



FACT SHEET

Environmental Restoration Program

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

Site Name: 312 Broadway Site
DEC Site #: E447035
Address: 312 Broadway
Schenectady, NY 12305

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Municipal Brownfield Site

Action is about to begin that will address the contamination related to the 312 Broadway Site ("site") located at 312 Broadway, Schenectady, Schenectady County under New York State's Environmental Restoration Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Schenectady Metroplex Development Authority with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

1. Excavation and off-site disposal of approximately 2,000 cubic yards of soil containing elevated concentrations of Polychlorinated Biphenyls (PCBs).
2. Sheet piling in a small portion of the site may be required to stabilize the excavation side walls due to the depth of PCB-contaminated soil in that particular area.
3. Air monitoring will be continuously performed during excavation activities and loading of the contaminated soil to ensure that dust and volatile compounds do not migrate off-site.
4. Confirmation and documentation samples will be collected to ensure cleanup goals are met. Upon completion of the excavation, clean soil will be imported to the site to backfill the excavation.
5. Odor control will be required in the event that manufactured gas plant (MGP) waste is encountered during the excavation. MGP waste has strong odor potential which can often be a nuisance long before vapors could potentially reach health-based levels of concern.

Construction is expected to begin and end before winter 2015.

Next Steps

After the municipality completes the cleanup activities, it will prepare a Construction Completion Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

NYSDEC and the municipality will keep the public informed throughout the cleanup of the site.

Background

Location:

The site is located at 312 Broadway in the city of Schenectady, Schenectady County, NY.

Site Features:

The 312 Broadway site is slightly greater than 3.25 acres and is comprised of two Operable Units. Operable Unit 1 (OU-01) is almost entirely paved occupying approximately 2.5 acres. There is a small, early 20th century unoccupied building referred to as The Scale House that has some historic and architectural significance but is in a state of disrepair. OU-01 includes a concrete walled unoccupied vault in the southwest corner with compacted dirt floor over a concrete slab installed into the railroad embankment in the southwest corner of the parking area. It is approximately 12 feet wide by 30 feet deep by 7 feet tall.

Operable Unit 2 (OU-02) is approximately 0.75 acres with a soil/historic fill surface. Access to the parcel is currently controlled by concrete jersey barriers and steel cable gate. It is occasionally used for staging of construction materials.

City streets border the site on three sides and an active, elevated rail line borders the site to the west.

Current Zoning and Land Use:

The site is zoned commercial and is located in the C-4 Downtown Commercial District which is intended to encourage a mix of commercial, civic, cultural and hospitality uses in a pedestrian-oriented setting. Increased densities and scale are encouraged in this district while creating a walkable, attractive downtown for residents and visitors. The site is currently used for parking primarily.

Past Use of the site:

Prior on-site activities that may have contributed to contamination include a gas station and storage of heavy equipment. Scrap metal salvage yards and a coal storage facility was also located on the site.

A manufactured gas plant (MGP) was also located to the east-southeast; upgradient of the site during the second half of the 19th century. The plant was a significant source of contamination present at the site as a result of subsurface migration of coal tar. This contamination is being addressed by the responsible party under the DEC Voluntary Cleanup Agreement, site number V00474.

Operable Units:

The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

Site Geology and Hydrology:

The underlying native soil at the site is primarily a mixture of fine to coarse sand and silt known to exist between 4 and 15 feet below the ground surface. The top 4 to 8 feet consist of historic fill material comprised of varying amounts of dirt, gravel, brick, asphalt, and concrete.

Groundwater varies between 5 and 8 feet below the ground surface, the flow of which appears seasonally variable, at times exhibiting a North - South divide.

A site location map is attached as Figure 1 and the site and Operable Unit boundaries are shown in detail on Figure 2.

A Record of Decision for Operable Unit OU 01 was finalized on March 19, 2014.

Record of Decision will be issued for OU 02 in the Spring of 2016.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=E447035>

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.

Schenectady City Clerk
City Hall
Jay Street
Schenectady, NY 12305
phone: (518) 382-5195

Schenectady County Public Library
99 Clinton Street
Schenectady, NY 12306
phone: (518) 388-4511

Who to Contact

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

Project Related Questions

Ian Beilby
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9767
ian.beilby@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Empire State Plaza - Corning Tower Room 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 Page 4

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.



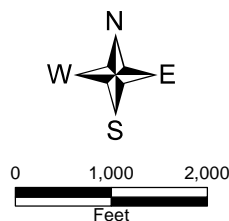
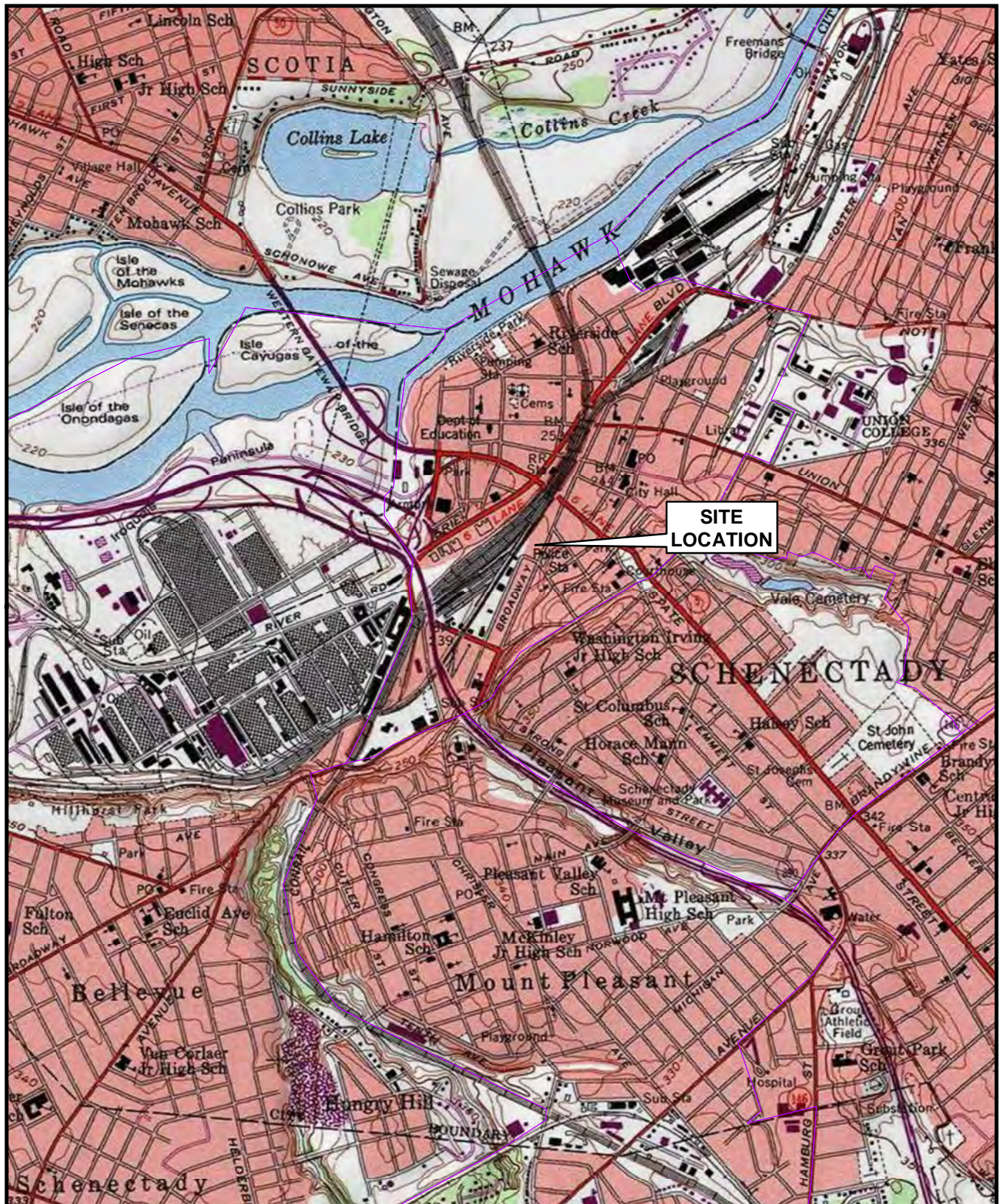


Figure 1
 Site Location Map
 312 Broadway
 City of
 Schenectady, Schenectady County
 Site No. E447035



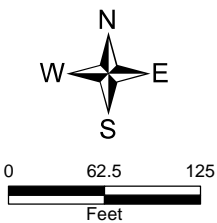
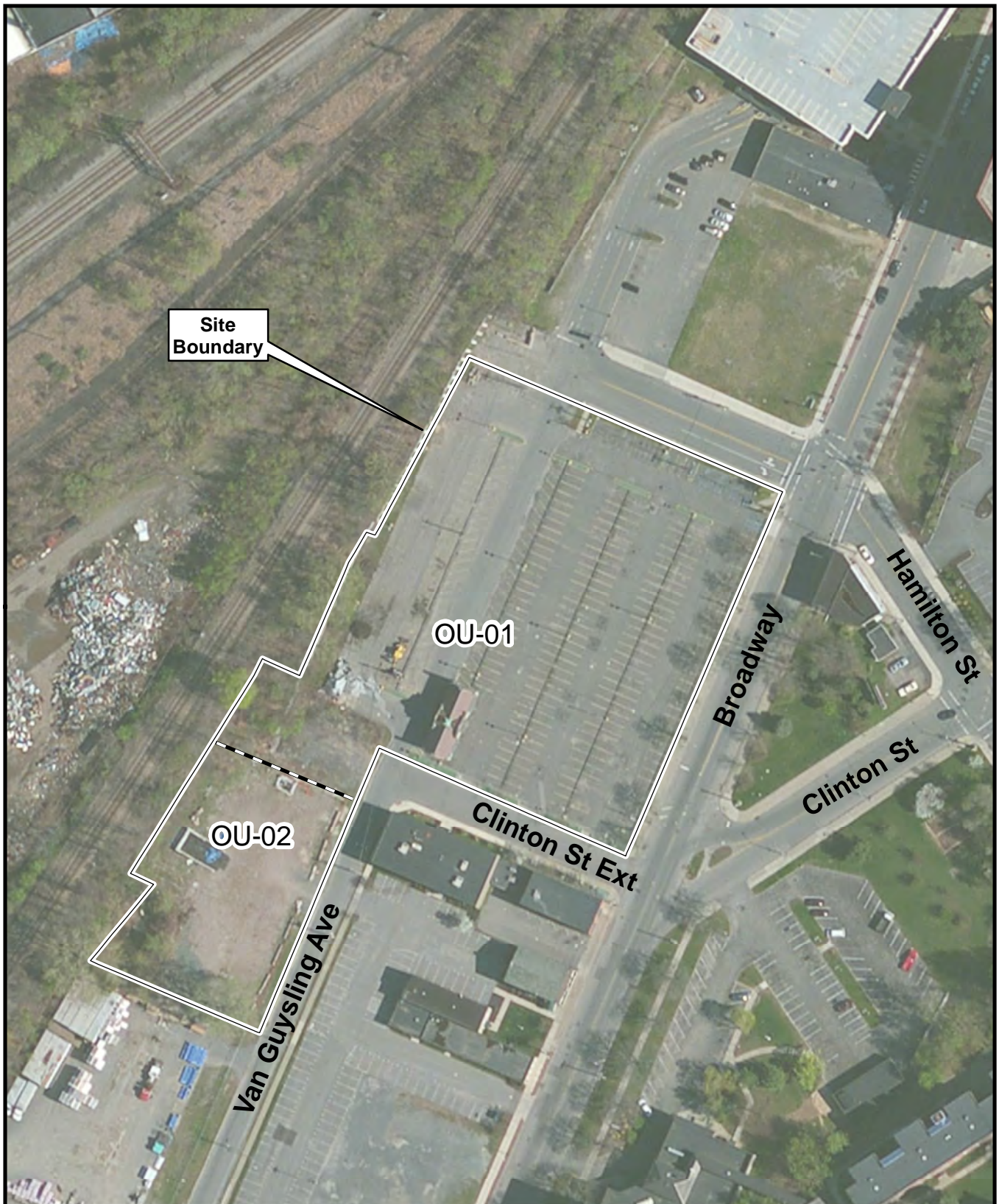


Figure 2
Site Map
312 Broadway
City of Schenectady, Schenectady County
Site No. E447035

