



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

South Island Apartments

1 Osgood Ave, Center Island
Green Island, NY 12183

June 2018

SITE No. C401074

NYSDEC REGION 4

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
(518) 273-2201

Who to Contact:

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

Project-Related Questions

Alicia Barraza, Project Manager
NYSDEC
625 Broadway, 12 Floor
Albany, NY 12233
(518) 402-9690
alicia.barraza@dec.ny.gov

Health-Related Questions

Steve Lawrence
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
beej@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Interim Remedial Measure to Begin Proposed Public Comment Period

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup of contamination at the South Island Apartments site ("site") located at 1 Osgood Ave, Center Island, Green Island, Albany County. Please see the map for the site location. Documents related to the cleanup of this site including the draft Interim Remedial Measure Work Plan can be found at the location(s) identified to the left 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 the site. The expedited cleanup activities are expected to begin in July 2018 and last approximately four months. The activities will be performed by South Island Apartments LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **June 27** through **July 26, 2018**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Interim Remedial Measure (IRM) 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 proposed cleanup activities that include:

- Construction of a retaining wall along the eastern bank as part of the engineered cover to address the metals-contaminated historic fill;
- Construction of an engineered cover system along the western bank that includes placement of two feet of clean soil to address the metals-contaminated historic fill;
- As necessary, restoration of areas that have been disturbed by IRM activities; and
- Proper management of all contaminated soils that are excavated.

This IRM will supplement the ongoing LNAPL Removal IRM.

Site Description: The 8.9-acre site is relatively flat, undeveloped and vacant land with little vegetation (all on-site buildings have been demolished). It is located on the southern portion of Starbuck Island in the Town of Green Island in Albany County, in an area currently zoned industrial. It is bounded to the north by the Troy/Green Island Bridge and to the south, east and west by the Hudson River. Portions of the site are in the 100-year flood plain and the site lies within the water

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service area of the Village of Green Island, with a supply well located on the northern end of Starbuck Island.

From 1918 until it closed in 2008, the site operated as a petroleum storage and distribution terminal for refined petroleum products including gasoline, light fuel oils, and residual fuel oils. 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 terminal building reportedly was not connected to city sewer; wastewater discharged to a septic tank and leach field. Most recently, the site was used as a car wash business.

The soil unit covering the entire site area is identified as "urban land," with 85% or more of the surface covered by asphalt, concrete, buildings, or other impervious materials. The underlying bedrock is shale. Groundwater generally flows north-northwest into the Hudson River and is tidally influenced. General depth to groundwater ranges from about 27 to 30 feet below the ground surface.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C401074) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Soils at the site exceed the restricted residential use (RRU) soil cleanup objectives (SCOs) for arsenic, lead, mercury, copper and some polycyclic aromatic hydrocarbons (PAHs). Sediments on the west bank of the site contain low concentrations of silver, copper and lead, with only lead exceeding the Class C sediment guidance value. In groundwater, the following contaminants exceed the NYS standards and guidance values: arsenic, benzene, isopropylbenzene, endrin and total polychlorinated biphenyls (PCBs). Petroleum non-aqueous phase liquid (NAPL) was present in the west-central portion of the site at thicknesses up to 3+/- feet and is being addressed through a separate IRM. Soil vapor is impacted by petroleum related volatile organic compounds (benzene, ethylbenzene, total xylenes and toluene). Two additional lots, lot 2.1 and lot 2.2, were added to the BCP project, for an additional 1.1252 acres, and are being investigated as an addendum to the site-wide investigation work plan.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health.

The approved work plan will be made available to the public (see "Where to Find Information" on the front page). When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were completed.

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

Brownfield Cleanup Program Overview: 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 may 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>

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 at:

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.

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Site Location Map

