



FACT SHEET Brownfield Cleanup Program

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Site Name: South Island Apartments
DEC Site #: C401074
Address: 1 Osgood Avenue, Center Island
Green Island, NY 12183

Have questions? See "Who to Contact" Below

Interim Remedial Measure Proposed
Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an interim remedial measure for the South Island Apartments site ("site") located at 1 Osgood Avenue, Center Island, Green Island, 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."

NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

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

http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C401074

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from January 10, 2018 through February 9, 2018. 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.

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

- Removal of subsurface free petroleum at the site to prevent future migration into the Hudson River;
- soils and fill overlying the grossly contaminated materials will be excavated and stockpiled on-site;

- grossly contaminated materials will be excavated, placed on an impermeable staging pad, and removed from the site for treatment or disposal; and
- The excavation will then be backfilled and compacted using on-site materials with imported clean fill as needed.

### *Summary of the Investigation*

A remedial investigation (RI) was conducted at the site during 2017. The investigation included soil borings, test pits, surface soil sampling, groundwater sampling and near-shore sediments. The investigation also confirmed the presence of free petroleum liquids in the subsurface, approximately 25 feet below the ground surface.

The findings of the RI indicate that the entire site is comprised of historic fill materials including ash, brick, glass and other waste materials. At the highest elevations, fill thickness is up to 28 feet. Groundwater surface is relatively deep at approximately 28 feet below ground surface and generally flows to the southwest of the island.

The primary contaminants of concern (COC) include inorganics such as lead and mercury which are commonly found in incinerator ash. As previously mentioned, an area of free petroleum liquid is located on the western third of the island with thicknesses documented up to 3.7 feet.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

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

### **Background**

#### Location:

The site is located on the southern part of Center Island (also known as Starbuck Island) in the Village of Green Island, and is approximately 300 feet south of Federal Street. There is a small commercial development immediately to the north of the site (located on the former King Fuels site).

#### Site Features:

The site is vacant, undeveloped land where a previous petroleum distribution facility (tank farm) was located. Remaining on the site is a small terminal office building (1000 square feet), two small brick buildings (875 square feet and 375 square feet), some retaining walls, earthen dikes, and internal paved and stone roads. There is a large concrete pad (80 feet x 60 feet) at the location of the former truck loading rack. There is little to no vegetation in the site area, though the parcel border is lined by trees along the river shoreline. The site shows imprints at the locations of the former petroleum storage tanks. There are numerous monitoring wells on-site, particularly in the area of the former truck loading rack. An underground oil-water separator is located between two of the secondary containment near the center of the site.

## Current Zoning and Land Use:

The site is currently inactive and is zoned as "mixed use." The surrounding parcels are currently used for a combination of vacant commercial and office building per the 2015 assessment roll. The nearest residential area is roughly 500 feet to the north, across Federal Street.

## Past Use of the Site:

The site operated as a petroleum storage and distribution terminal from 1918 until it was closed in 2008. The terminal (tanks, piping, equipment, dock, secondary containment liner, truck load rack, etc.) was demolished in 2009. When the terminal was in service, it was used for receipt, storage, and distribution of refined petroleum products including gasoline, light fuel oils, and residual fuel oils. Petroleum products were received at the terminal by barge, and then distributed mainly by truck or re-loaded onto barges. The terminal consisted of 16 aboveground steel bulk storage tanks, a truck loading rack, barge dock, office building, electrical shed, storage sheds, earthen dikes, and internal roads. The site reportedly stored mainly fuel oils during its early history and late history. The terminal reportedly was not connected to city sewer; wastewater was discharged to a septic tank and leach field. Neither the tank or the leach field location could be verified during the RI fieldwork but the village has indicated that they are in the petroleum-impacted portion of the site.

Records detailing weekly vacuum extraction of floating oil in specific monitoring and observation wells between January 1998 and May 2005 are evidence of past remediation efforts from historic spills at the site.

## Site Geology and Hydrogeology:

The site area is relatively flat, except for earthen berms that were constructed as secondary containment for the former terminal, with elevation across the site averaging  $\pm 30$  feet above mean sea level. The site is on the southern half of an island located in the Hudson River, roughly two miles south of its confluence with the Mohawk River. There are no wetlands on the subject property. The soil unit covering the entire site area is identified as "urban land," defined as having 85% or more of the surface covered by asphalt, concrete, buildings, or other impervious materials.

Based on historic soil borings, the surface soil consists primarily of fill (slag, ash, and cinders, with some miscellaneous debris to a depth of at least  $\pm 30$  feet in parts of the site), which transitions from soft, silty soils with debris to wet, clayey, sandy soil with increasing depth. The underlying bedrock is shale. Monitoring well data indicates a general depth to groundwater ranging from about 27 to 30 feet below the ground surface.

According to groundwater elevations measured in monitoring wells, groundwater generally flows north-northwest into the Hudson River.

**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(s) to help the public stay informed.

Village of Green Island Offices  
20 Clinton Street  
Green Island, NY 12183  
phone: 518-273-2201

### 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  
518-402-9639  
ian.beilby@dec.ny.gov

#### Site-Related Health Questions

Steve Lawrence  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Rm 1787  
Albany, NY 12237  
518-402-7860  
BEEI@health.ny.gov

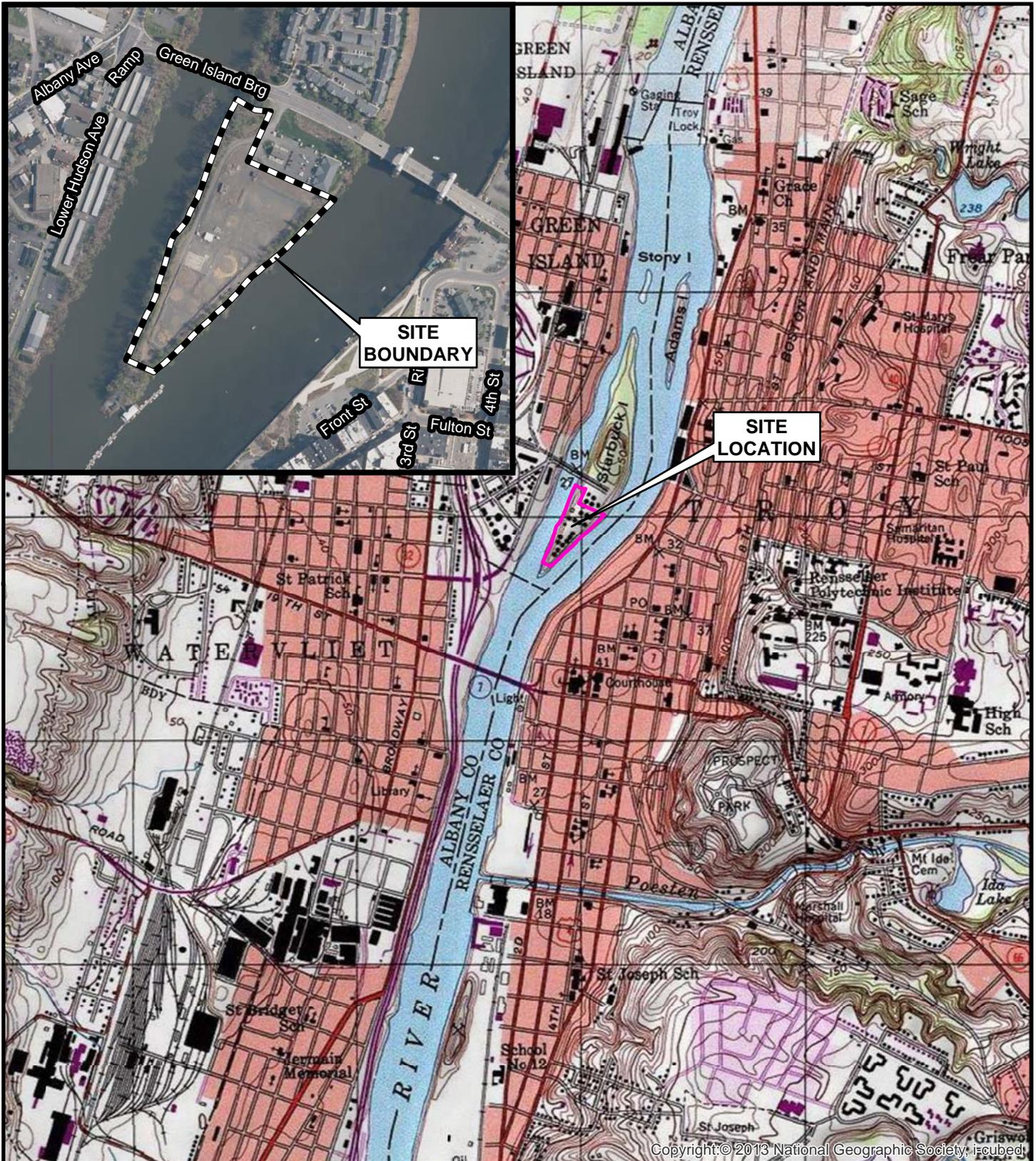
**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

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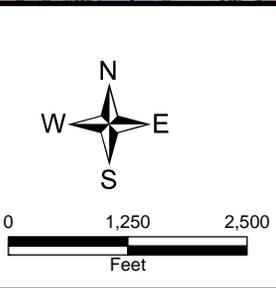
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



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# Figure 1 Site Location Map

Village of  
Green Island, Albany County  
Site No. C401074

