

Department of Environmental Conservation

Division of Environmental Remediation

**Environmental Restoration
Record of Decision
Arbor Hill Gateway Properties Site
Operable Unit No. 02
City of Albany, Albany County, New York
Site Number E401048**

March 2009

New York State Department of Environmental Conservation
DAVID A. PATERSON, *Governor* ALEXANDER B. GRANNIS, *Commissioner*

**DECLARATION STATEMENT
ENVIRONMENTAL RESTORATION RECORD OF DECISION**

**Arbor Hill Gateway Properties Environmental Restoration Site
Operable Unit No. 02
City of Albany, Albany County, New York
Site No. E401048**

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for Operable Unit 02 of the Arbor Hill Gateway Properties site, an environmental restoration site. The selected remedial program was chosen in accordance with the New York State Environmental Conservation Law and is not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan of March 8, 1990 (40CFR300), as amended.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for Operable Unit 02 of the Arbor Hill Gateway Properties environmental restoration site, and the public's input to the Proposed Remedial Action Plan (PRAP) presented by the Department. A listing of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

Assessment of the Site

This site does not present a current or potential threat to public health or the environment.

Description of Selected Remedy

Based on the results of the Remedial Investigation (RI) for the Arbor Hill Gateway Properties site, which indicate that the past disposal of hazardous waste does not pose a threat to human health or the environment, the Department has selected No Action as the remedy for Operable Unit No. 02.

New York State Department of Health Acceptance

The New York State Department of Health (NYSDOH) concurs that the remedy selected for this site is protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective.

MAR 27 2009

Date

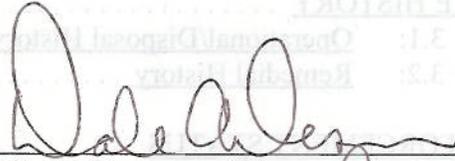

Dale A. Desnoyers, Director
Division of Environmental Remediation

TABLE OF CONTENTS

1. SUMMARY OF THE RECORD OF DECISION 1

2. SITE LOCATION AND DESCRIPTION 2

3. SITE HISTORY 3

3.1. Operational/Disposal History 3

3.2. Remedial History 3

4. ENVIRONMENTAL ASSESSMENT 4

4.1. Summary of the Site Investigation 4

4.2. Interim Remedial Measures 5

4.3. Summary of Human Exposure Pathways 6

4.4. Summary of Environmental Assessment 6

5. SUMMARY OF THE REMEDIATION GOALS, SELECTED REMEDY AND PROPOSED USE OF THE SITE 6

6. HIGHLIGHTS OF COMMUNITY PARTICIPATION 7

Figures

Figure 1: Site Location Map 7

Figure 2: OU-01 Parcels and OU-02 Area 7

Figure 3: Nature and Extent of Contamination - Soil Vapor Data 7

Figure 4: Potentiometric Map 7

Figure 5: Nature and Extent of Contamination - Groundwater Data 7

Appendices

Appendix A: Responsiveness Summary 7

Appendix B: Administrative Record 7

TABLE OF CONTENTS

SECTION	PAGE
1: <u>SUMMARY OF THE RECORD OF DECISION</u>	1
2: <u>SITE LOCATION AND DESCRIPTION</u>	1
3: <u>SITE HISTORY</u>	2
3.1: <u>Operational/Disposal History</u>	2
3.2: <u>Remedial History</u>	3
4: <u>ENFORCEMENT STATUS</u>	3
5: <u>SITE CONTAMINATION</u>	4
5.1: <u>Summary of the Site Investigation</u>	4
5.2: <u>Interim Remedial Measures</u>	5
5.3: <u>Summary of Human Exposure Pathways:</u>	6
5.4: <u>Summary of Environmental Assessment</u>	6
6: <u>SUMMARY OF THE REMEDIATION GOALS , SELECTED REMEDY, AND PROPOSED USE OF THE SITE</u>	6
7: <u>HIGHLIGHTS OF COMMUNITY PARTICIPATION</u>	7
Figures	
- Figure 1: Site Location Map	
- Figure 2: OU-01 Parcels and OU-02 Area	
- Figure 3: Nature and Extent of Contamination - Soil Vapor Data ...	
- Figure 4: Potentiometric Map	
- Figure 5: Nature and Extent of Contamination - Groundwater Data .	
Appendices	
- Appendix A: Responsiveness Summary	
- Appendix B: Administrative Record	

Environmental Restoration RECORD OF DECISION

Arbor Hill Gateway Pproperties Site Operable Unit No. 02 City of Albany, Albany County, New York Site No. E401048 March 2009

SECTION 1: SUMMARY OF THE RECORD OF DECISION

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the Arbor Hill Gateway Properties site, Operable Unit No. 02 which includes the off-site potential soil vapor intrusion exposure pathway.

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Under the Environmental Restoration Program, the state provides grants to municipalities to reimburse up to 90 percent of eligible costs for site investigation and remediation activities. Once remediated, the property can then be reused.

As more fully described in Sections 3 and 5 of this document, the operation of a vehicle maintenance, repair and refueling facility resulted in the disposal of hazardous substances, including petroleum related volatile organic compounds (VOCs). These hazardous substances contaminated the soil, soil vapor and groundwater media at the site.

Based on the findings of the investigation of this site, which indicate that the past disposal of hazardous waste at the site does not pose a threat to human health or the environment, No Action has been selected as the remedy for Operable Unit No. 02 of the Arbor Hill Gateway Properties site.

SECTION 2: SITE LOCATION AND DESCRIPTION

The Arbor Hill Gateway Properties Site consists of approximately 0.5 acres of property, which primarily fronts on Henry Johnson Boulevard (a.k.a. Northern Blvd, Rt. 9) between Livingston Avenue and Colonie Street (Figure 1) in the City of Albany, Albany County. The site is composed of six individual parcels of property which have been developed into a walk-through memorial/recreational park (Figure 2). The site is located in a mixed residential and commercial area, with residences to the north, Livingston Avenue and businesses to the west, and Henry Johnson Boulevard and Colonie Street bordering the site to the east. The Henry Johnson Boulevard Properties ERP Site, E401049, is located three blocks to the southeast. The surface cover at the site within the park area, consists of a mixture of stamped concrete and landscaped lawn and gardens over a topsoil layer. The underlying soil deposits at the site are fine to medium brown sands and silt, above silt and clay as well as backfill materials consisting of sub-rounded gravel, stone dust and

bank sand. Soils associated with the road-bed corridor of Henry Johnson Boulevard and the median area consist of sand, silt and clay.

Groundwater levels on the site indicate that the water table is at approximately 4 to 14 feet below ground surface. Groundwater, generally follows the topographical gradient, flowing east across the site. The utilities corridor and the Henry Johnson Boulevard road structure, running northeast to southwest may locally effect the groundwater flow along this side of the site.

Operable Unit (OU) No. 02, which is the subject of this document, consists of the immediate surrounding off-site areas and specifically the soil vapor media and the potential vapor intrusion exposure pathway in this area (Figure 2). An operable unit represents a portion of the site remedy that for technical or administrative reasons can be addressed separately to eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. The remaining operable unit for this site is: Operable Unit No. 01, which consists of the 0.5 acre developed on-site area, which was addressed in a Record of Decision (ROD) dated March 2007.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

According to historic maps and records for Operable Unit No. 01, as many as four buildings, including the garage for vehicle maintenance repair and refueling, have been present on the on-site parcels. The garage facility was operating at the site as early as 1935 and as recently as 1995. The other buildings at the site were apparently demolished some time between 1951 and 1973. The garage was situated on the northeastern parcel of property at the corner of Henry Johnson Boulevard and Colonie Street and was a one story cement block and brick structure, occupying approximately 4,400 square feet with three service bays. A small attached cement block building was later added on the southwestern end of the structure. Six underground storage tanks (USTs), five of which were 1,500 gallon capacity for gasoline and one which was 2,000 gallon capacity for diesel were registered at the site, along with a 275 gallon above ground storage tank (AST) for #2 fuel oil.

The garage building was demolished by the City of Albany in 2004, after the roof and other parts of the structure partially collapsed. The majority of the structural debris was disposed off-site. The fill pipes for four of the gasoline USTs were located in the southeast corner of the building, the location of the fifth was unknown. The dispenser for the diesel UST was reportedly located adjacent to the block building. Two concrete pads, which were formerly the fuel pump dispenser islands, were located in front of the building along Henry Johnson Blvd.. A sub-floor maintenance pit 20 feet long, 6 feet wide, and 4.5 feet deep was in one bay, and a sump was present in the northern most bay of the main garage. A subsurface, 4 foot high crawl space area was present in the main structure from the maintenance pit to the northern end of the building and was reportedly used for petroleum product storage. The remnants of a hydraulic lift, including the fluid reservoir, and a floor drain with an unknown terminus were present in the southern block building attachment. A set of fuel oil fill and vent pipes were present on the northern end of the building along Colonie Street.

Subsurface petroleum contamination appeared to be the result of leaking underground storage tanks, discharges from the pits or reservoirs, improper disposal of products in the drains and the sumps, and/or poor housekeeping.

3.2: Remedial History

The City of Albany conducted Phase I and II Environmental Site Assessments (ESAs) in 2003 and 2004, as part of an Environmental Protection Agency (EPA), Brownfields Assessment Demonstration Pilot Program grant. The ESAs included among other things, surface soil, sub-surface soil and groundwater sampling and analysis.

A remedial investigation/alternatives analysis (RI/AA) for the site was conducted by the City of Albany under the Environmental Restoration Program in 2006 and was finalized in early 2007. Based upon this RI/AA, the site was divided into two operable units as described in Section 2 above. The RI of OU-01 included various tank and vessel closure activities along with associated contaminated soil removal and disposal actions. During these activities, twelve storage tanks were closed, 1,600 gallons of waste petroleum products, 15,000 gallons of petroleum contaminated water and 1,850 tons of petroleum impacted soils were removed and disposed of off-site. Additionally, the maintenance pit, the hydraulic reservoirs, the sumps, the pump islands and all other apparatus associated with the gas station were removed.

During the tank/vessel closure and soil removal/disposal activities the extent of the excavations on the northern and eastern sides of the site were defined by the proximity to Colonie Street and Henry Johnson Boulevard respectively. Subsurface utility corridors along these roads include a 6" natural gas line, sanitary/storm sewer lines, and potable water lines. The potential encroachment around the subsurface utilities and/or onto the heavily trafficked Henry Johnson Boulevard roadway, was thus a major concern. Based upon this, petroleum impacted soil was left in place around the underground utilities along the eastern sidewall and the northeastern corner of the excavation area underneath the asphalt roadway and concrete sidewalk.

The Record of Decision (ROD) for OU-01 was developed and signed in March of 2007. The ROD selected monitored natural attenuation as the remedy for the residual petroleum related contamination left in place at the site.

SECTION 4: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past owners and operators, waste generators, and haulers.

Since no viable PRPs have been identified, there are currently no ongoing enforcement actions. However, legal action may be initiated at a future date by the State to recover state response costs should PRPs be identified. The City of Albany will assist the State in its efforts by providing all information to the State which identifies PRPs. The City will also not enter into any agreement regarding response costs without the approval of the Department.

SECTION 5: SITE CONTAMINATION

The City of Albany has recently completed a remedial investigation report (RIR) to determine the nature and extent of any contamination by hazardous substances at this environmental restoration site.

5.1: Summary of the Site Investigation

The purpose of the OU-02 RI was to define the nature and extent of any contamination resulting from previous activities at the site. The RI was conducted between September 2008 and November 2008. The field activities and findings of the investigation are described in the RI report.

The investigative tasks performed during the RI for OU-02 included the collection and analysis of soil vapor, ambient air and groundwater samples. Soil vapor and groundwater sample point locations included both on and off-site areas.

5.1.1: Standards, Criteria, and Guidance (SCGs)

To determine whether the soil vapor and groundwater contains contamination at levels of concern, data from the investigation were compared to the following:

Concentrations of VOCs in air were compared to typical background levels of VOCs in indoor and outdoor air using the background levels provided in the NYSDOH guidance document titled "Guidance for Evaluating Soil Vapor Intrusion in the State of New York," dated October 2006. The background levels are not SCGs and are used only as a general tool to assist in data evaluation.

Groundwater SCGs are based on the Department's "Ambient Water Quality Standards and Guidance Values" and Part 5 of the New York State Sanitary Code.

5.1.2: Nature and Extent of Contamination

This section describes the findings of the investigation for all environmental media that were investigated.

As described in the RI report, many soil vapor and groundwater samples were collected to characterize the nature and extent of contamination. The main categories of contaminants of concern at the site which can emit contaminated vapors and thus potentially cause exposures through the vapor intrusion pathway are volatile organic compounds (VOCs).

Chemical concentrations are reported in parts per billion (ppb) for water. Air samples are reported in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$).

Figure 3 summarizes the degree of contamination for the contaminants of concern in the soil vapor and ambient air. Figure 4 shows the potentiometric groundwater elevations and flow direction around the site and Figure 5 summarizes the degree of contamination and the historical trends for the contaminants of concern in the groundwater media for samples collected during both the OU-01 and OU-02 RIs.

Soil Vapor/Air

Soil vapor samples were collected in order to evaluate the potential off-site soil vapor intrusion pathway at nearby structures, to evaluate off-site preferential migration pathways and to characterize actual on-site and off-site soil vapor contamination in the vadose zone.

Generally, the concentrations of site related petroleum contamination detected in the soil vapor samples at and around the site have shown a decrease over time and the majority of individual compounds are now non-detectable (Figure 3). The soil vapor results for all of the site related petroleum contaminants are below the corresponding levels detected in the ambient air sample simultaneously collected and are within the background ranges for both indoor and outdoor air as outlined in the NYSDOH guidance document cited above.

Thus, no site-related soil vapor contamination of concern was identified during the RI for OU-02. Therefore, no remedial alternatives need to be evaluated for this medium.

Groundwater

Groundwater samples were collected in order to determine whether this media represents a significant source for VOC contamination and the potential influence of any contaminated groundwater on the soil vapor medium. The groundwater VOC contamination at and around the site has declined significantly in concentration over the time period (2.5 years) that the four rounds of samples were collected and analyzed (Figure 5). Thus, the sample results indicate that, the VOC contamination is not being significantly mobilized by the groundwater flow and that various natural attenuation processes are at work degrading the petroleum related VOCs at and around the site. The influence of the contaminated groundwater on the potential off-site soil vapor intrusion pathway is minimal at OU-02.

Groundwater contamination identified during the RI was and continues to be addressed by the Record of Decision (ROD) for OU-01 signed in March of 2007. The ROD selected monitored natural attenuation as the remedy for the residual petroleum related soil contamination left in place at the site along Henry Johnson Boulevard and for the groundwater.

5.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the RI.

There were no IRMs performed at the site during the RI of OU-02.

5.3: Summary of Human Exposure Pathways:

This section describes the types of human exposures that may present added health risks to persons at or around the site. A more detailed discussion of the human exposure pathways can be found in Section 6 of the RI report.

An exposure pathway describes the means by which an individual may be exposed to contaminants originating from a site. An exposure pathway has five elements: [1] a contaminant source, [2] contaminant release and transport mechanisms, [3] a point of exposure, [4] a route of exposure, and [5] a receptor population.

The source of contamination is the location where contaminants were released to the environment (any waste disposal area or point of discharge). Contaminant release and transport mechanisms carry contaminants from the source to a point where people may be exposed. The exposure point is a location where actual or potential human contact with a contaminated medium may occur. The route of exposure is the manner in which a contaminant actually enters or contacts the body (e.g., ingestion, inhalation, or direct contact). The receptor population is the people who are, or may be, exposed to contaminants at a point of exposure.

An exposure pathway is complete when all five elements of an exposure pathway exist. An exposure pathway is considered a potential pathway when one or more of the elements currently does not exist, but could in the future.

The results of the RIR indicate that there are no current or potential future human health exposure pathways at OU-02 that require remediation.

5.4: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by OU-02 of the site. Environmental impacts include existing and potential future exposure pathways to fish and wildlife receptors, as well as damage to natural resources such as aquifers and wetlands.

The results of the RIR indicate that there are no current or potential future environmental exposure pathways at OU-02 that require remediation.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS, SELECTED REMEDY, AND PROPOSED USE OF THE SITE

Goals for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. At a minimum, the remedy selected must eliminate or mitigate all significant threats to public health and/or the environment presented by the hazardous substances disposed at the site through the proper application of scientific and engineering principles.

The remediation goals for this site were to eliminate or reduce to the extent practicable:

- exposures of persons at or around the site to volatile organic contaminants in soil vapor;

The main soil vapor and air contaminant concentration guidance values applicable to this project are as follows:

- typical background levels of VOCs in indoor and outdoor air provided in the NYSDOH guidance document titled "Guidance for Evaluating Soil Vapor Intrusion in the State of New York," dated October 2006.

The findings of the investigation at this site indicate that the site does not pose a threat to human health and/or the environment. Therefore, the Department has selected No Action as the remedy for OU-02 of the site.

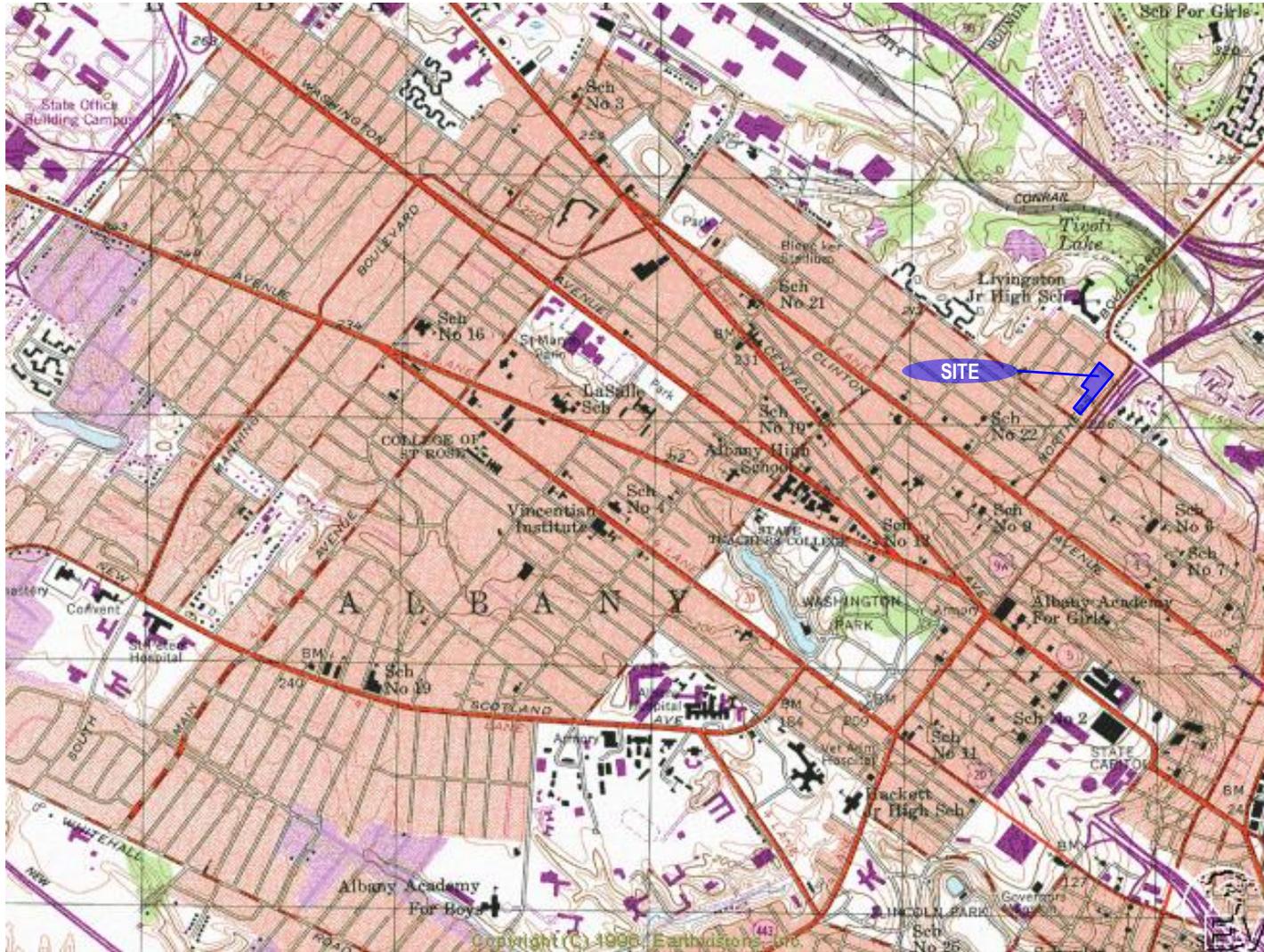
This remedy would be effective in protecting human health and the environment and complies with New York State standards, criteria and guidelines.

SECTION 7: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the environmental restoration process, a number of Citizen participation activities were undertaken to inform and educate the public about conditions at the site and the potential remedial alternatives. The following public participation activities were conducted for the site:

- Repositories for documents pertaining to the site were established.
- A public contact list, which included nearby property owners, elected officials, local media and other interested parties, was established.
- A public meeting was held on March 10, 2009 to present and receive comment on the PRAP.
- A responsiveness summary (Appendix A) was prepared to address the comments received during the public comment period for the PRAP.

No public comments were received.



SOURCE: 7.5 MINUTE TOPOGRAPHIC MAP
ALBANY QUADRANGLE, NEW YORK
UNITED STATES GEOLOGIC SURVEY 1980.



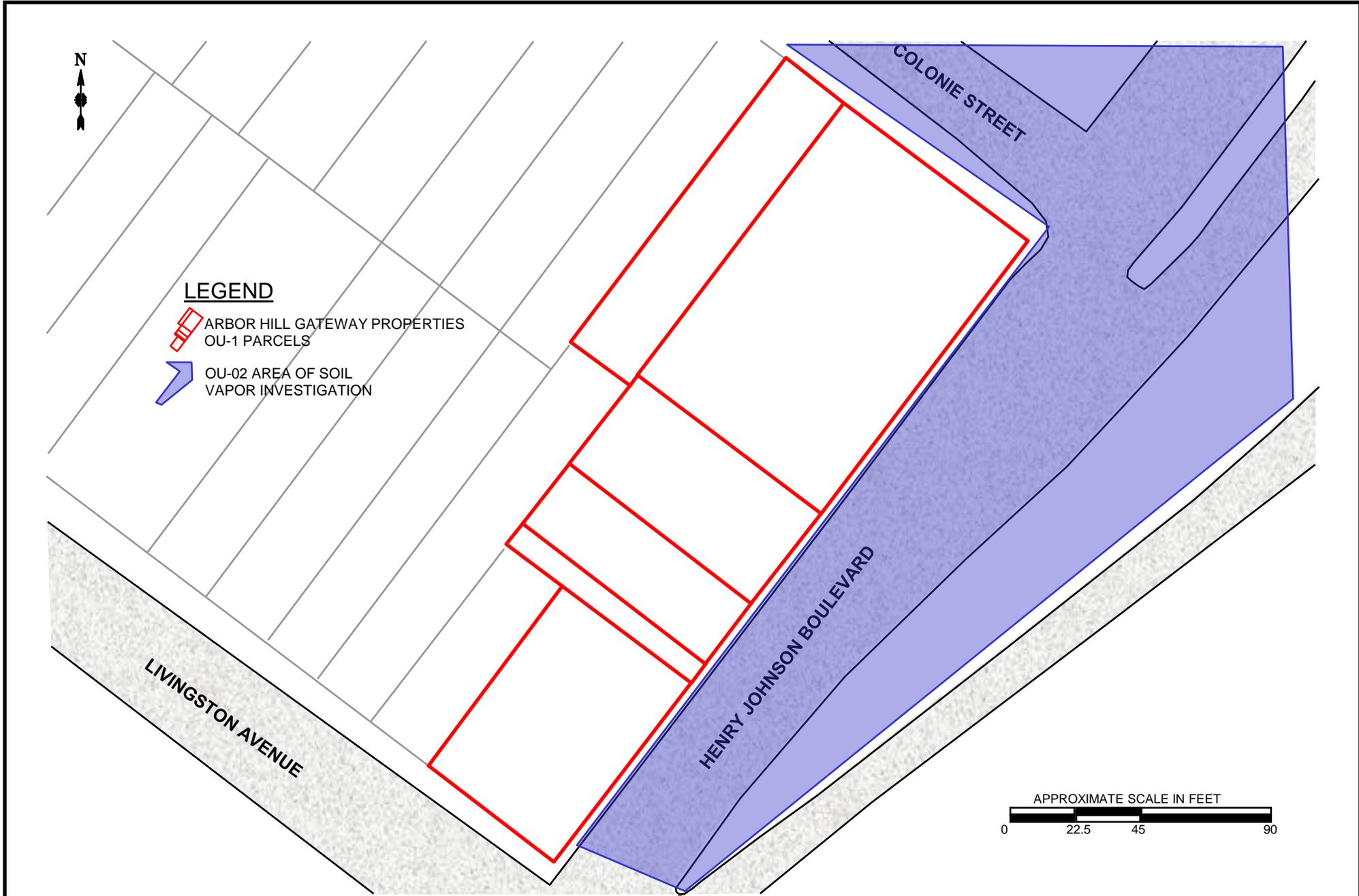
**MALCOLM
PIRNIE**

**ARBOR HILL GATEWAY PROPERTIES
ALBANY, NEW YORK
OU2 REMEDIAL INVESTIGATION REPORT**

SITE LOCATION

Copyright © 2008
Malcolm Pirnie, Inc.

FIGURE 1





	AMBIENT AIR	
	AA-1 9/7/2006	AA-1 10/10/2008
VOCs		
Acetone	32	7.8
Benzene	1.1	0.65
2-Butanone (MEK)	8.1	2
Carbon Tetrachloride	1.8 U	0.46
Chloromethane	1.2	0.92
Cyclohexane	0.9 U	0.2
Dichlorodifluoromethane	3	1.1
Ethanol	15	7.8 J
Ethyl Acetate	2.2 U	0.31 J
Ethylbenzene	1.2 U	0.34
n-Heptane	1.2 U	0.45
Hexane	1.3	0.7
Isopropanol	3.5	0.85
Methylene Chloride	1	2 U
4-Methyl-2-Pentanone (MIBK)	1.2 U	0.24
Toluene	2.1	1.9
Trichlorofluoromethane	1.8 U	0.88
1,1,2-Trichloro-1,2,2-Trifluoroethane	2.4 U	0.39
m/p-Xylene	1.2 U	1

	SV-1	
	9/7/2006	10/10/2008
VOCs		
Benzene	3.6	0.32 U
2-Butanone (MEK)	9.7	2.2 U
Carbon Disulfide	18	0.32 U
Chloroform	2.6	1.1
Cyclohexane	12	0.34 U
1,3-Dichlorobenzene	2.3	0.6 U
1,4-Dichlorobenzene	2.7	0.6 U
Dichlorodifluoromethane	45	15,000 J
Ethanol	1.2 U	4.4 UJ
Ethylbenzene	4	0.44 U
4-Ethyl Toluene	4.3	0.5 U
Hexachlorobutadiene	3.5	1.1 U
Hexane	6.2	0.36 U
Methylene Chloride	1.5	0.7 U
4-Methyl-2-Pentanone (MIBK)	1.2 U	0.48
Toluene	13	0.68
1,2,4-Trichlorobenzene	10	0.74 U
Trichlorofluoromethane	2.5	0.89
1,2,4-Trimethylbenzene	8.3	0.5 U
1,3,5-Trimethylbenzene	4.3	0.5 U
m/p-Xylene	9.5	0.86 U
o-Xylene	4	0.44 U

LIVINGSTON AVENUE

COLONIE STREET

HENRY JOHNSON BOULEVARD

MW-9

MW-8

MW-15

SV-05

SV-01

MW-12

SV-04

MW-11

SV-03

MW-10

SV-02

	SV-4	
	9/7/2006	10/10/2008
VOCs		
Acetone	140	9.3 U
Benzene	1.3	0.32 U
2-Butanone (MEK)	5.9	2.6 U
Carbon Disulfide	21	0.32 U
Chloroform	0.6	0.48 U
Dichlorodifluoromethane	1	1.2
Ethanol	5.4	2.1 UJ
Ethylbenzene	0.3	0.44 U
n-Heptane	0.6	0.4 U
Hexane	2.7	0.36 U
Isopropanol	0.2 U	0.46
Toluene	4.9	0.38 U
1,1,1-Trichloroethane	0.7	0.54 U
Trichloroethylene	0.4	0.54 U
Trichlorofluoromethane	1.5	0.88
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.6	0.76 U
m/p-Xylene	0.6	0.86 U

	SV-3	
	9/7/2006	10/10/2008
VOCs		
Acetone	67	10 U
Benzene	2.1	0.32 U
2-Butanone (MEK)	5	1.9 U
Carbon Disulfide	6.3	0.37
Chloroform	8.5	5.1
Chloromethane	0.7	0.32 UJ
Cyclohexane	8.3	0.34 U
1,4-Dichlorobenzene	2.2	0.6 U
Dichlorodifluoromethane	3.9	1.3
Ethylbenzene	4.4	0.44 U
4-Ethyl Toluene	3.8	0.5 U
n-Heptane	12	0.4 U
Hexane	18	0.36 U
MTBE	29	10
Toluene	12	0.38 U
Trichlorofluoromethane	1.8 U	0.72
1,2,4-Trimethylbenzene	13	0.5 U
1,3,5-Trimethylbenzene	3.8	0.5 U
Vinyl Chloride	2.2	0.26 U
m/p-Xylene	6.6	0.86 U
o-Xylene	3.5	0.44 U

	SV-2	
	9/7/2006	10/10/2008
VOCs		
Acetone	120	4 U
Benzene	1.9	0.32 U
2-Butanone (MEK)	9.7	1 U
Carbon Disulfide	12	0.32 U
Chloroform	7.4	3.7
1,4-Dichlorobenzene	2.2	0.6 U
Dichlorodifluoromethane	4	1.4
Ethanol	5.9	1.9 UJ
Ethylbenzene	2	0.44 U
4-Ethyl Toluene	3.8	0.5 U
Propene	3.1	0.18 U
Styrene	2.4	0.42 U
Toluene	9.9	0.38
1,1,1-Trichloroethane	1.5 U	0.57
Trichlorofluoromethane	2.5	1.2
1,2,4-Trimethylbenzene	8	0.5 U
1,3,5-Trimethylbenzene	3.1	0.5 U
m/p-Xylene	6.5	0.86 U
o-Xylene	2.7	0.44 U

	SV-5	
	9/7/2006	10/10/2008
VOCs		
Acetone	30	1.1 U
Benzene	1.6	0.32 U
2-Butanone (MEK)	1.8	0.31 U
Chloroform	16	20
1,4-Dichlorobenzene	0.6	0.6 U
Dichlorodifluoromethane	0.4 U	1.4
Ethylbenzene	1.7	0.44 U
4-Ethyl Toluene	0.9	0.5 U
Hexane	2.3	0.36 U
Styrene	0.9	0.42 U
Toluene	9.5	0.45
Trichlorofluoromethane	0.5 U	0.65
1,2,4-Trimethylbenzene	3.8	0.5 U
1,3,5-Trimethylbenzene	1.1	0.5 U
m/p-Xylene	6	0.86 U
o-Xylene	2.3	0.44 U

LARK-DOVE ARTERIAL

COLONIE STREET

MW-14

MW-13



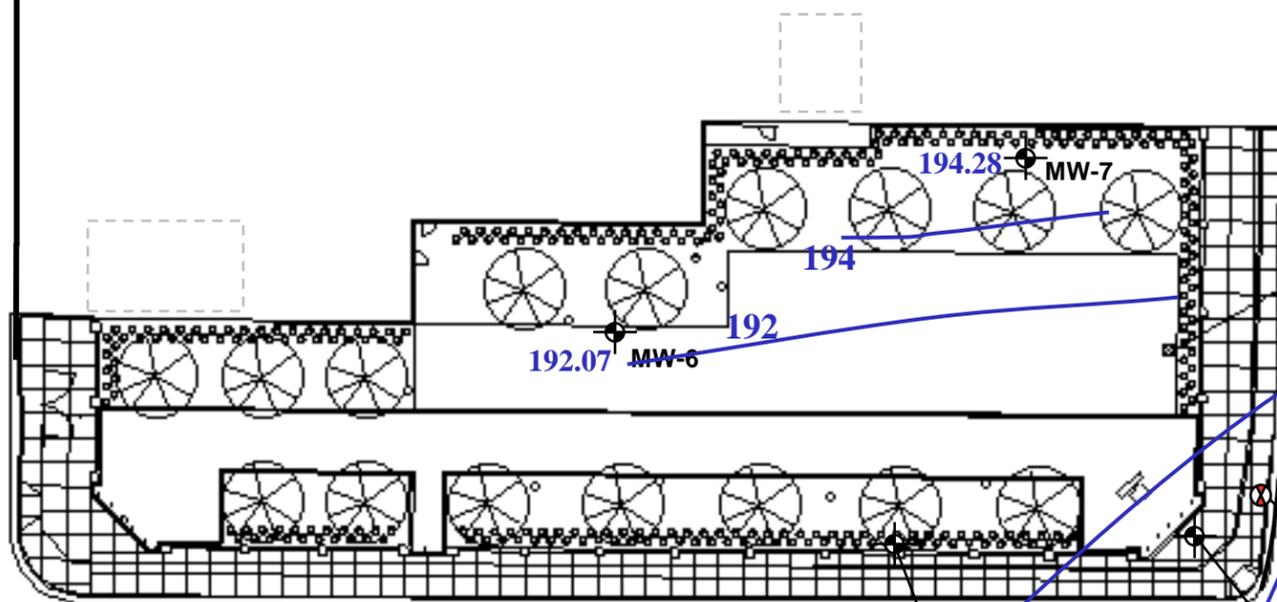
LEGEND

- ⊗ SOIL VAPOR MONITORING POINT
- ⊕ GROUNDWATER MONITORING WELL

NOTE: Soil Vapor VOC concentrations for detected compounds given in $\mu\text{g}/\text{m}^3$.



LIVINGSTON AVENUE

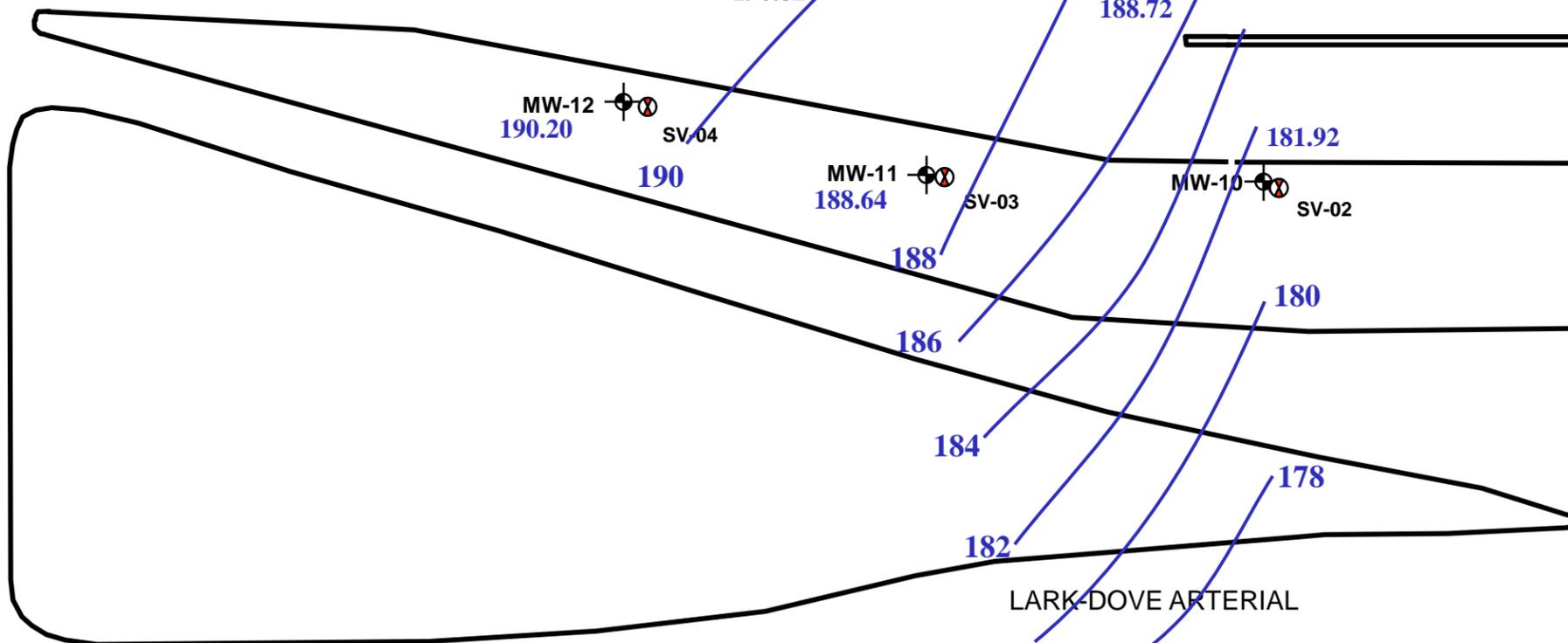


COLONIE STREET

HENRY JOHNSON BOULEVARD

LEGEND

-  GROUNDWATER MONITORING WELL
-  SOIL VAPOR MONITORING POINT
-  POTENTIOMETRIC CONTOUR
-  GROUNDWATER ELEVATION (FT AMSL)





MW-6	Class GA Standard	Jul-06	Oct-06	Jan-07	Nov-08
Compound					
Acetone	50	ND	5 JB	ND	ND
Tetrachloroethene	5	2	6	5	3 JB

MW-7	Jul-06	Oct-06	Jan-07	Nov-08
Compound				
VOCs	ND	ND	ND	ND

MW-8	Class GA Standard	Jul-06	Oct-06	Jan-07	Nov-08
Compound					
Benzene	1	4	ND	ND	ND
Ethyl Benzene	5	2 J	ND	ND	ND
m/p-Xylenes	5	3	ND	ND	ND
o-Xylene	5	1	ND	ND	ND
MTBE	10	1	ND	2	ND

MW-15	Jul-06	Oct-06	Jan-07	Nov-08
Compound				
VOCs	ND	ND	ND	ND

LEGEND

⊕ GROUNDWATER MONITORING WELL

⊗ SOIL VAPOR MONITORING POINT

NOTE: Groundwater VOC concentrations for detected compounds given in µg/L.

= Concentration exceeds corresponding NYSDEC Class GA Standard.

LIVINGSTON AVENUE

COLONIE STREET

HENRY JOHNSON BOULEVARD

LARK-DOVE ARTERIAL

COLONIE STREET

MW-9	Class GA Standard	Jul-06	Oct-06	Jan-07	Nov-08
Compound					
Acetone	50	300	ND	19	ND
Benzene	1	330	41	44	2 J
Isopropylbenzene	5	13	ND	4	NR
Ethyl Benzene	5	270	20	60	6 J
m/p-Xylenes	5	1,100	33	180	15
MTBE	10	160	16	30	1 J
o-Xylene	5	450	6	62	5 J
Toluene	5	1,500 J	24	170	5 J

MW-12	Jul-06	Oct-06	Jan-07	Nov-08
Compound				
VOCs	ND	ND	ND	ND

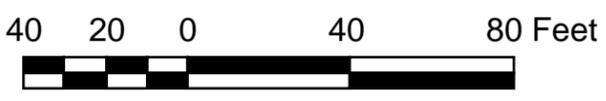
MW-11	Class GA Standard	Jul-06	Oct-06	Jan-07	Nov-08
Compound					
Acetone	50	ND	ND	ND	4 J
Benzene	1	1	ND	ND	ND
MTBE	10	190	43	93	20

MW-10	Class GA Standard	Jul-06	Oct-06	Jan-07	Nov-08
Compound					
m/p-Xylenes	5	ND	ND	3	ND
Toluene	5	ND	ND	1	ND

MW-13	Class GA Standard	Jul-06	Oct-06	Jan-07	Nov-08
Compound					
MTBE	10	1	ND	ND	ND

MW-14	Jul-06	Oct-06	Jan-07	Nov-08
Compound				
VOCs	ND	ND	ND	ND

Approximate Groundwater Flow Direction



APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

**Arbor Hill Gateway Properties Environmental Restoration Site
Operable Unit No. 02
City of Albany, Albany County, New York
Site No. E401048**

The Proposed Remedial Action Plan (PRAP) for the Arbor Hill Gateway Properties site, was prepared by the New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on February 10, 2009. The PRAP outlined the remedial measure proposed for the contaminated soil vapor and groundwater at the Arbor Hill Gateway Properties site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on March 10, 2009, which included a presentation of the Remedial Investigation (RI) as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on March 27, 2009.

This responsiveness summary responds to all questions and comments raised during the public comment period. No public comments were received.

APPENDIX B

Administrative Record

Administrative Record

Arbor Hill Gateway Properties Operable Unit No. 02 Site No. E401048

1. Proposed Remedial Action Plan for the Arbor Hill Gateway Properties site, Operable Unit No. 02, dated February 2009, prepared by the Department.
2. “Remedial Investigation / Alternatives Analysis Work Plan”, Arbor Hill Gateway Properties Operable Unit No. 02, September 2008, prepared by Malcolm Pirnie, Inc.
3. “Remedial Investigation Report”, Arbor Hill Gateway Properties Operable Unit No. 02 February 2009, prepared by Malcolm Pirnie, Inc.
4. Fact Sheet, February 2009, Announcement of the PRAP, Public Meeting and Comment Period
5. Environmental Restoration, “Record of Decision”, Arbor Hill Gateway Properties Operable Unit No. 01, City of Albany, Albany County, New York, Site Number E401048, March 2007, prepared by NYSDEC

