



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Capital Center

**DEC Site #:** C401070

**Address:** 705 Broadway at Spencer Street, Albany, NY 12207

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Capital Center ("site") at the corner of Broadway and Spencer Street in 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 identified below under "Where to Find Information."

The cleanup activities will be performed and funded by First Columbia LLC and 705 Broadway LLC (applicants) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

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=C401070>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **July 6 through August 20, 2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location 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.

The proposed remedy consists of:

A remedial design program to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the site remediation.

The remaining building and remnants of former on-site buildings will be demolished and materials which can't be beneficially reused on-site will be taken off-site for proper disposal in order to implement the remedy. To achieve Track 1 unrestricted use, approximately 34,700 cubic yards of contaminated soil will be excavated and properly disposed of off-site. Complete excavation of contaminated soil will eliminate sources of groundwater and soil vapor contamination. Track 1 is the most stringent remedy and most protective of public health and the environment. A Track 1 remedy eliminates the need for institutional and engineering controls on the site.

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, a contingent Track 4 remedy will achieve restricted residential soil cleanup objectives. The contingent remedy will include a cover system that will consist of either buildings, pavement and/or a minimum of two feet of clean fill. The cover system will serve as an engineering control, supported by institutional controls such as land use restrictions and a site management plan to provide information to future occupants about the controls and their maintenance.

### **Summary of the Investigation**

Potential sources for the contaminants detected in soil, groundwater and soil vapor include underground storage tanks, building floor drains, automotive repair operations, gasoline fueling areas, petroleum spills, historical railroad spurs, and other past industrial uses that may have resulted in the release of petroleum compounds, solvents and/or metals.

Sampling data have confirmed the presence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs), and metals in on-site soil. In addition, the sampling data has confirmed the presence of trace concentrations of VOCs, SVOCs and metals in the groundwater beneath the site. Previous investigations have also confirmed elevated concentrations of VOCs in on-site soil gas.

### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The NYSDOH must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

### **Background**

**Location:** The site is located at the corner of Broadway and Spencer Street in downtown Albany, approximately 900 feet west of the Hudson River. The site is bordered to the north by Spencer Street, to the east by Montgomery Street, to the south by commercial buildings and to the west by Broadway.

**Site Features:** The site consists of 16 parcels totaling approximately 1.8 acres. The site is vacant, predominately covered with building slabs and foundations or paved surfaces, except for an untended vegetated and treed area along the Broadway side of the site.

**Current Zoning and Land Use:** The site is currently zoned Central Business District (C-3) and is

vacant. Surrounding property uses include a visitors center, two restaurants, parking lots, a parking garage and several high-rise offices.

**Past Use of the Site:** Industrial activities at the site included various manufacturing operations including a box factory, a roofing supplier, a tin shop, a meat packing plant, an insecticide factory, produce storage and a gas station that conducted automobile repairs.

**Site Geology and Hydrogeology:** The top layer of soil is fill and is comprised of varying quantities of sand, silt, clay, and gravel mixed with brick, ash, wood, small roots and metal debris. This material extends to a depth of 4 to 12 feet below grade. The material is loose to medium-dense with varying moisture content (dry to wet).

The native soil immediately below the fill is layered silt with clay to a depth of 16-37 feet below grade, being generally thicker to the west toward Broadway. Beneath the silt and clay stratum, there is a layer of sand with varying amounts of clay, silt and gravel to approximately 32 to 47 feet below. Beneath the sand, glacial till layer extends to a depth of 40-50 feet below grade.

Groundwater generally occurs within the unconsolidated sediments at average depths of 2 feet to 16 feet below ground surface. Groundwater generally flows in a southeasterly direction across the site.

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

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

Albany Public Library  
161 Washington Avenue  
Albany, NY 12210-2398  
518-427-4300

### Who to Contact

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

#### Project Related Questions

Michael MacCabe, P.E.  
New York State Department of  
Environmental Conservation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7016  
518-402-9687  
[michael.maccabe@dec.ny.gov](mailto:michael.maccabe@dec.ny.gov)

#### Site-Related Health Questions

Mark Sergott  
New York State Department of Health  
Empire State Plaza Corning Tower  
Room 1787  
Albany, NY 12237  
518-402-7860  
[bee@health.ny.gov](mailto:bee@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.

Figure 1  
Capital Center  
Site Location



approximate site boundary

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Google earth

Imagery Date: 7/15/2015 42°39'15.34" N 73°44'52.67" W elev 23 ft eye alt 1210 ft