

(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.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

First Prize Center Site

68 Exchange Street
Colonie, NY 12205

SITE No. C401076

NYSDEC REGION 4

June 2022

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C401076/>
and at these location(s):

City of Albany Public Library - Pine Hills Branch

517 Western Avenue
Albany, NY 12203
(518) 482-7911

Who to Contact

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

Project-Related Questions

Michael Ormanoski, Project Manager
NYSDEC Region 4
1130 North Westcott Road
Schenectady, NY 12306-2014
(518) 357-2393
michael.ormanoski@dec.ny.gov

Project-Related Health Questions

Steven Berninger
NYS Department of Health Bureau of
Environmental Exposure Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
(518) 402-0443
BEEI@health.ny.gov

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

Interim Remedial Measure Proposed Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the **First Prize Center Site** ("site") located at 68 Exchange Street, Colonie, Albany County. Please see the attached map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The activities will be performed by First Prize Development Partners, LLC ("applicant") with oversight provided by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **June 8** through **July 8, 2022**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C401076/>
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The draft IRM work plan describes proposed cleanup activities that include:

- Investigation of areas known/suspected to hold underground petroleum bulk storage tanks and removal of any tanks identified.
- Remediation of impacted environmental media such as soil and groundwater that display signs of contamination including obvious odor, discoloration, and/or elevated PID readings in and around the underground bulk storage tanks.
- Remediation of a surface soil spill (NYSDEC Spill #19-11113) in the vicinity of Building 3.
- Cleaning of floor drains/trenches/pits within the site building footprints prior to demolition and subsequent removal of any underground hydraulic lifts/apparatus identified.
- Remediation of impacted environmental media encountered beneath buildings.
- Daily monitoring of air quality for VOCs and particulate and application of dust/odor suppression as outlined in the Community Air Monitoring Plan (CAMP).

BROWNFIELD CLEANUP PROGRAM

Site Description: The First Prize Center site is located in an urban setting characterized by industrial, commercial, and residential development. The site occupies approximately 32.09 acres and overlaps the Town of Colonie and City of Albany border. The site borders a town park on the western side, Exchange Street and a residential area on the northern side, a residence and Everett Road on the eastern side and railroad tracks on the southern side. The site has four masonry buildings, and a concrete slab from a fifth building, most of which have been demolished/removed as of June 2022, leaving only the smokestack free standing. The site has paved and unpaved parking areas, wooded lands along the southern side, and a large grassy area in the northwestern corner. The site is currently zoned for commercial, office and residential use. Primary historical activities occurring at the site included manufacturing of fertilizers, glue, and animal hides, and then slaughterhouse/meat packing operations from 1924 to the 1980s. The meat packing operations included offices, a laboratory, a boiler room, coolers, freezers, a machine shop, a vehicle maintenance shop, two incinerators and a hog pen. The incinerators operated until the 1960s, reportedly burning paper and wood waste, with onsite disposal of the associated ash/coal. Since the mid-1980s, the site has been used by various commercial and industrial companies, including dry/cold/freezer storage, painting, laminating, vehicle storage, office space, cement manufacturing, vehicle repair, health care facilities and an art studio.

Current plans are to redevelop the site for a mixture of residential and commercial use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C401076) at: <https://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern discovered so far at the site are metals and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater. Petroleum-related volatile organic compounds (VOCs)

are also present, primarily in the area of the USTs and oil-water separator.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business, or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

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

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Michael Ormanoski, NYSDEC Project Manager
(518) 357-2393, michael.ormanoski@dec.ny.gov