



FACT SHEET

Environmental Restoration Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Henry Johnson Boulevard Properties
DEC Site #: E401049
Address: Clinton Ave, Henry Johnson Blvd and 1st St.
Albany, NY 12210

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Municipal Brownfield Site; Final Engineering Report Approved

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Henry Johnson Boulevard Properties site ("site") located at Clinton Ave, Henry Johnson Blvd., and 1st St., Albany, Albany County under New York State's Environmental Restoration Program have been met. Please see the map for the site location.

NYSDEC has issued a Certificate of Completion regarding the site. A copy of the Certificate of Completion is available at the location(s) identified below under "Where to Find Information."

The cleanup activities were performed by the city of Albany with oversight provided by NYSDEC.

Completion of Project

The remedial investigation of the site revealed that there was a contaminant source area of chlorinated volatile organic compounds (VOCs) located in the remnants of a foundation at 124 Henry Johnson Boulevard. An Interim Remedial Measure addressed this source area in June 2007 by removing a total of 363 tons of contaminated soil, including the old building foundation, and disposing it off-site in a permitted facility. Sheet piling was used to stabilize the excavation area and protect an adjacent building and major utilities that ran under the sidewalk along the west side of the property.

The bottom of the excavation was backfilled with approximately two feet of washed stone to provide a permeable layer for future remedial measures, if needed. The remainder of the excavation was backfilled with clean fill material.

Due to the presence of chlorinated VOCs in the soil, soil vapor, and groundwater at the site, sub-slab soil vapor and indoor air samples were collected at two off-site structures. This sampling was conducted to determine the need for immediate mitigation measures. Based on the sample results, actions were not needed to address exposures related to soil vapor intrusion

in either structure.

Because removal of the contaminant source area did not immediately address VOC contamination in the groundwater, 3,000 gallons of sodium permanganate solution were gravity fed into the permeable layer of the excavated area in November 2011. Permanganate breaks down the contaminants it comes in contact with through direct chemical reaction.

Despite the placement of permanganate in the excavation area, some of the monitoring wells near the source area still had VOCs above the groundwater standard in July 2015. The nature of the heavy clay beneath the site inhibits the movement of the VOC-contaminated groundwater, but it also inhibits the movement of the permanganate placed in the excavation area. To address these areas of residual contamination, wax cylinders impregnated with potassium permanganate/sodium persulfate were placed in the monitoring wells that still had VOCs above the groundwater standard.

Through these actions, the source of contamination was addressed to the extent practicable and cleanup objectives are anticipated to be achieved over time.

Investigation and cleanup of this site cost approximately \$500,000. Approximately \$400,000 of this was reimbursed to the city through the Environmental Restoration Program.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes 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 contamination left over after the cleanup action 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 barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

No engineering controls have been put in place on the site.

Background

The Henry Johnson Boulevard Properties site is located in the Arbor Hill section of Albany. The site is composed of five individual non-contiguous parcels located on Henry Johnson Boulevard between Clinton Avenue and First Street.

The city of Albany has proposed future commercial use of the properties. The total area of the

site is approximately 0.34 acres. One of the parcels fronts on Clinton Avenue and four of the parcels front on Henry Johnson Boulevard. The parcel at 339 Clinton Avenue had an abandoned structure on it which was demolished in June 2011. The other parcels include 124, 126, 130 and 132 Henry Johnson Boulevard. The site is located in a mixed residential and commercial area.

Originally this project included five additional parcels located along Henry Johnson Boulevard between First and Second Streets. Remedial investigation activities were conducted on these parcels, however they were removed from the defined Environmental Restoration Program site in December 2010 to allow for the construction of an Albany Public Library branch at this location. These five parcels include the properties at 214 and 216 Second Street, 138 and 150 Henry Johnson Boulevard and Howler Alley. A separate Certificate of Completion was issued for these five parcels in April 2012.

The natural underlying near-surface soil deposits at the site are fine to medium brown sands above silt and clay; however much of the site area contains fill materials consisting of charcoal, wood, concrete, and brick. The silt and clay layer is at least forty feet thick in the vicinity of the site. Bedrock was not encountered during the remedial investigation.

Groundwater was encountered at 4 to 10 feet below the ground surface, generally at the fill/silt-clay interface. Groundwater follows the topographical gradient of the area, moving to the southeast across the site. The utilities corridor under the sidewalk along Henry Johnson Boulevard probably does not locally affect the groundwater flow along this side of the site.

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=E401049>

Environmental Restoration Program: New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality 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: <http://www.dec.ny.gov/chemical/8444.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Albany Community Development Agency
Attn: Luis Perez
200 Henry Johnson Boulevard
Albany, NY 12210
phone: 518-434-5265
(acda@albanyny.gov)

Who to Contact

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

Project-Related Questions

Larry Alden
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9767
larry.alden@dec.ny.gov

Site-Related Health Questions

Albert J. DeMarco
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower, Rm. 1787
Albany, NY 12237
518-402-7860
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.

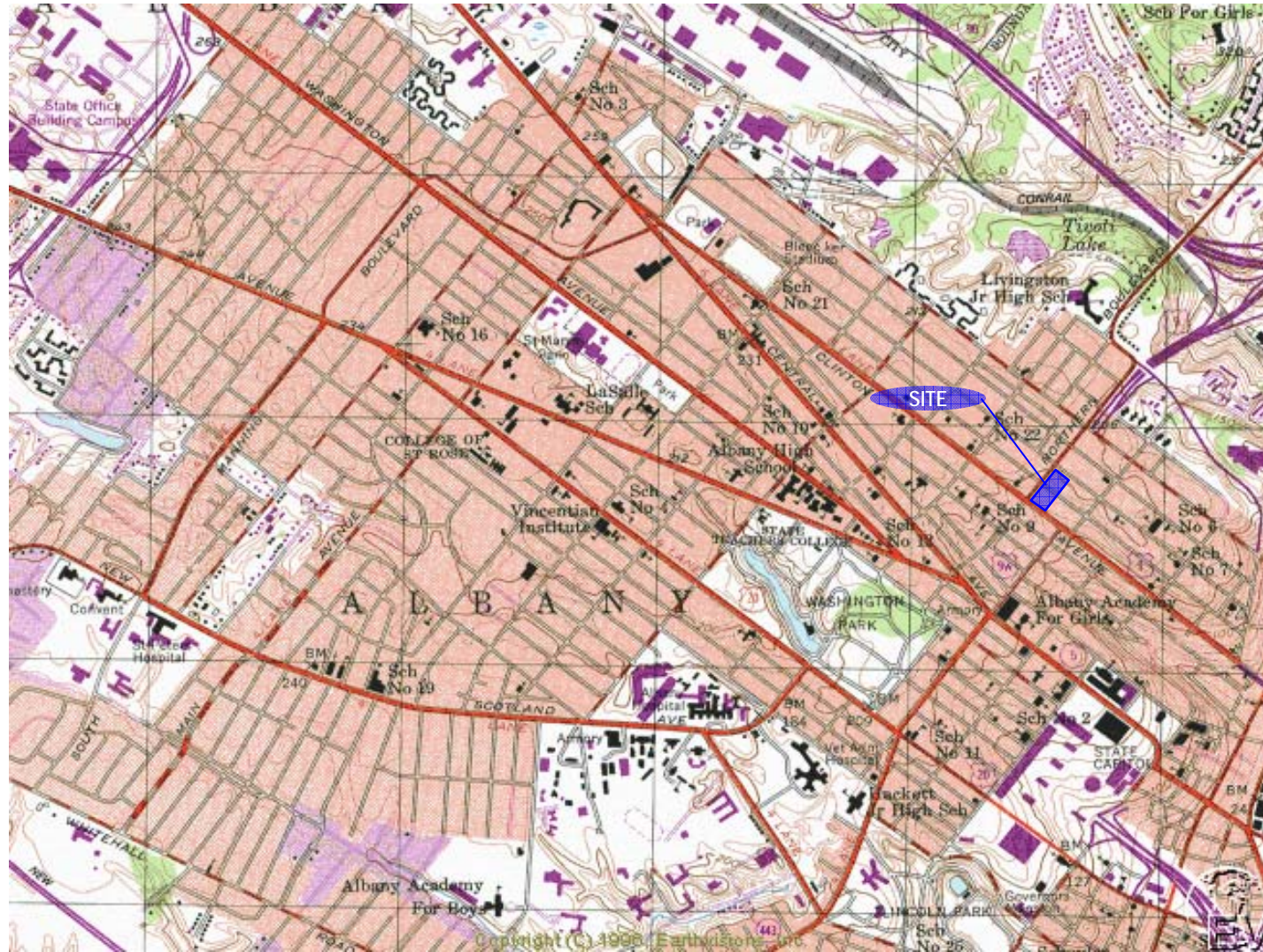
Receive Site Fact Sheets by Email

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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



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



**MALCOLM
PIRNIE**

**HENRY JOHNSON BOULEVARD PROPERTIES
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SITE LOCATION

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FIGURE 1