

# FACT SHEET

## Brownfield Cleanup Program

College Park Site  
Site Number C447037  
1520 Maxon Road  
Schenectady, New York

November 2009

### Final Engineering Report Submitted

Remedial action has been completed to address contamination related to College Park ("Site") located at 1520 Maxon Road in the City of Schenectady, Schenectady County, New York under New York's Brownfield Cleanup Program (BCP). See map on page four (4) for site location.

BN Partners Associates ("Applicant") has completed the approved remedial activities and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report (FER). The FER is reviewed by the NYSDEC and the New York State Department of Health (NYSDOH). The FER states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed commercial use of the Site. The FER is available at the document repository identified below.

### Highlights of the Final Engineering Report

The FER has several goals:

- 1) describe the remedial activities completed
- 2) certify that remediation requirements have been achieved or will be achieved for the site
- 3) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when remaining contamination 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 collection system.
- 4) certify that a Site Management Plan (SMP) for any engineering controls used at the site has been approved by NYSDEC.

**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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

This site was investigated under the BCP in accordance with NYSDEC-approved work plans between 2005-2007, which culminated with the Remedial Measures Work Plan Schedule (December 2007). The Site was cleaned up between January and October 2008 following the Work Plan. The work was reported in monthly progress reports. Thereafter, the soil management plan, now part of the SMP, was followed to ensure proper soil handling during site redevelopment.

The NYSDEC-approved activities, described in the FER, included: (i) the removal and disposal of approximately 10,000 tons of contaminated soil (approx. 9,500 tons of petroleum-contaminated soil and approx. 500 tons of solvent-contaminated soil); (ii) the collection, treatment and discharge of approximately 407,000 gallons of contaminated groundwater; (iii) end point soil testing; (iv) underground storage tank (UST) and transformer removal; (v) site security; and (vi) community air monitoring.

The selected cleanup remedy, which was approved by the NYSDEC and NYSDOH, called for the following actions:

- Removal and proper disposal of impacted soil from the southern and eastern portions of the site.
- Closure of the UST located on the eastern portion of the site.
- Removal and proper disposal of the pad-mounted and pole-mounted transformers located in the southeast corner of the site.

The redevelopment program provided that the property would be developed for commercial use. To that end, the selected remedial alternatives called for the implementation of the following institutional controls:

- Soil management plan for the College Park Site construction phase, to properly manage on-site, or dispose off-site, soils that contain petroleum impacts;
- Groundwater monitoring to be performed after construction is complete;
- Engineering control measures in the form of the installation and voluntary operation of sub slab vapor mitigation systems, and footing drain water collection system for the proposed commercial office building structure;
- Deed restrictions covering groundwater use, the maintenance of soil and paved surfaces and a property-wide SMP.

The cleanup was completed in accordance with NYSDEC-approved Work Plans and all project goals have been met. Future use of the site will be restricted to light industrial or commercial; residential uses will not be allowed.

#### **Next Steps**

The NYSDEC and NYSDOH will complete their review and approval of the FER. The approved FER will be made available to the public (see "Where to Find Information" below). The NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. A fact sheet will be sent to the site contact list when NYSDEC issues the COC.

Upon issuance of the COC, the Applicant:

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

A COC may be modified or revoked if, for example, the Applicant does not comply with the terms of its Brownfield Site Cleanup Agreement (BCA) with the NYSDEC, or if the Applicant commits fraud regarding its application or its certification that it has met cleanup levels.

### **Background**

NYSDEC previously accepted an application from BN Partners Associates, LLC ("Applicant") to participate in the BCP. The application proposed that the Site would be used for commercial purposes. The Applicant proposed transforming an abandoned Shopping Plaza site, which was part of an industrial site, into productive commercial property. The redevelopment plan also includes the demolition, cleanup and reuse of a former adjacent gasoline station, although the former gas station is not part of the BCP parcel.

The NYSDEC accepted the application and entered into a BCA with the BN Partners Associates, LLC on September 12, 2005. The BCP project has proceeded satisfactorily through the application, investigation, remediation and site management phases under NYSDEC and NYSDOH supervision. The specific activities associated with the project are documented in the FER and in the following reports stored at the document repository:

1. Proposed Final Site Investigation Work Plan (Former Big N Plaza), Northeastern Environmental Technologies, Corporation (NETC), Feb. 2006 – revised May 2006
2. Remedial Alternatives Selection Report, NETC, Jan. 2007
3. Remedial Alternatives Work Plan, NETC, April 2007
4. Remedial Measures Work Plan Schedule, NETC, Dec. 2007

### **FOR MORE INFORMATION**

#### **Location of Reports and Information**

Project documents are available at the following locations to help the public stay informed.

#### **Repository Address:**

Schenectady County Public Library  
99 Clinton Street  
Schenectady, New York 12305-2083  
Telephone (518) 388-4500  
Monday – Thursday 9:00-9:00 pm  
Friday – Saturday 9:00-5:00 pm  
Sunday 1:00-5:00 pm

New York State Department of  
Environmental Conservation  
1130 North Westcott Road  
Schenectady, NY 12306-2014  
Telephone (518) 357-2045  
Office hours: Mon-Fri. 8:30-4:45 pm

#### **Who to Contact**

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



### Project Related Questions

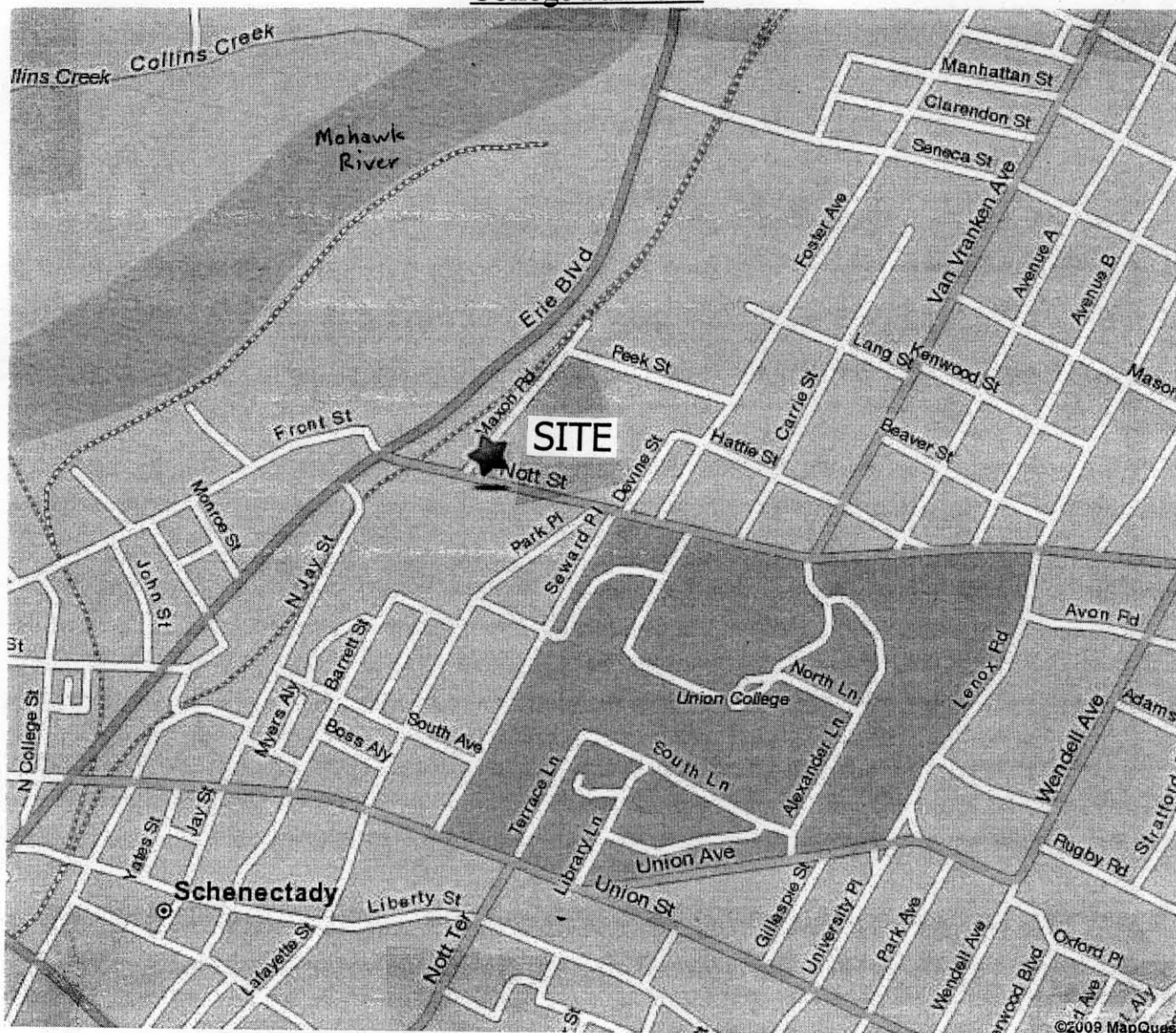
Mr. John Strang  
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(518) 357-2390  
[jrstrang@gw.dec.state.ny.us](mailto:jrstrang@gw.dec.state.ny.us)

### Site-Related Health Questions

Mr. Bruce Donovan  
New York State Department of Health  
Environmental Health Program  
Capital District Regional Office  
One Fulton Street  
Troy, NY 12180  
(518) 408-5423  
[bxd05@health.state.ny.us](mailto:bxd05@health.state.ny.us)

**If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. In addition, if you would prefer to receive site-related “mailings” like these through e-mail, please contact the NYSDEC project manager to have your contact information updated. 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.**

### College Park Site



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