



# FACT SHEET

## Environmental Restoration Program

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Former Scolite Site  
E442037  
City of Troy, NY

February 2011

### 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 Former Scolite Site (“Site”). The site is located at #2 Madison Street in The City of Troy, Rensselaer County. See map for site location.

#### The Proposed Remedy

The remedy proposed for the site includes covering on-site soils not suitable for commercial use with a with clean soil cover, asphalt or concrete. NYSDEC developed the proposed remedy after the City of Troy (“municipality”) investigated the site and analyzed potential alternatives to address contamination under New York’s Environmental Restoration Program.

**Public Meeting**  
Tuesday, February 15, 2011  
7:00 PM

**Troy City Hall**  
1776 Sixth Ave  
City of Troy, 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.

#### 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](http://www.dec.ny.gov/chemical/8444.html)

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>

#### How to Comment

NYSDEC is accepting written public comments about the proposed remedy for 45 days, from February 3<sup>rd</sup> through March 21<sup>st</sup>.

**Submit written comments to:**

Mr. Ian Beilby, P.E.  
New York State Department of Environmental Conservation  
625 Broadway, Albany, New York 12233-7016  
(518) 402-9767  
iabeilby@gw.dec.state.ny.us

**Summary of the Proposed Remedy**

The proposed remedy represents the alternative preferred by NYSDEC and the New York State Department of Health (NYSDOH) for the site. The draft cleanup plan has several goals:

- identify cleanup levels to be achieved
- summarize other alternatives considered
- explain why NYSDEC and NYSDOH believe the proposed remedy will protect public health and the environment
- provide a detailed description of the proposed remedy.

The Site has been the location for heavy industry and commercial activity for at least 160 years. The property itself is comprised of various types of fill material and slag from iron and steel industries located in the area. This part of Troy remains a mix of industry, commercial and residential uses, with the residential structures primarily located two or more blocks to the East. The Site is the proposed location of the future Beacon Institute for Rivers and Estuaries, Upper Hudson Research Center at Troy. Under the requirements of the ERP Program, the future use of the Site has been determined to be “Commercial” with the potential for passive recreational activities (such as walking or fishing) to also occur. Therefore, the cleanup goals were set to allow for reuse of the site for commercial or passive recreational activities. Attainment of those goals would also allow industrial use.

Contamination of concern at the Site is found in the soil and soil vapor. It includes compounds that would be expected from the past uses of the Site including petroleum related compounds, various metals, and air conditioning refrigerants. The remedial alternatives considered by the NYSDEC to address the contamination included: no further action; complete excavation and off-site disposal of all fill material; construction of a soil cover on the Site; and finally, removal and disposal of select contaminated soil (hot spots) in addition to a soil cover. The proposed remedy includes construction of a soil cover on the site with controls to ensure the cover remains undisturbed, occupied structures incorporate a soil vapor mitigation system, and future use of the site is limited to commercial, industrial, and/or passive recreation. The cost associated with construction of the proposed remedy is approximately \$651,000.

**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 “Certificate of Completion”. 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**

The Former Scolite site (Site) is located at #2 Madison Street in the City of Troy, Rensselaer County, NY. The site is a 5.7-acre parcel situated at the confluence of the Poesten Kill and the Hudson River on the North and West. The Site is located in a mostly industrial area between the Hudson River and 1<sup>st</sup> St. The east side of 1<sup>st</sup> St generally consists single and multi-family housing as well as small commercial businesses. The most recent use of the Site was for the transfer of salvaged metal from truck to barge which involved daily use of large excavators, loaders and various sizes of trucks entering and leaving the facility.

### **Historical Uses**

It is the site of several industries and industrial uses beginning as early as 1846 with the construction of an iron foundry. The iron and steel industry occupied the site under various companies such as the Rensselaer Iron Works, Ludlow Valve Manufacturing. In 1971 the property was purchased by Scolite International where Perlite (a volcanic mineral of low density upon processing) was manufactured. Two subsequent occupants of the Site of note include a roofing or roofing products company that utilized large quantities of tar and related petroleum products as well as a scrap metal hauler and recycler who operated a salvaged metal transfer facility. Finally, there also appeared to have been some type of automobile maintenance or storage facility.

### **Initial Improvement Work**

Petroleum wastes left from the roofing and roofing products company were removed and disposed of from the Site during the investigation. Large quantities of asbestos containing demolition debris are also in the process of being cleaned up and disposed of from the Site after a large fire destroyed most of the historic structures remaining on-site in 2008.

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 and passive recreational activities.

## FOR MORE INFORMATION

### 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”.

Troy Public Library  
100 Second Street  
Troy, NY 12180  
(518) 274-7071  
Monday – Thursday: 9 am – 8 pm  
Friday and Saturday: 9 am – 5 pm

Troy City Hall  
City Clerk’s Office  
1776 Sixth Ave, Troy NY 12180  
(518) 279-7134  
Monday – Friday: 8:30 am - 4:30 pm

### Who to Contact

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

#### Technical Questions

Ian Beilby, P.E.  
New York State Department of  
Environmental Conservation  
625 Broadway  
Albany, New York 12233-7016  
Telephone: (518) 402-9767  
iabeilby@gw.dec.state.ny.us



#### Site Related Health Questions

Albert DeMarco, NYSDOH  
Bureau of Environmental Exposure  
Flanigan Square, Rm 300  
547 River Street  
Troy, NY 12180  
(518) 402-7860  
BEEI@health.state.ny.us

**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: [www.dec.ny.gov/chemical/61092.html](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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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