

# 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

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Tim Bayly Property site ("site") located at 800 Broadway, Rensselaer, Rensselaer County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed by Tim Bayly Development, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The work is expected to be completed in September 2017. The cost to implement the work is estimated to be approximately \$190,000.

The site, formerly used as a dry cleaning operation, has been contaminated with the volatile dry cleaning solvent tetrachloroethene (PCE) and its degradation products. Based on the results of the remedial investigation, the contamination appears to have been caused by spills near the base of the former dry cleaning equipment and/or leaks from breaks in the site's sewer lateral.

### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action is to achieve cleanup levels at the site that protect public health and the environment. The cleanup activities for the site include:

- Installation of a sub slab depressurization system (SSDS), vapor barrier and concrete slab beneath the building. This system will be designed and constructed to prevent building occupants from potentially being exposed to volatile contaminants that may affect indoor air. Similar to a radon mitigation system, the SSDS will prevent sub slab vapors from entering the building by applying a low amount of suction below the foundation and venting the vapors to the outdoors. The operation and maintenance of the SSDS will be performed under a Site Management Plan (SMP).
- A cover (asphalt or concrete) will be placed over exposed surface soil exceeding soil cleanup objectives. The surface soils are located in an unpaved alleyway to the east of the building.
- Periodic groundwater monitoring will be performed under the SMP. Institutional controls and an environmental easement will be put in place to limit/control future site use as appropriate.

## **Next Steps**

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant.

The applicant would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and redeveloping the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, the environmental easement) or engineering controls (for example, the site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

## **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 44 feet fronting on Broadway and 91 feet fronting on Partition Street. There is a one story brick building on the parcel. There is also an unpaved, open alleyway to the east of the building. The site is currently vacant. There is a three-story apartment building directly to the east of the site. An unoccupied building exists directly to the north, and open land to the west and south is owned by various railroad companies. There is a convenience store to the southeast of the site.

**Current Zoning and Land Use:** The site is zoned Downtown Mixed Use (MU 1) and is 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:** Monitoring wells drilled at the site revealed fill underlain by silty clay/clay, with occasional sand lenses, to 20 feet below the ground surface. Shallow groundwater at the site flows to the west towards the Hudson River.

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>

**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

City of Rensselaer Planning & Economic Development Agency  
C/O Charles Moore, AICP, Director  
City Hall  
62 Washington Street  
Rensselaer, NY 12144  
518-465-1693

**Who to Contact**

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

Project Related Questions  
Joshua Haugh  
Department of Environmental Conservation  
Division of Environmental Remediation  
1130 North Westcott Rd  
Schenectady, NY 12306  
518-357-2008  
[joshua.haugh@dec.ny.gov](mailto:joshua.haugh@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.**

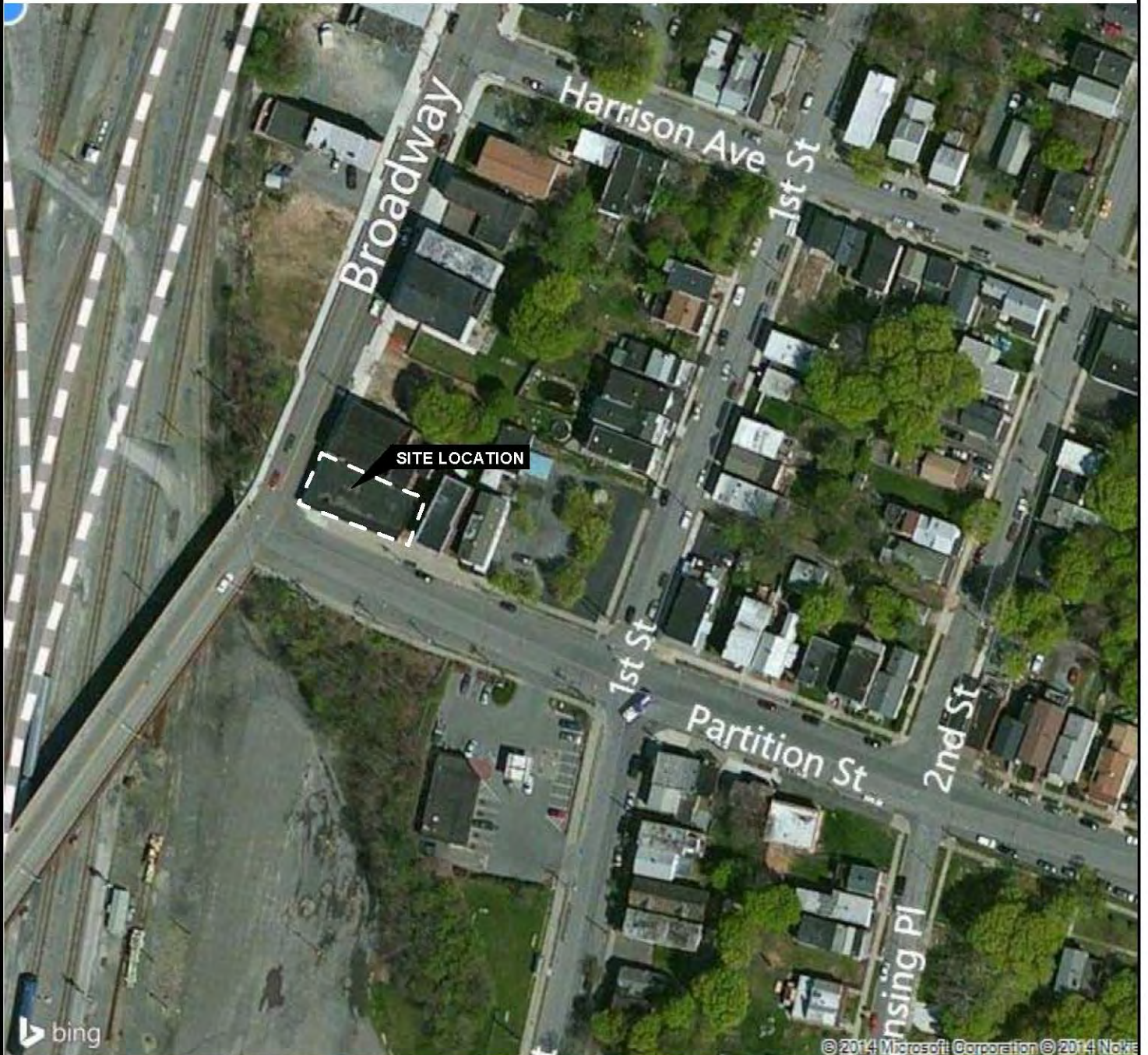
**Receive Site Fact Sheets by Email**

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.





AERIAL PHOTOGRAPH OF SUBJECT AREA  
800 BROADWAY  
RENNSELAER, NEW YORK

FIG-2



HANSON  
VANVLEET, LLC

WATER SUPPLY &  
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