



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Tim Bayly Property  
**DEC Site #:** C442043  
**Address:** 800 Broadway  
Rensselaer, NY 12144

Have questions?  
See  
"Who to Contact"  
Below

### 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 Tim Bayly Property (site), 800 Broadway, in the city of Rensselaer. 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."

The cleanup activities will be performed and funded by Tim Bayly Development, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to concentrations of contaminants in soil vapor.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C442043>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **April 19, 2017** through **June 5, 2017**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public 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.

The proposed remedy includes:

- Installing a sub-slab depressurization system (SSDS) and vapor barrier beneath the site's existing structure, which is to be renovated for commercial development. Soil removal incidental to the installation of the SSDS will be performed. A concrete basement slab will be

emplaced subsequent to installation of the SSDS.

- Covering contaminated soils that exceed NYSDEC's soil cleanup objectives (SCO) to the east of the onsite building with either asphalt or concrete.
- Maintaining the active SSDS and exterior cap and performing periodic groundwater monitoring via a Site Management Plan (SMP). Monitoring of groundwater quality under the SMP will provide data for future evaluation of groundwater quality and appropriate measures if needed. In addition, an environmental easement and groundwater restriction will be put in place to prevent future exposure and to limit future use of the site to commercial purposes.

These elements are part of a remedy chosen by NYSDEC to prevent future exposures to residual contamination at the site. Site constraints involving limited access, and the potential to disturb the stability of the building and foundation, preclude more extensive excavation activities. Access issues, and the lack of amenability of on-site soils to in-situ treatment methods, have also prevented further action to actively address groundwater contamination. Implementation of the remedy is scheduled to begin in June 2017 and be completed this calendar year.

NYSDEC has established a separate superfund site (C442043A) to address any potential offsite contamination that may have migrated from the Bayly Property site.

#### *Summary of the Investigation*

Activities completed under a Phase II Environmental Site Assessment and a Remedial Investigation included surface soil sampling, subsurface soil sampling, groundwater sampling, indoor air sampling, sub-slab vapor intrusion sampling and soil vapor sampling. Based on these investigations, the primary contaminants of concern include chlorinated volatile organic compounds (VOCs) associated with a prior onsite dry cleaning operation, as well as more isolated levels of metals and one pesticide.

Soil – Of the soil samples taken beneath the building's basement, only one sample exceeded NYSDEC's SCO for the VOC tetrachloroethene for residential use, while another sample exceeded the SCO for mercury for commercial use. The latter result was discovered in a sample taken from approximately eight feet below the basement floor, and is therefore not considered a health concern due to the lack of potential for direct exposure. Commercial SCOs are considered appropriate for the intended future use of the building.

Two surface soil samples collected from east of the building exceeded the SCOs for residential use for chromium, lead, mercury and 4,4'-DDT. The application of Residential SCOs is considered appropriate for this area.

Groundwater – Sampling indicated that New York State groundwater standards were exceeded in monitoring wells to the south and west of the site for cis-1,2-dichloroethene, tetrachloroethene, trichloroethene, and vinyl chloride.

Soil Vapor – Tetrachloroethene was detected in soil vapor beneath the building, and in both indoor air and sub-slab vapor at a vacant structure to the north of the site. A sub-slab vapor intrusion sampling program performed at a property to the east during the Remedial Investigation did not identify any chlorinated VOCs requiring further action.

## **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. NYSDOH must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document 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.

## **Background**

**Site Location:** The site is located at 800 Broadway in the City of Rensselaer, Rensselaer County. It is east of the Hudson River and southeast of the Amtrak Railroad Station. To the south of the site is Partition Street, to the east is East Street and to the north is Harrison Avenue.

**Site Features:** The site is a rectangular parcel on the corner of Broadway and Partition Street, with approximately 45 feet fronting on Broadway and 90 feet fronting on Partition Street. There is a one story brick building on the parcel.

**Current Zoning and Land Use:** The site is zoned Downtown Mixed Use (MU-1) and in an area which has long been a mixed use area. The site is currently vacant.

**Past Use of the Site:** The site was most recently used as a dry cleaning operation from at least 1958 to 1978.

**Site Geology and Hydrogeology:** Borings at the site revealed fill underlain by silty clay and clay, with occasional sand lenses, to 20 feet below the ground surface. Shallow groundwater at the site flows to the west.

**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 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.

Rensselaer Public Library  
676 East Street  
Rensselaer, NY 12144  
518-462-1193

Rensselaer Planning and Development Agency  
C/O Charles Moore, AICP, Director  
City Hall  
62 Washington Street  
Rensselaer, NY 12144  
518-456-1693

### Who to Contact

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

#### Project Related Questions

Margaret Rogers  
New York State Department of  
Environmental Conservation  
1130 North Westcott Road  
Schenectady, NY 12306  
518-357-2353  
margaret.rogers@dec.ny.gov

#### Site-Related Health Questions

Sara Bogardus  
New York State Department of Health  
Empire State Plaza – Corning Tower Room  
1787  
Albany, NY 12237  
518-402-7860  
[beei@health.ny.gov](mailto: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.



AERIAL PHOTOGRAPH OF SUBJECT AREA  
800 BROADWAY  
RENSSELAER, NEW YORK

FIG-1



HANSON

VANVLEET, LLC

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