



Public Meeting Invitation

**Monday,
December 18, 2006
7:00 p.m.**

Schenectady County Public
Library, McChesney Room,
99 Clinton Street, Sch'dy
(518) 388-4500

The New York State Departments
of Environmental Conservation and
Health (NYSDEC and NYSDOH)
will discuss the proposed remedy
for the 714 Broadway Site. At the
meeting, representatives from the
NYSDEC and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the remedy;
- Receive your verbal or written comments about the proposal.

PUBLIC COMMENT PERIOD

From: November 22, 2006
To: January 5, 2007

FACT SHEET

November 21, 2006

714 BROADWAY SITE
SITE No. E447034
714 Broadway,
Schenectady, NY

Remedy Proposed for the 714 Broadway Site

Public Meeting, Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a remedy designed to address contamination identified at the 714 Broadway Environmental Restoration Project in Schenectady, New York (*see location map on page 4*).

The Proposed Action: Highlights of the proposed remedy include no further action, plus placement of an environmental easement with periodic certification. This proposal is described in the site's Proposed Remedial Action Plan (PRAP). The PRAP was developed following a detailed investigation of the site. The PRAP evaluates different options to clean up the site and presents the alternative preferred by the NYSDEC and NYSDOH.

See pages 2 and 3 of this fact sheet for a summary of the PRAP, site background, and summary of the site investigation. The full PRAP is available for your review at the document repositories listed on page 3.

Your Opportunities to Comment on the Proposed Remedy: Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comment and input about the proposed remedy are important and encouraged.

Your oral and written comments about the PRAP are welcome at the **public meeting** (see sidebar) and during a **public comment period** which runs until January 5, 2007. Written comments also may be mailed until the end of the comment period to:

Lawrence J. Alden, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
12th Floor, 625 Broadway
Albany, NY 12233-7013

What Happens Next: All comments received during the public comment period will be considered as the remedy for the 714 Broadway site is finalized. Public input will be factored into the record of decision (ROD) which will describe the remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the ROD.

Site History

The 714 Broadway Site is a 30-foot by 86-foot lot located on the corner of Broadway and Weaver Street in the City of Schenectady, Schenectady County. The site consists of a small two-story building and an asphalt parking area.

According to historic maps, a two-story structure existed on the southern portion of the site since prior to 1900. Some time between 1930 and 1953 (probably closer to 1953), a two-story service station building was built on the northern half of the site. The southern half of the site was the location of four underground gasoline storage tanks and their associated fuel pumps. A previous owner who purchased the property in approximately 1978 indicated that the gas pumps had been removed at the time of his purchase.

The service station building had two service bays and an office area on the first floor and an apartment on the second floor. Numerous small containers of various household chemicals (paints, asphalt driveway sealer, weed killer, etc.) were stored throughout the building.

Site Investigation

Soil and groundwater samples were collected for laboratory analysis (volatile and semivolatile organic compounds) to determine the extent of contamination around the underground storage tanks. The interior of the former service station building, including the service bays, work pit, and sumps, was investigated for signs of contamination. An inventory of the miscellaneous household chemical containers was assembled. See documents in the repositories for details.

Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the RI/FS.

In September and October 2005, the four underground storage tanks and one above-ground fuel oil tank located inside the service station building were removed as an IRM. All the tanks were excavated, cleaned, and shipped off-site as scrap metal. Approximately 165 tons of petroleum-soaked contaminated soil were excavated and disposed off-site. Also, any fill pipes and associated connections were removed.

As deeper soil was excavated, it was apparent that the contaminated soil was limited vertically (at a depth of

about twelve feet), and was pinching out horizontally. After reaching the vertical limit of the contamination, the excavation continued horizontally until it became impractical to follow the contaminated soil further. The excavation was then backfilled and topped with eight inches of subbase material, a binder course, and top course of asphalt pavement.

Four monitoring wells were installed to sample the groundwater beneath the site and to determine the flow direction.

Soil from a small sump in the work pit of the south service bay was examined. Visual evaluation and instrument screening did not indicate the soil was contaminated. The manhole sump in the north bay was inspected, cleaned, and sealed with concrete, and the miscellaneous household chemical containers were shipped off-site to a permitted disposal facility.

Summary of Proposed Remedial Action

The PRAP identifies the remedy preferred by the NYSDEC and NYSDOH to remediate the contamination associated with the underground gasoline storage tanks. The proposed alternative was chosen following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The elements of the proposed remedy include:

- Excavation and removal of four underground storage tanks and 165 tons of contaminated soil (completed)
- Removal of miscellaneous chemical containers (completed)
- Cleaning and sealing the manhole sump in the north bay of the former filling station building (completed)
- Imposition of an institutional control in the form of an environmental easement that would require (a) compliance with the approved site management plan; and (b) the property owner to complete and submit to the Department a periodic certification of institutional controls
- Development of a site management plan which would include continued evaluation of the potential for vapor intrusion for any buildings developed or re-occupied on the site, including provision for mitigation of any impacts identified

- The property owner would provide a periodic certification of institutional controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed

Once remediated, the property can then be reused. The grant to the City of Schenectady for this site was \$94,500. The proposed future use for the 714 Broadway site is commercial.

Health Issues

Costs and Funding for the Site Remedy

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Under the Environmental Restoration Program, the state provides grants to municipalities to reimburse up to 90 percent of eligible costs for site investigation and remediation activities.

There are no confirmed complete exposure pathways that are known to exist either on-site or off-site at this time. Exposure to the small volume of petroleum-contaminated soil that remains on the site boundary is unlikely due to the depth and the presence of clean overburden and an asphalt cover. The potential for soil vapor intrusion is being evaluated.

Document Repositories: To review the complete PRAP and other site information:

Schenectady County Public Library
Reference Desk
99 Clinton Street
Schenectady, NY 12305-2083
Hours: M-Th 9:00 a.m. - 9:00 p.m.,
F-Sa 9:00 a.m. - 5:00 p.m.,
Su 1:00 p.m. - 5:00 p.m.
Phone: (518) 388-4511

NYSDEC Region 4 Office
1150 North Westcott Road
Schenectady, NY 12306
Hours: M - F 8:30 a.m. - 4:00 p.m.
Appointment requested;
contact Allan Geisendorfer at
(518) 357-2390

NYSDEC Central Office
625 Broadway, 12th Floor
Albany, NY 12233-7013
Hours: M - F 8:30 a.m. - 4:00 p.m.
Appointment requested;
contact Larry Alden at
(518) 402-9818

For More Information: Call or write the following staff for more information about:

**Meeting/Comment Period/
Technical Information:**
Larry Alden, Project Manager
NYSDEC Central Office
625 Broadway, 12th Floor
Albany, NY 12233-7013
Phone: (518) 402-9818
E-mail: ljalden@gw.dec.state.ny.us

Site-Related Health Information:
Tamara S. Girard, MPH
NYSDOH
Flanigan Square
547 River Street
Troy, New York 12180-2216
Phone: (518) 402-7860

Citizen Participation:
Rick Georgeson
NYSDEC Region 4
1150 North Westcott Road
Schenectady, NY 12306
Phone: (518) 357-2075

