelopment. From 1918 until it closed in 2008, the site operated as a petroleum storage and distribution terminal for refined petroleum products including gasoline, light fuel oils, and residual fuel oils. 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 terminal building reportedly was not connected to city sewer; wastewater discharged to a septic tank and leach field. Most recently, the site was used as a car wash business.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C401074) at:

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

Summary of the Investigation: Soils at the site exceed the restricted residential use SCOs for arsenic, lead, mercury and some polyaromatic hydrocarbons. In groundwater, the following contaminants exceed the NYS groundwater standards and/or guidance values: arsenic, benzene, isopropylbenzene, n-propylbenzene, bis(2-ethylhexyl), aldrin, endrin and polychlorinated biphenyls (PCBs). Petroleum non-aqueous phase liquid (NAPL) was present in the west-central portion of the site at thicknesses up to 3+/- feet and was addressed through a separate Interim Remedial Measure (IRM). Soil vapor is impacted by petroleum related organics (benzene, ethylbenzene, total xylenes and toluene). No chlorinated volatile organic compounds were detected in the soil vapor.

Previous Interim Remedial Measures (IRMs) Performed:

These included removal of an underground oil-water separator; excavation of semi-volatile organic compound impacted soil that exceeded soil cleanup objectives in two areas; and an extensive excavation and off-site disposal of light non-aqueous phase liquids (LNAPL) contaminated soils. These activities will be documented in a construction completion report.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

BROWNFIELD CLEANUP PROGRAM

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>

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:

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

