



FACT SHEET

Environmental Restoration Program

**Henry Johnson Boulevard Properties Site
E401049
City of Albany, NY**

February 2010

Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Henry Johnson Boulevard Properties (“site”). The site is located along Henry Johnson Boulevard between Clinton Avenue and First Street in the Arbor Hill section of the City of Albany, Albany County.

The Proposed Remedy

The remedy proposed for the site includes chemical groundwater treatment and institutional controls. NYSDEC developed the proposed remedy after the City of Albany investigated the site and analyzed potential alternatives to address contamination under New York’s Environmental Restoration Program.

**Public Meeting
March 10, 2010
6:30 PM**

**Albany Community Development Agency
200 Henry Johnson Boulevard
Albany, New York**

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The proposed remedy is described in a draft cleanup plan called a “Proposed Remedial Action Plan”. The document is available for public review at the locations identified below under “Where to Find Information”. The document also is available on the NYSDEC web site at <http://www.dec.ny.gov/chemical/37564.html>.

Environmental Restoration Program:

New York’s Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipally owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

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 ERP, visit:
www.dec.ny.gov/chemical/8444.html

How to Comment

NYSDEC is accepting written public comments about the proposed remedy for 45 days, from **February 10** through **March 27, 2010**.

Submit written comments to:

Mr. Randy Hough, Remedial Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7013
E-mail: rshough@gw.dec.state.ny.us

Summary of the Proposed Remedy

Goals for the cleanup have been established through the remedy selection process outlined in NYS regulations. At a minimum, the remedy selected must eliminate or mitigate all significant threats to public health and/or the environment presented by the hazardous substances disposed at the site through the proper application of scientific and engineering principles. The remediation goals for this site are to eliminate or reduce to the extent practicable:

- exposures of persons at or around the site to volatile organic compounds in groundwater and soil vapor;
- exposures of persons at or around the site to metals in soil;
- the release of contaminants from groundwater to indoor air of future buildings constructed on the site, through soil vapor intrusion.

Further, the remediation goals for the site include attaining to the extent practicable:

- ambient groundwater quality standards.

To eliminate or mitigate the above exposures and/or release threats, the Department proposes chemical groundwater treatment utilizing in-situ chemical oxidation in one area of the site along with an environmental easement over the entire site as an institutional control.

The institutional controls in the form of an environmental easement would include (a) limiting use of the site to commercial use, which would also permit industrial use consistent with local zoning; (b) development of a Health and Safety Plan for future subsurface construction activities. Excavated soils will be tested, properly handled and managed in a manner acceptable to the Department; (c) compliance with an approved site management plan; (d) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; (e) the property owner to complete and submit to the Department a periodic certification of the institutional controls and (f) allowing the Department access to the site.

Initial improvement work, officially known as an “interim remedial measure”, was conducted at this site to remove a source of soil contamination at one of the project parcels. In addition, as part of the interim remedial measure indoor air sampling was conducted at two properties in order to evaluate the potential for current exposures associated with soil vapor intrusion.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a “Record of Decision” that will explain why the remedy was selected and respond to public comments. This document will be made available to the public (see “Where to Find Information” below).

After NYSDEC issues the Record of Decision, the municipality can choose to submit for review and approval a plan to perform the cleanup action, called a “Remedial Work Plan”. The municipality also may be required by NYSDEC to implement a site management plan if the cleanup action is based on restrictions on the use of the site. The plan would ensure protection of public health and the environment by describing any necessary engineering and/or institutional controls and how they would be effectively maintained. The municipality also would be required to file an Environmental Easement that identifies the restrictions on use of the site and any institutional/engineering controls. The easement would give NYSDEC the ability to assure compliance with these restrictions and controls. When the municipality has completed the project to NYSDEC's satisfaction, NYSDEC would issue a document to the municipality called a “Satisfactory Completion of Project letter”. This document would release the municipality from liability related to the site and allow the site to be re-used.

NYSDEC and the municipality will keep the public informed as the project is conducted and completed.

Background

NYSDEC previously accepted an application from the municipality to participate in the Environmental Restoration Program. The application proposes that the site will be used for commercial purposes.

The Henry Johnson Boulevard Properties ERP project includes five individual parcels of property encompassing an area of approximately 0.6 acres (see photo below).

The review of sanborn and other maps and photos of the area from 1920s through the present indicate that over time the individual parcels were generally utilized for either residential or commercial use. A service station was located at 132 Henry Johnson Boulevard and operated from approximately 1934 through the late 1980s. It also appears that the disposal of hazardous substances (solvents) may have occurred in the basements of some of the structures or these may have been present in the structures when demolition of these buildings took place.

Phase I and II Environmental Site Assessments (ESAs) were conducted at the site as part of a Environmental Protection Agency (EPA) Brownfields Assessment, Demonstration Pilot Program grant by the City of Albany in 2004. The ESAs included among other things, surface, sub-surface soil and groundwater sampling and analysis.

Five underground storage tanks were removed from the property at 132 Henry Johnson Boulevard in 1991, along with a couple hundred cubic yards of petroleum contaminated soils. Several of the tanks had apparently been leaking and a spill was reported to the NYSDEC spill hotline (#9109113). The spill report states that some residual petroleum contaminated soils were left in place at this parcel during the tank closures due to the proximity to the sidewalk and the underground utilities.

Where to Find Information

Project documents are available at the following location(s) to help the public to stay informed. These documents include the draft cleanup plan for the site, called the "Proposed Remedial Action Plan".

The Albany Public Library
Main Branch
161 Washington Avenue
Albany, NY 12210
Phone: (518) 427-4300

Albany Community
Development Agency
200 Henry Johnson Boulevard
Albany, NY 12210-1522
Phone: (518) 434-5240

NYSDEC
625 Broadway, 12th Floor
Albany, New York 12233-7013
Contact: Randy Hough
Phone: (518) 402-9767

Who to Contact

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

Project Related Questions

Randy Hough, Project Manager
NYSDEC Central Office
625 Broadway
Albany, New York 12233-7013
Phone: (518) 402-9767
E-mail: rshough@gw.dec.state.ny.us

Site-Related Health Questions

Albert DeMarco, Project Manager
NYSDOH
Flanigan Square
547 River Street
Troy, New York 12180-2216
Phone: (800) 458-1158 ext. 7860
E-mail: BEEI@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. 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.

