Department of Environmental Conservation

February 2016

FACT SHEET

State Superfund Program

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

Site Name: NM - North Albany
DEC Site #: 401040
Address: 1125 Broadway
Albany, NY 12204

Have questions? See "Who to Contact" Below

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Wednesday, 3/16/2016 at 7:00 PM
Public Assembly Room, 625 Broadway, Albany, NY
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 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the NM - North Albany site ("site") located at 1125 Broadway, Albany, Albany County. 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."

How to Comment
NYSDEC is accepting written comments about the proposed plan for 30 days, from **March 1, 2016** through **March 30, 2016**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedial Action Plan
The remedy proposed for the site includes:

1. In-situ solidification (ISS) of much of the coal tar source material in the northern section of the site. ISS is a process that binds the soil particles in place creating a low permeability mass. The contaminated soil will be mixed in place together with solidifying agents (typically Portland cement) or other binding agents using an excavator or augers.

2. Placement of a site cover to protect the ISS mass and to allow for the commercial use of the site. The site cover will consist of structures, like buildings or pavement, or a minimum of one foot of soil which meets the commercial soil cleanup objectives.

3. Excavation and off-site disposal of a source area of coal tar and purifier waste in the eastern section of the site.

4. Installation of a barrier wall along the eastern edge of the site and around the source area in the northwest corner of the site.

5. Installation of several recovery wells to collect coal tar in the subsurface immediately outside of ISS mass and along the barrier walls. An additional LNAPL recovery well would be installed to collect remaining petroleum impacts south of building 2.

6. Two monitoring wells would be installed on the western side of Broadway to ensure that coal tar is not migrating west.

7. Imposition of an environmental easement to restrict the use of the site to commercial or industrial uses only and to comply with the site management plan

8. Implementation of a site management plan which will provide for the long term care and monitoring of the remedy.

Summary of the Investigation
The investigations on the property found coal tar and purifier waste, by-products of the gas manufacturing process that was historically done on the site, and PCBs from the electrical service work done on the site. There is also a small area of petroleum contamination south of Building 2 associated with an old vehicle re-fueling station.

The PCBs were found in the shallow soils and storm sewer systems and were addressed with two interim remedial measures, in 2000 and 2007.

The investigation found that the coal tar and purifier waste contaminated the surrounding soil and groundwater. These areas are associated with the locations of historic structures that used to be present on the site, including a gas holder in the northwest corner of the site and a tar tank in the north central area of the site. From these areas, the tar migrated downward and to the east, primarily along the bedrock interface.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program by the responsible party.

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.

Background
Location: The North Albany site is a 25-acre parcel located in an urban area of the city of Albany. It is bordered by Broadway on the west side, commercial property to the south and interstate 90 on the north. Active railroad tracks border the site on the east. The nearest residential property is on the west side of Broadway, roughly 50 yards to the west.

Site Features: The site is relatively flat and includes two occupied buildings and roughly a half dozen storage and maintenance structures surrounded by paved parking lots and gravel covered storage yards. One of the two occupied buildings is a combination of offices and vehicle service areas. The other is a vehicle maintenance garage.

Current Zoning/Use: The site is zoned for commercial use and is currently intensively used as a service center for National Grid. The surrounding parcels are a mix of various commercial uses with residential use across Broadway.

Past Use of the Site: The site was originally a Manufactured Gas Plant which operated through the 1940s and then was converted as a service center for the local utility. The principal waste material is coal tar, which has escaped from gas holders and tar pits. The primary structures that act as contaminant source areas are the holder that was located in the northwest corner of the site beneath an electrical substation, and the tar tank and tar pit that was located in the north central area of the site beneath the parking area.

The facility was formerly permitted to operate as a treatment, storage and/or disposal (TSDF) facility under the Resource Conservation and Recovery Act (RCRA) hazardous waste management program. Under the permit, 15 areas were identified that required some type of corrective action, which included numerous buried petroleum storage tanks.

Based on the investigations and previous actions at the site, all of the contaminated areas have been addressed with the exception three areas that contain manufactured gas and petroleum contamination. The RCRA Corrective Action Program requires investigation and cleanup of releases of hazardous wastes and hazardous constituents that pose an unacceptable risk at RCRA hazardous waste treatment, storage and disposal facilities. This site has not yet met indicators to show compliance with RCRA Corrective Action.

Site Geology and Hydrogeology: The site is underlain by fill, followed by silty sands and then till, with bedrock being found at least 16 feet below grade. The site is almost totally covered with buildings and/or pavement, with minimal surface soil exposed. Groundwater at the site is roughly 10 feet below grade and flows generally to the east/southeast.

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=401040

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: http://www.dec.ny.gov/chemical/8439.html

FOR MORE INFORMATION

Where to Find Information

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

Albany Public Library North Albany Branch
616 N Pearl St
Albany, NY 12204
Phone: 518 463-1581

NYSDEC Central Office
Attn: Douglas MacNeal
625 Broadway
Albany, NY 12233-7014
Phone: 518 402 9662
(douglas.macneal@dec.ny.gov)

Who to Contact

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

Project Related Questions
Douglas MacNeal
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
douglas.macneal@dec.ny.gov

Site-Related Health Questions
Anthony Perretta
New York State Department of Health
Bureau of Environmental Exposure Investigation
New York State Department of Health
ESP 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.

Google earth

feet 1000
meters 300

North Albany Former MGP Site 401040

Proposed Remedial Action Plan
February 2016

Figure 1