



FACT SHEET

Brownfield Cleanup Program

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

December 2009

NYSDEC Certifies Remediation Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that BN Partners Associates, LLC (BN Partners) has achieved cleanup requirements to address contamination at the College Park Site at 1520 Maxon Road in the City of Schenectady, Schenectady County, under New York's Brownfield Cleanup Program (BCP). See map below for the location of the site. NYSDEC has issued a Certificate of Completion to BN Partners. A copy of the Certificate of Completion is available at the document repositories identified below.

NYSDEC previously accepted an application submitted by BN Partners to participate in the BCP. The application proposed that the site would be used for commercial purposes.

Certificate of Completion

The Certificate of Completion issued by NYSDEC contains:

- 1) a certification that remediation requirements have been achieved;
- 2) the surveyed boundaries of the site; and
- 3) a certification that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

"Remedial activities" and *"remediation"* refer to all necessary actions to address any known or suspected contamination associated with a 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 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

Significant remedial activities completed at the site between January and October 2008, in accordance with NYSDEC-approved Remedial Measures Work Plan, included the following:

- Removal and proper disposal of about 10,000 tons of contaminated soil from the site;
- Collection, treatment and discharge of approximately 407,000 gallons of contaminated groundwater;
- Closure of the underground storage tank located on the eastern portion of the site; and

- Removal and proper disposal of the pad-mounted and pole-mounted transformers located in the southeast corner of the site.

These actions complete the remedial activities at the site, satisfying the remedial action goals by removing contaminated soil, treating contaminated groundwater, and installing a soil cover system. The site will continue to be protected by a Site Management Plan (SMP) approved by NYSDEC, which includes the following institutional and engineering controls:

- Management of a Protective Cover System, including adoption of an Excavation Plan dictating procedures for future soil intrusive activities;
- Groundwater monitoring;
- Voluntary operation of sub-slab vapor mitigation systems, and footing drain water collection system for the commercial office building structure;
- Restriction on all future uses of the site to commercial or industrial purposes;
- Restriction of groundwater use; and
- All engineering controls on the Site must be inspected and certified at a frequency and in a manner defined in the SMP.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor collection system.

Next Steps

NYSDEC issued the Certificate of Completion based on review and approval of a Final Engineering Report (FER) submitted by BN Partners. The FER described the remedial activities completed, and certified that remediation requirements have been achieved for the site.

With its receipt of a Certificate of Completion, BN Partners is eligible to redevelop the site. In addition, BN Partners:

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

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

Background

The 8.36 acre site was formerly owned and operated by the American Locomotive Company and was abandoned in 1958. The site was subsequently developed into a retail shopping plaza which included a dry cleaning operation. The shopping plaza was abandoned before BN Partner's ownership. The site is located in an industrial zone, bordered by Nott Street and a Union College dormitory to the south, Maxon Road and an active railroad line to the west, Peek Street and residential dwellings to the north and the City of Schenectady bike path to the east.

Previous investigations at the site identified soil contamination from metals, petroleum and dry cleaner solvents, and groundwater contamination from petroleum and dry cleaner solvents. A remediation plan was developed for the site during the summer of 2007 as described in the Remedial Measures Work Plan. Remedial activities were subsequently conducted and completed as described above.

The administrative history and remediation of the site in connection with the BCP include the following:

Brownfield Cleanup Application submitted in May 2005 and subsequent Brownfield Cleanup Agreement signed in September 2005.

The specific activities associated with the project are documented in the FER and in the following reports stored at the document repositories:

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, January 2007
3. Remedial Alternatives Work Plan, NETC, April 2007
4. Remedial Measures Work Plan Schedule, NETC, December 2007

The Final Engineering Report was submitted in November 2009 and approved in December 2009. The Certificate of Completion was issued on December 18, 2009.

FOR MORE INFORMATION

Location of Reports and Information

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

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, New York 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

John Strang, Project Manager
New York State Department of
Environmental Conservation
1130 North Westcott Road
Schenectady, NY 12306
(518) 357-2390
jrstrang@gw.dec.state.ny.us

Health Related Questions

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

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



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our Terms of Use