Periodic Review Report

Arbor Hill Gateway Properties

Albany, New York

Site No. E401048

October 2022

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October 21, 2022

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Contents

Tables

Figures

Appendices

1 Executive Summary

In accordance with the approved Site Management Plan (SMP), Arcadis of New York, Inc. (Arcadis, formerly Malcolm Pirnie, Inc.) has prepared this Periodic Review Report (PRR) on behalf of the City of Albany Community Development Agency (ACDA) for the Arbor Hill Gateway Properties site (Site No. E401048) located in Albany, New York.

The ACDA entered into a State Assistance Contract (SAC) (#C302755) with the New York State Department of Environmental Conservation (NYSDEC), to investigate and remediate a 0.55-acre former vehicle maintenance and retail fueling facility located in the City of Albany, Albany County, New York. During/following a Remedial Investigation / Alternatives Analysis (RI/AA) and Interim Remedial Measure (IRM) in 2006-2007, and the subsequent 2007 Record of Decision (ROD), the property was remediated to commercial use standards, and has been redeveloped as a memorial park for passive recreational use. The remedy generally consisted of excavation and disposal of petroleum-impacted soil, removal of underground storage tanks (USTs) and contents, maintenance pit, hydraulic lift, and pump island and associated apparatuses, placing a soil and concrete cover system over the entire site, and implementing the SMP. Annual Monitoring/Certification Reports have detailed declining concentrations of petroleum compounds in groundwater and good condition of the soil, vegetative, and concrete cover for the site that is functioning as designed. The remedy is compliant with the SMP and no changes to the proposed PRR submittal frequency are recommended at this time. Based on more than 10 years of consistent groundwater flow patterns, decreasing contaminant concentrations, and lack of impact to down-gradient receptors, groundwater monitoring was discontinued in 2017 and the monitoring well network decommissioned.

2 Site Overview

2.1 Site History

The site was formerly operated as a garage for vehicle maintenance and repair and as a retail gasoline and diesel fuel sales facility at the corner of Henry Johnson Boulevard and Colonie Street in Albany, New York (Figure 1). The garage may have operated as early as 1935 and as recently as 1995. The site was abandoned and Albany County took possession of the site in lieu of back taxes, subsequently transferring the site ownership to ACDA. The onsite building was demolished by the City in 2004 after it partially collapsed. The ACDA conducted Phase I and II Environmental Site Assessments in 2004 under the United States Environmental Protection Agency (USEPA) Brownfields Assessment Demonstration Pilot Program grant (Malcolm Pirnie, 2004 and Malcolm Pirnie, 2005, respectively). The ACDA subsequently conducted a RI/AA and IRM in 2006 after being selected to receive an investigation grant under the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program (ERP) (Malcolm Pirnie, 2007).

2.2 Nature and Extent of Contamination Prior to Remediation

Based on the Phase I and II ESA and RI/AA findings, petroleum compounds were present in the subsurface soil and groundwater in the vicinity of the former vehicle maintenance facility, the USTs, and the former fuel dispenser

islands. Soil samples collected in these areas contained several volatile organic compounds (VOCs) at concentrations greater than the corresponding NYSDEC Technical and Administrative Guidance Memorandum (TAGM) Cleanup Objectives and/or NYCRR Part 375 Soil Cleanup Objectives (SCOs). Groundwater samples collected from these areas and the down-gradient off-site highway median contained VOCs at a concentration greater than the corresponding NYSDEC Class GA Standards.

2.3 Remedial Program

The first phase of the RI involved the registration and closure of all out of service petroleum storage tanks, removal and disposal of all hazardous substances within the tanks, and associated contaminated soil. The "Tank and Vessel Closure" IRM phase involved the closure of 11 underground storage tanks, one above ground storage tank, a maintenance pit, hydraulic lifts, sumps, pump island and associated apparatuses, and the removal and disposal of approximately 16,600 gallons of petroleum-impacted water and 1,850 tons of impacted soil.

Based on the results of the Tank and Vessel Closure IRM, the petroleum-impacted soils and USTs representing the contamination source at the site were removed. However, residual petroleum impacted soil was left under beneath the sidewalk and street to the east of the former fuel dispenser islands, at the direction and approval of the NYSDEC, where further excavation was precluded by the presence of Henry Johnson Boulevard. The NYSDEC selected Monitored Natural Attenuation (MNA) as the remedy for the site, as described in the Record of Decision (ROD) issued by the NYSDEC in March 2007. This remedy has been implemented by ACDA since that time in accordance with the approved SMP. Institutional Controls (ICs) implemented at the site require that (1) Engineering Controls (ECs) in the form of the cover system be maintained and monitored; (2) future exposure to remaining contamination be prevented by controlling disturbances of the subsurface contamination; (3) use of groundwater as a source of potable water be restricted without necessary water quality treatment as determined by NYSDOH; (4) monitoring, inspection, and reporting be performed as defined in the SMP; and (5) the use and development of the site be limited to commercial (passive recreational) uses only.

3 Remedy Performance, Effectiveness and Protectiveness

It has been shown that, once the source material was removed in 2006, the concentrations of petroleum compounds in the groundwater declined dramatically. As shown on Figure 2 and in Table 1, concentrations of petroleum compounds in groundwater decreased significantly following the conclusion of remedial activities to the point where monitoring was no longer required by 2017. As local residents use municipal water, the only exposure pathway to contaminated groundwater would be via direct contact with subsurface soil/groundwater. The soil, vegetative, and concrete cover for the site have remained in good condition and are functioning as designed, and therefore remain protective of human exposure to residual contamination.

4 IC/EC Plan Compliance

ICs at the site include a land use restriction, to limit access, prevent excavation or other disturbance without prior notice to and approval from the NYSDEC, prevent residential use of the property, and to prevent the use of groundwater at the site. The environmental easement for the site was executed by the NYSDEC on December

29, 2015, and filed with the Albany County Clerk on February 18, 2016. A copy of the easement is provided in Appendix A.

ECs at the site include a cover system consisting of at least 24 inches of clean soil, concrete-covered sidewalks, a stamped concrete walkway, clean topsoil, and/or vegetative cover over the entire site to prevent direct human contact with residual contamination at the site. Annual inspections of the cover system are conducted each year and included in the Annual Monitoring/Certification Report. The soil, vegetative, and concrete cover for the site have remained in good condition and are functioning as designed, and therefore remain protective of human exposure to residual contamination.

Institutional and Engineering Controls Certifications are provided in Appendix B.

5 Monitoring Plan Compliance

Groundwater monitoring wells MW-6, MW-9, MW-10, MW-11, MW-12, MW-13, and MW-14 were sampled annually from 2006 to 2017 and samples were analyzed for VOCs by USEPA Method 8260. Cumulative results of groundwater sampling are shown on Figure 2 and in Table 1. Concentrations of petroleum compounds in groundwater had been decreasing since the conclusion of remedial activities in 2006. Petroleum compounds remained slightly greater than applicable NYSDEC Class GA Groundwater Standards only in monitoring well MW-9 (located adjacent to the former source area), with no impacts in down-gradient off-site wells. Based on more than 10 years of consistent groundwater flow patterns, decreasing contaminant concentrations, and lack of impact to any down-gradient receptors, it was recommended in the 2017 PRR that groundwater monitoring be discontinued and the monitoring well network decommissioned, which was approved by NYSDEC in August 2017. In October 2017 the 10 remaining groundwater wells and 5 soil vapor points were abandoned. The Well Decommissioning Report was approved by the NYSDEC on November 1, 2017.

6 Conclusions and Recommendations

The components of the SMP and IC/ECs were conducted as required during the reporting period. IC/ECs are effective in preventing human contact with residual contamination. No changes to the proposed PRR submittal frequency are recommended.

Tables

TABLE 1
SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-03	AH-MW-04	AH-MW-05	AH-MW-06				
Sampling Date	Class GA	4/12/2006	4/12/2006	4/12/2006	7/10/2006	10/18/2006	1/9/2007	11/24/2008	6/17/2009
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	NR	NR	NR	NR	NR	NR	NR	1 U
1,3,5-Trimethylbenzene	5	NR	NR	NR	NR	NR	NR	NR	1 U
Acetone	50	25 U	25 U	25 U	25 U	5 UJ	25 U	15 U	5 U
Benzene	1	140 J	8	2 J	5 U	5 U	5 U	10 U	0.5 U
Ethyl Benzene	5	98 J	3 J	5 U	5 U	5 U	5 U	10 U	1 U
Isopropylbenzene	5	5 J	5 U	5 U	5 U	5 U	5 U	10 U	1 U
m/p-Xylenes	5	77 J	10 U	10 U	10 U	10 U	10 U	10 U	1 U
Methylene Chloride	5	5 U	5 U	5 U	5 U	5 U	5 U	10 U	1 U
Methyl tert-butyl Ether	10	5 U	4 J	22	5 U	5 U	5 U	10 U	0.5 U
n-Propylbenzene	5	NR	NR	NR	NR	NR	NR	NR	1 U
o-Xylene	5	18 J	5.0 U	5 U	5 U	5 U	5 U	10 U	1 U
Tetrachloroethene	5	2 J	5 U	5 U	2	6	5	3 JB	2.8
Toluene	5	1 J	5 U	5 U	5 U	5 U	5 U	10 U	1 U
Vinyl Chloride	2	5 U	5 U	5 U	5 U	5 U	5 U	10 U	1 U

Notes

- Concentration exceeds corresponding NYSDEC Class GA Standard.

U - The compound was not detected at the indicated concentration.

J - The concentration given is an approximate value.

NR - Not analyzed

NJ - Tentative and estimated.

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SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-06							
Sampling Date	Class GA Standard	11/4/2009	6/8/2010	11/11/2010	6/13/2011	11/21/2011	7/3/2012	6/12/2013	6/24/2014
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	5 U	5 U	5 U	5.9 U	5.9 U	10 U	10 U	10 U
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.57	0.5 U	0.5 U
n-Propylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	2.4	2.6	1.8	2.1	1.2	1.1	1 U	1 U
Toluene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Notes

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ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-06				AH-MW-07			
Sampling Date	Class GA	6/10/2015	6/9/2016	6/16 Dup	6/12/2017	7/10/2006	10/18/2006	1/9/2007	11/24/2008
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	NR	NR	NR	NR
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	NR	NR	NR	NR
Acetone	50	5 U	5 U	5 U	5 U	25 U	25 UJ	25 U	15 U
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	5 U	5 U	5 U	10 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	5 U	5 U	5 U	10 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	5 U	5 U	5 U	10 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	10 U	10 U	10 U	10 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	5 U	5 U	5 U	10 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.5 U	5 U	5 U	5 U	10 U
n-Propylbenzene	5	1 U	1 U	1 U	1 U	NR	NR	NR	NR
o-Xylene	5	1 U	1 U	1 U	1 U	5 U	5 U	5 U	10 U
Tetrachloroethene	5	1 U	1 U	1.2	1 U	5 U	5 U	5 U	10 U
Toluene	5	1 U	1 U	1 U	1 U	5 U	5 U	5 U	10 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	5 U	5 U	5 U	10 U

Notes

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ALBANY, NEW YORK

Sample ID	NYSDEC		AH-MW-07					
Sampling Date	Class GA	6/17/2009	11/4/2009	6/8/2010	11/11/2010	6/13/2011	11/21/2011	7/3/2012
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs								
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	5 U	5 U	5 U	5 U	5.9 U	5.9 U	10 U
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
n-Propylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Toluene	5	1 U	1.9	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	1 U	1 U

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LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-08							
Sampling Date	Class GA	7/10/2006	10/18/2006	1/9/2007	11/25/2008	6/16/2009	11/4/2009	6/8/2010	11/11/2010
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	NR	NR	NR	NR	1.0 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	NR	NR	NR	NR	1.0 U	1 U	1 U	1 U
Acetone	50	25 U	6 UJ	25 U	15 U	5 U	5 U	5 U	5 U
Benzene	1	4	5 U	5 U	10 U	1 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	2 NJ	5 U	5 U	10 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	5 U	5 U	5 U	10 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	3	10 U	10 U	10 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	5 U	5 U	5 U	10 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	1	2 J	2	10 U	2.1	2.5	1	2.2
n-Propylbenzene	5	NR	NR	NR	NR	1.0 U	1 U	1 U	1 U
o-Xylene	5	1.0	5 U	5 U	10 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	5 U	5 U	5 U	10 U	1 U	1 U	1 U	1 U
Toluene	5	5 U	5 U	5 U	10 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	5 U	5 U	5 U	10 U	1 U	1 U	1 U	1 U

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Sample ID	NYSDEC	AH-MW-08			AH-MW-09				
Sampling Date	Class GA Standard	6/13/2011	11/21/2011	7/2/2012	7/10/2006	10/19/2006	10/06 Dup	1/9/2007	1/07 Dup
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	NR	NR	NR	NR	NR
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	NR	NR	NR	NR	NR
Acetone	50	5.9 U	5.9 U	10 U	300	25 UJ	25 U	19	15
Benzene	1	0.5 U	0.5 U	0.5 U	330	41	33	44	43
Ethyl Benzene	5	1 U	1 U	1 U	270	20	16	60	61
Isopropylbenzene	5	1 U	1 U	1 U	13	1	5 U	4	4
m/p-Xylenes	5	1 U	1 U	1 U	1,100	33	27	180	200
Methylene Chloride	5	1 U	1 U	1 U	25 U	5 U	5 U	5 U	5 U
Methyl tert-butyl Ether	10	0.6	0.5 U	0.69	160	16	12	30	29
n-Propylbenzene	5	1 U	1 U	1 U	NR	NR	NR	NR	NR
o-Xylene	5	1 U	1 U	1 U	470	6	5	62	65
Tetrachloroethene	5	1 U	1 U	1 U	25 U	5 U	5 U	5 U	5 U
Toluene	5	1 U	1 U	1 U	1500 J	24	20	170	170
Vinyl Chloride	2	1 U	1 U	1 U	25 U	5 U	5 U	5 U	5 U

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ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-09							
Sampling Date	Class GA Standard	11/24/2008	6/17/2009	11/4/2009	6/8/2010	6/10 Dup	11/11/2010	6/13/2011	6/11 Dup
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	NR	56	1 U	3	3.2	15	67	71
1,3,5-Trimethylbenzene	5	NR	3.3	1 U	1 U	1 U	3	3	3.4
Acetone	50	15 U	5.0 U	5 U	5 U	5 U	5 U	5 U	5 U
Benzene	1	2 J	5.9	0.5 U	0.82	0.78	9	11	11
Ethyl Benzene	5	6 J	39	1 U	3.6	3.3	6.6	74	74
Isopropylbenzene	5	10 U	2.1	1 U	1 U	1 U	1 U	3.8	3.7
m/p-Xylenes	5	15	85	1 U	1.7	2.2	25	48	51
Methylene Chloride	5	10 U	1.0 U	1 U	1 U	1 U	1 U	ND	1 U
Methyl tert-butyl Ether	10	1 J	0.5 U	1.2	0.58	0.56	2.9	2.1	2.5
n-Propylbenzene	5	NR	5.6	1 U	1 U	1.1	1.6	9	9.7
o-Xylene	5	5 J	16	1 U	1 U	1 U	6.6	1.3	1.1
Tetrachloroethene	5	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
Toluene	5	5 J	21	1 U	1 U	1 U	11	1.6	1.6
Vinyl Chloride	2	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U

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Sample ID	NYSDEC	AH-MW-09						
Sampling Date	Class GA	11/21/2011	11/11 Dup	7/2/2012	6/12/2013	6/13 Dup	6/24/2014	6/14 Dup
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs								
1,2,4-Trimethylbenzene	5	15	13	1.2	24	17	14	6.5
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	5 U	5 U	10 U	10 U	10 U	10 U	10 U
Benzene	1	1.8	1.8	0.5 U	3.7	2.9	1.4	0.68
Ethyl Benzene	5	18	17	1 U	32	21	15	8.5
Isopropylbenzene	5	1.1	1 U	1 U	1.6	1.3	1 U	1 U
m/p-Xylenes	5	8.1	6.6	1 U	23	13	7.9	4.2
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.84	0.94	0.52	0.5 U
n-Propylbenzene	5	3.1	2.7	1 U	4.3	3	2.9	1.5
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Toluene	5	2	2.1	1 U	2	1.3	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Notes

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Sample ID	NYSDEC	AH-MW-09					AH-MW-10		
Sampling Date	Class GA	6/10/2015	6/15 Dup	6/9/2016	6/12/2017	6/17 Dup	7/13/2006	10/19/2006	1/9/2007
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	19	14	14	32	37	NR	NR	NR
1,3,5-Trimethylbenzene	5	3.4	2.7	1 U	1 U	1 U	NR	NR	NR
Acetone	50	10 U	10 U	5 U	5 U	5 U	25 U	25 UJ	25 U
Benzene	1	0.5 U	0.5 U	0.5 U	2.7	2.8	5 U	5 U	5 U
Ethyl Benzene	5	13	8.1	7.5	45	53	5 U	5 U	5 U
Isopropylbenzene	5	1.4	1.1	1.0 U	2.4	2.9	5 U	5 U	5 U
m/p-Xylenes	5	6	4.1	1.2	15	19	10 U	10 U	3
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	5 U	5 U	5 U
n-Propylbenzene	5	3.9	3	1.9	5.8	7	NR	NR	NR
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
Tetrachloroethene	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
Toluene	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	1
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U

Notes

- Concentration exceeds corresponding NYSDEC Class GA Standard.

U - The compound was not detected at the indicated concentration.

J - The concentration given is an approximate value.

NR - Not analyzed

NJ - Tentative and estimated.

D - Sample diluted

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TABLE 1
SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-10							
Sampling Date	Class GA	11/24/2008	6/16/2009	11/3/2009	6/7/2010	11/10/2010	6/13/2011	11/22/2011	7/3/2012
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	NR	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	NR	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	15 U	5 U	5 U	5 U	5 U	5.9 U	5.9 U	10 U
Benzene	1	10 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	10 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
n-Propylbenzene	5	NR	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
Toluene	5	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U

Notes

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TABLE 1
SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-10					AH-MW-11		
Sampling Date	Class GA	6/12/2013	6/24/2014	6/10/2015	6/9/2016	6/12/2017	7/13/2006	MW-X2 7/06	10/19/2006
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	NR	NR	NR
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	NR	NR	NR
Acetone	50	10 U	10 U	5 U	5 U	5 U	25 U	25 U	25 UJ
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	1	5 U	5 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	1 U	10 U	10 U	10 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	190	180	43
n-Propylbenzene	5	1 U	1 U	1 U	1 U	1 U	NR	NR	NR
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
Tetrachloroethene	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
Toluene	5	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	5 U	5 U	5 U

Notes

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TABLE 1
SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-11							
Sampling Date	Class GA	1/9/2007	11/24/2008	6/16/2009	11/3/2009	MW-X (11/09)	6/7/2010	11/10/2010	11/10 dup
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	NR	NR	1.0 U	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	NR	NR	1.0 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	25 U	4 J	5.0 U	5 U	5 U	5 U	5 U	5 U
Benzene	1	5 U	10 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	5 U	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	5 U	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	10 U	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	5 U	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	93	20	19	12	11	12	10	11
n-Propylbenzene	5	NR	NR	1.0 U	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	5 U	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	5 U	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U
Toluene	5	5 U	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	5 U	10 U	1.0 U	1 U	1 U	1 U	1 U	1 U

Notes

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LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-11							
Sampling Date	Class GA	6/13/2011	11/22/2011	7/3/2012	7/12 Dup	6/12/2013	6/24/2014	6/10/2015	6/9/2016
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	5.9 U	5.9 U	10 U	10 U	10 U	10 U	5 U	5 U
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	5.4	6.3	6.1	6.3	3.2	7.4	3.2	4.9
n-Propylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	1 U	1 U	1.6	1 U	1 U	1 U	1 U	1 U
Toluene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Notes

- Concentration exceeds corresponding NYSDEC Class GA Standard.

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TABLE 1
SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-11	AH-MW-12						
Sampling Date	Class GA	6/12/2017	7/13/2006	10/19/2006	1/9/2007	11/24/2008	6/16/2009	11/3/2009	6/7/2010
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	NR	NR	NR	NR	1.0 U	1 U	1 U
1,3,5-Trimethylbenzene	5	1 U	NR	NR	NR	NR	1.0 U	1 U	1 U
Acetone	50	5 U	25 U	25 UJ	25 U	15 U	5.0 U	5 U	5 U
Benzene	1	0.5 U	5 U	5 U	5 U	10 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U	1 U
Isopropylbenzene	5	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U	1 U
m/p-Xylenes	5	1 U	10 U	10 U	10 U	10 U	1.0 U	1 U	1 U
Methylene Chloride	5	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U	1 U
Methyl tert-butyl Ether	10	2.6	5 U	1 J	5 U	10 U	0.7	1.2	0.88
n-Propylbenzene	5	1 U	NR	NR	NR	NR	1.0 U	1 U	1 U
o-Xylene	5	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U	1 U
Tetrachloroethene	5	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U	1 U
Toluene	5	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U	1 U
Vinyl Chloride	2	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U	1 U

Notes

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SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-12							
Sampling Date	Class GA Standard	11/10/2010	6/13/2011	11/22/2011	7/3/2012	6/12/2013	6/24/2014	6/10/2015	6/9/2016
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	5 U	5.9 U	5.9 U	10 U	10 U	10 U	5 U	5 U
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	0.68	0.5	0.76	0.54	0.5 U	0.5 U	0.5 U	0.5 U
n-Propylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1.1
Toluene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Notes

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TABLE 1
SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-12	AH-MW-13						
Sampling Date	Class GA	6/12/2017	7/13/2006	10/17/2006	1/9/2007	11/24/2008	MW-X 11/08	6/16/2009	11/3/2009
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	NR	NR	NR	NR	NR	1.0 U	1 U
1,3,5-Trimethylbenzene	5	1 U	NR	NR	NR	NR	NR	1.0 U	1 U
Acetone	50	5 U	25 U	6 U	25 U	15 U	15 U	5.0 U	5 U
Benzene	1	0.5 U	5 U	5 U	5 U	10 U	10 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	5 U	5 U	5 U	10 U	10 U	1.0 U	1 U
Isopropylbenzene	5	1 U	5 U	5 U	5 U	10 U	10 U	1.0 U	1 U
m/p-Xylenes	5	1 U	5 U	10 U	10 U	10 U	10 U	1.0 U	1 U
Methylene Chloride	5	1 U	5 U	5 U	5 U	10 U	10 U	1.0 U	1 U
Methyl tert-butyl Ether	10	0.5 U	1	5 U	5 U	10 U	10 U	0.5 U	0.5 U
n-Propylbenzene	5	1 U	NR	NR	NR	NR	NR	1.0 U	1 U
o-Xylene	5	1 U	5 U	5 U	5 U	10 U	10 U	1.0 U	1 U
Tetrachloroethene	5	1 U	5 U	5 U	5 U	10 U	10 U	1.0 U	1 U
Toluene	5	1 U	5 U	5 U	5 U	10 U	10 U	1.0 U	1 U
Vinyl Chloride	2	1 U	5 U	5 U	5 U	10 U	10 U	1.0 U	1 U

Notes

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SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-13							
Sampling Date	Class GA	6/7/2010	11/10/2010	6/13/2011	11/21/2011	7/2/2012	6/12/2013	6/24/2014	6/10/2015
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	5 U	5 U	5.9 U	5.9 U	10 U	10 U	10 U	10 U
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
n-Propylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Toluene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Notes

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SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-13		AH-MW-14					
Sampling Date	Class GA	6/9/2016	6/12/2017	7/14/2006	10/18/2006	1/9/2007	11/24/2008	6/16/2009	11/3/2009
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	NR	NR	NR	NR	1.0 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	NR	NR	NR	NR	1.0 U	1 U
Acetone	50	10 U	10 U	25 UJ	5 U	25 U	15 U	5.0 U	5 U
Benzene	1	0.5 U	0.5 U	5 U	5 U	5 U	10 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Isopropylbenzene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
m/p-Xylenes	5	1 U	1 U	10 U	10 U	10 U	10 U	1.0 U	1 U
Methylene Chloride	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	5 U	5 U	5 U	10 U	0.5 U	0.5 U
n-Propylbenzene	5	1 U	1 U	NR	NR	NR	NR	1.0 U	1 U
o-Xylene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Tetrachloroethene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Toluene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Vinyl Chloride	2	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U

Notes

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SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-14							
Sampling Date	Class GA	6/7/2010	11/10/2010	6/13/2011	11/21/2011	7/2/2012	6/12/2013	6/24/2014	6/10/2015
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Acetone	50	5 U	5 U	5.9 U	5.9 U	10 U	10 U	10 U	5 U
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
n-Propylbenzene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Toluene	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Notes

- Concentration exceeds corresponding NYSDEC Class GA Standard.

U - The compound was not detected at the indicated concentration.

J - The concentration given is an approximate value.

NR - Not analyzed

NJ - Tentative and estimated.

D - Sample diluted

R - Rejected based upon data validation.

TABLE 1
SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-14		AH-MW-15					
Sampling Date	Class GA	6/9/2016	6/12/2017	7/19/2006	10/17/2006	1/9/2007	11/25/2008	6/17/2009	11/4/2009
Matrix	Standard	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs									
1,2,4-Trimethylbenzene	5	1 U	1 U	NR	NR	NR	NR	1.0 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	NR	NR	NR	NR	1.0 U	1 U
Acetone	50	5 U	5 U	25 U	8 U	25 U	15 U	5.0 U	5 U
Benzene	1	0.5 U	0.5 U	5 U	5 U	5 U	10 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Isopropylbenzene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
m/p-Xylenes	5	1 U	1 U	10 U	10 U	10 U	10 U	1.0 U	1 U
Methylene Chloride	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	5 U	5 U	5 U	10 U	0.5 U	0.5 U
n-Propylbenzene	5	1 U	1 U	NR	NR	NR	NR	1.0 U	1 U
o-Xylene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Tetrachloroethene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Toluene	5	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U
Vinyl Chloride	2	1 U	1 U	5 U	5 U	5 U	10 U	1.0 U	1 U

Notes

- Concentration exceeds corresponding NYSDEC Class GA Standard.

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TABLE 1
SUMMARY OF GROUNDWATER SAMPLING RESULTS
LONG-TERM MONITORING
ARBOR HILL GATEWAY PROPERTIES OU-01 ERP
ALBANY, NEW YORK

Sample ID	NYSDEC	AH-MW-15				
Sampling Date	Class GA	6/7/2010	11/10/2010	6/13/2011	11/21/2011	7/3/2012
Matrix	Standard	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs						
1,2,4-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U
1,3,5-Trimethylbenzene	5	1 U	1 U	1 U	1 U	1 U
Acetone	50	5 U	5 U	5.9 U	5.9 U	10 U
Benzene	1	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Ethyl Benzene	5	1 U	1 U	1 U	1 U	1 U
Isopropylbenzene	5	1 U	1 U	1 U	1 U	1 U
m/p-Xylenes	5	1 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	1 U	1 U	1 U	1 U	1 U
Methyl tert-butyl Ether	10	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
n-Propylbenzene	5	1 U	1 U	1 U	1 U	1 U
o-Xylene	5	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	1 U	1 U	1 U	1 U	1 U
Toluene	5	1 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	1 U	1 U	1 U	1 U	1 U

Notes

- Concentration exceeds corresponding NYSDEC Class GA Standard.

U - The compound was not detected at the indicated concentration.

J - The concentration given is an approximate value.

NR - Not analyzed

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D - Sample diluted

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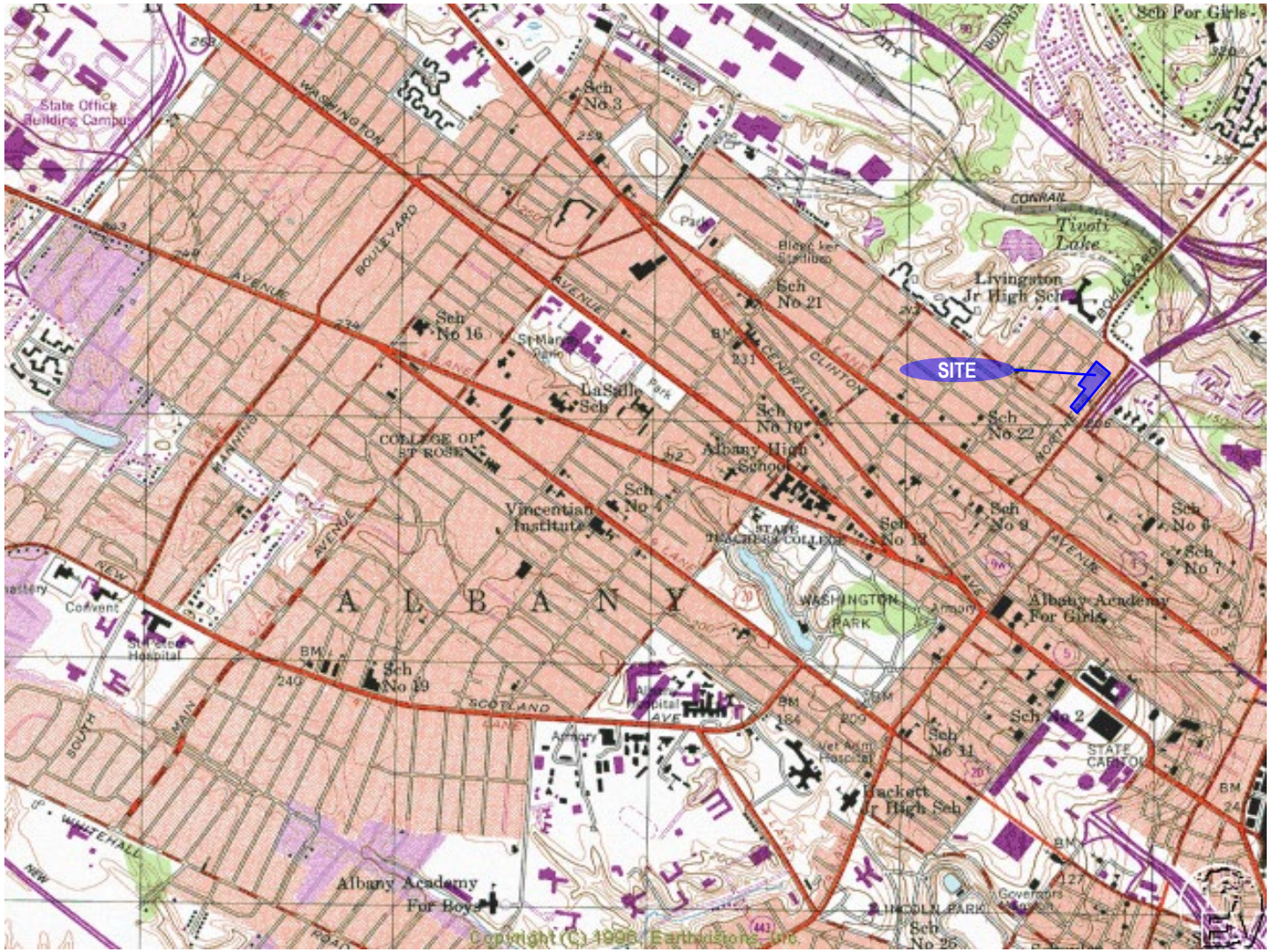
Figures

N



SOURCE: 7.5 MINUTE TOPOGRAPHIC MAP
ALBANY QUADRANGLE, NEW YORK
UNITED STATES GEOLOGIC SURVEY 1980.

SCALE IN FEET

0 1000 2000 4000

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ARBOR HILL GATEWAY PROPERTIES
ALBANY, NEW YORK

SITE LOCATION

JUNE 2022

FIGURE 1

MW-6 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17
Acetone	ND	5 JB	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MTBE	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.57	ND	ND	ND	ND	ND
Tetrachloroethene	2	6	5	3 JB	2.8	2.4	2.6	1.8	2.1	1.2	1.1	ND	ND	ND	1.2	ND

MW-7 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12
Toluene	ND	ND	ND	ND	ND	1.9	ND	ND	ND	ND	ND

MW-8 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12
Benzene	4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Benzene	2 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylenes	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MTBE	1	ND	2	ND	2.1	2.5	1	2.2	0.6	ND	0.69

MW-15 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-10	Nov-11	Jul-12
VOCs	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

LEGEND

GROUNDWATER MONITORING WELL

SOIL VAPOR MONITORING POINT

NOTE: Groundwater VOC concentrations for detected compounds given in µg/L.

= Concentration exceeds corresponding NYSDEC Class GA Standard.

LIVINGSTON AVENUE

COLONIE STREET

HENRY JOHNSON BOULEVARD

MW-6 MW-7 MW-8 MW-9 MW-10 MW-11 MW-12 MW-13 MW-14 MW-15

SV-01 SV-02 SV-03 SV-04 SV-05

Approximate Groundwater Flow Direction

LARK-DOVE ARTERIAL

MW-9 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17
1,2,4-Trimethylbenzene	NR	NR	NR	NR	56	ND	3	15	67	15	1.2	24	14	19	14	32
1,3,5-Trimethylbenzene	NR	NR	NR	NR	3.3	ND	ND	3	3	ND	ND	ND	ND	3.4	ND	ND
Acetone	300	ND	19	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	330	41	44	2 J	5.9	ND	0.82	9	11	1.8	ND	3.7	1.4	ND	ND	2.7
Isopropylbenzene	13	ND	4	NR	2.1	ND	ND	ND	3.8	ND	ND	1.6	1.6	1.4	ND	ND
Ethyl Benzene	270	20	60	6 J	39	ND	3.6	6.6	74	18	ND	32	15	13	7.5	45
m/p-Xylenes	1,100	33	180	15	85	ND	1.7	25	48	8.1	ND	23	7.9	6	1.2	15
MTBE	160	16	30	1 J	ND	1.2	0.58	2.9	2.1	ND	ND	0.84	0.52	ND	ND	ND
n-Propylbenzene	NR	NR	NR	NR	5.6	ND	1.1	1.6	9.0	3.1	ND	4.3	2.9	3.9	1.9	5.8
o-Xylene	450	6	62	5 J	16	ND	ND	6.6	1.3	ND	ND	ND	ND	ND	ND	ND
Toluene	1,500 J	24	170	5 J	21	ND	ND	11	2	2	ND	2	ND	ND	ND	ND

MW-11 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17
Acetone	ND	ND	ND	4 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MTBE	190	43	93	20	19	12	12	10	5.4	6.3	6.1	3.2	7.4	3.2	4.9	2.6
Tetrachloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.6	ND	ND	ND	ND	ND

MW-12 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17
MTBE	ND	1 J	ND	ND	0.7	1.2	0.88	0.68	0.50	0.76	0.54	ND	ND	ND	ND	ND
Tetrachloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.1	ND

MW-10 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17
m/p-Xylenes	ND	ND	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	ND	ND	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MW-13 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17
MTBE	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MW-14 Compound	Jul-06	Oct-06	Jan-07	Nov-08	Jun-09	Nov-09	Jun-10	Nov-10	Jun-11	Nov-11	Jul-12	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17
VOCs	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

40 20 0 40 80 Feet

ARCADIS

ALBANY COMMUNITY DEVELOPMENT AGENCY
ALBANY, NEW YORK

ARBOR HILL GATEWAY PROPERTIES ERP
PERIODIC REVIEW REPORT

TRENDS IN GROUNDWATER VOC CONCENTRATIONS

JUNE 2022

FIGURE 2

Appendix A

Environmental Easement

ALBANY COUNTY – STATE OF NEW YORK
BRUCE A. HIDLEY COUNTY CLERK
16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

INSTRUMENT #: R2016-3695

Receipt#: 20160025123
Clerk: KMC
Rec Date: 02/18/2016 01:16:42 PM
Doc Grp: D
Descrip: DEED, EASEMENT
Num Pgs: 10
Rec'd Frm: NYSDEC

Recording:	
Cover Page	5.00
Recording Fee	65.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Sub Total:	95.00
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	0.00
Total:	95.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4339
Transfer Tax
Consideration: 0.00

Total: 0.00

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Bruce A. Hidley
Albany County Clerk

Record and Return To:

ADRIAN BLAN ESQ
CITY OF ALBANY CORP COUNSEL RM 106
24 EAGLE ST
ALBANY NY 12207

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 29th day of December, 2015, between Owner(s) Albany Community Development Agency, having an office at 200 Henry Johnson Boulevard, Albany, New York 12210, County of Albany, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 215 – 225 Henry Johnson Boulevard, 301 Livingston Avenue and 344 Colonie Street in the City of Albany, County of Albany and State of New York, known and designated on the tax map of the County Clerk of Albany as tax map parcel numbers: Section 65.57 Block 2 Lots 31, 55, 57, 58 and 59, being the same as that property conveyed to Grantor by deeds dated February 7, 2004 and June 29, 2005 and recorded in the Albany County Clerk's Office in Liber and Page 2760/262 and 2806/709, respectively. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.55 +/- acres, and is hereinafter more fully described in the Land Title Survey dated August 19, 2008 and last revised October 17, 2012 prepared by Lynn T. Sipperly, NYSLLS of L. Sipperly & Associates, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the

RR = Adriana G Blan, Esq, City of Albany, Corporation Counsel, Room 106 24 Eagle Street, Albany, NY, 12207

protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of State Assistance Contract Number: C302755 as amended January 7, 2014, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Albany County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held

by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: E401048
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail

and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Albany Community Development Agency:

By: _____

Print Name: Faye C Andrews

Title: Director Date: 12/22/15

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Albany)

On the 22nd day of December, in the year 2015, before me, the undersigned, personally appeared Faye C. Andrews, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public - State of New York

KRISTIN A. CRONIN
Commissioner of Deeds
City of Albany, NY
Commission Expires 12/31/16

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 29 day of December, in the year 2015 before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, ~~executed~~ the instrument.

_____
Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2018

SCHEDULE "A" PROPERTY DESCRIPTION

ENVIRONMENTAL EASEMENT AND LEGAL DESCRIPTION

All that piece or parcel of land situate, lying and being located in the City of Albany, County of Albany and State of New York, being more particularly bounded and described as follows:

Beginning at a point in the northwesterly line of Henry Johnson Boulevard at its intersection with the southwesterly line of Colonie Street; running thence southwesterly along the northwesterly line of Henry Johnson Boulevard for a distance of 276.83' to a point; running thence along the northeasterly line of Livingston Avenue forming an interior angle of 90°–00'–00" with the last course, 57.00' to a point; thence northeasterly along a line forming an interior angle of 90°–00'–00" with the last course, 80.00' to a point; thence northwesterly along a line forming an interior angle of 270°–17'–33" with the last course, 24.96' to a point; thence northeasterly along a line forming an interior angle of 89°–44'–17" with the last course, 71.96' to a point; thence northwesterly along a line forming an interior angle of 269°–58'–10" with the last course, 25.00' to a point; thence northeasterly along a line forming an interior angle of 90°–00'–00" with the last course, 125.00' to a point in the southwesterly line of Colonie Street; thence southeasterly along the southwesterly line of Colonie Street forming an interior angle of 90°–00'–00" with the last course, 107.00' to the point or place of beginning, said last course forming an interior angle of 90°–00'–00" with the first herein described course, and containing 23,825± square feet or 0.55 Acres, more or less. Henry Johnson Boulevard referenced herein was formerly known as Northern Boulevard.

Subject to all rights, easements, covenants and restrictions of record.

Subject to any state of facts an up to date Abstract of Title would disclose.

Appendix B

Institutional and Engineering Controls and Certifications

Enclosure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. E401048

Site Name Arbor Hill Gateway Properties

Site Address: 225 Henry Johnson Boulevard **Zip Code:** 12207
City/Town: Albany
County: Albany
Site Acreage: 0.550

Reporting Period: June 30, 2017 to June 30, 2022

	YES	NO
1. Is the information above correct?	☒	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☒

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	☒	☐
7. Are all ICs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

10/20/22
Date

SITE NO. E401048

Description of Institutional Controls

Parcel	Owner	Institutional Control
65.57-2-59	City of Albany	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

Imposition of an institutional control in the form of an environmental easement that requires (a) commercial use, including passive recreational use, which also permits industrial use consistent with local zoning; (b)compliance with the approved site management plan; (c) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; and (d) the property owner to complete and submit to the Department periodic certification of institutional and engineering controls.

Description of Engineering Controls

Parcel	Engineering Control
65.57-2-59	Cover System

Exposure to remaining contamination in soil at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil, concrete-covered sidewalks, a stamped concrete walkway, clean topsoil and vegetative cover. A Soil Management Plan, which outlines the procedures required in the event the cover system and/or underlying residual contamination are disturbed, is provided in the SMP.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted e

YES	NO
☒	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☒	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

10/20/22
Date

IC CERTIFICATIONS
SITE NO. E401048

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Faye Andrews at 200 Henry Johnson Blvd Albany NY
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

10/20/22
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Stefan Bagnato (print name) at Arcadis of New York, Inc. 855 Route 146, Suite 210, Clifton Park, NY 12065 (print business address),

am certifying as a Qualified Environmental Professional for the Albany Community Development Agency (Owner or Remedial Party)

6/28/2022

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date

Arcadis of New York, Inc.
855 Route 146, Suite 210
Clifton Park
New York 12065
Phone: 518 250 7300
Fax: 518 371 2757
www.arcadis.com