
Division of Environmental Remediation

Record of Decision

**1705 Broadway
Environmental Restoration Project
City of Schenectady
Schenectady County, New York**

Site No. E447038

March 2010

DECLARATION STATEMENT - RECORD OF DECISION

**1705 Broadway
Environmental Restoration Project
City of Schenectady, Schenectady County, New York
Site No. E447038**

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for the 1705 Broadway site, an environmental restoration site. The selected remedial program was chosen in accordance with the New York State Environmental Conservation Law, 6 NYCRR Part 375, 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 the 1705 Broadway 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.

Description of Selected Remedy

Actual or threatened releases of hazardous substances and petroleum products from this site have been addressed by implementing the interim remedial measures identified in this ROD. The removal of contaminated soil, waste, and containers from the site has eliminated pathways for human exposure or migration of any contamination and has eliminated the threat to public health and the environment. Based on the results of the remedial investigation and interim remedial measures completed for the 1705 Broadway site, the Department has selected No Further Action as the final remedy. The components of the interim remedial measures already completed are as follows:

1. Inventory and Removal of Miscellaneous Chemical Products and Containers
2. Closure and Removal of an Above Ground Storage Tank
3. Closure and Removal of Multiple Underground Storage Tanks
4. Closure and Removal of Hydraulic Lifts and Oil Reservoirs
5. Plugging of Building Sump and Plugging and Removal of Drains
6. Closure of a Dry Well
7. Excavation of Contaminated Surface and Subsurface Soil
8. Confirmation Sampling
9. Site Restoration

The proposed future use for the 1705 Broadway Site is unrestricted, i.e., eligible for residential, commercial, or industrial uses according to the local zoning and use restrictions in place or the needs of the community. No institutional or engineering controls will be imposed on the property.

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. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.

MAR 30 2010

Date



Dale A. Desnoyers, Director
Division of Environmental Remediation

RECORD OF DECISION
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Environmental Restoration Project
City of Schenectady, Schenectady County, New York
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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 1705 Broadway Site.

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Brownfields are abandoned, idled, or under-used properties where redevelopment is complicated by real or perceived environmental contamination. They typically are former industrial or commercial properties where operations may have resulted in environmental contamination. Brownfields often pose not only environmental, but legal and financial burdens on communities. 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, operation and subsequent abandonment of an automobile repair facility resulted in the disposal of hazardous substances, including petroleum compounds such as gasoline and oil, paints, volatile and semi-volatile organic compounds, and assorted automotive cleaning materials. These hazardous substances contaminated the surface and subsurface soil at the site, and resulted in a threat to human health associated with potential exposure to surface and subsurface soil.

During the course of the investigation certain actions, known as Interim Remedial Measures (IRMs), were undertaken at the 1705 Broadway Site in response to the threats identified above. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the site investigation. The IRMs undertaken at this site included:

- Removal of Miscellaneous Chemical Products and Containers
- Closure and Removal of an Above Ground Storage Tank
- Closure and Removal of Multiple Underground Storage Tanks
- Closure and Removal of Hydraulic Lifts and Oil Reservoirs
- Plugging of Building Sump and Plugging and Removal of Drains
- Closure of a Dry Well
- Excavation of Contaminated Surface and Subsurface Soil
- Confirmation Sampling
- Site Restoration

Based on the implementation of the above IRMs, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore No Further Action is selected as the remedy for this site.

The remedy, discussed in detail in Section 6, is intended to attain the remediation goals identified for this site in Section 6. The remedy must conform to officially promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, criteria and guidance are hereafter called SCGs.

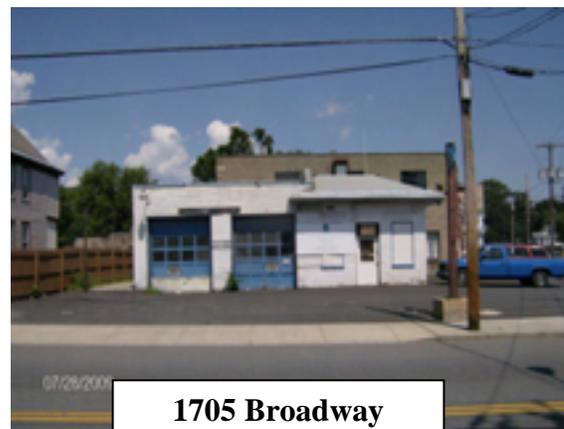
This Record of Decision (ROD) identifies the selected remedy and discusses the reasons for this selection. The Department has selected a final remedy for the site after careful consideration of all comments received during the public comment period.

The Department has issued this Record of Decision (ROD) as a component of the Citizen Participation Plan developed pursuant to the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

SECTION 2: SITE LOCATION AND DESCRIPTION

The site is located at 1705 Broadway, on the northwest corner of the intersection of Broadway and 2nd Street, in the City of Schenectady, Schenectady County, New York. The site has approximately 57 feet of frontage along Broadway and approximately 70 feet of frontage along 2nd Street. The surrounding area consists of mixed residential and commercial properties. A commercial cleaning business is located adjacent to the north side of the site building along 2nd Street. A Site Location Map showing the site and surrounding properties is presented as Figure 1.

The site is approximately 4,670 square feet and contains one single-story brick building (approximately 1,355 square feet) on the northern portion of the site. The remainder of the site is covered with asphalt pavement, except for a concrete pad between the west side of the on-site building and the western property line. Several fill ports/caps associated with underground storage tanks (USTs) were located in the blacktop area to the east of the on-site building. One was near the overhead garage door on the east side of the building, and there were four near the edge of the property line along 2nd Street. A vent pipe, associated with underground storage tanks, was located on the exterior of the northeast corner of the on-site building. There were two drains present in the concrete pad on the west side of the on-site building. A concrete pad partially paved over with blacktop was located to the south of the on-site building, and was likely the location of a previous fuel pump island.



Inside the building, there were two in-ground hydraulic lifts present in line with the two overhead garage doors on the south side of the building. A 275-gallon above ground storage tank (AST) was located along the northern wall of the building. East of the AST was a vertical pipe associated with an UST. A floor drain and a 4-inch diameter sewer drain/cleanout with plug were present in the eastern garage bay area. A floor sump was present in the western garage bay area. A dry well was encountered beneath the concrete floor, at the northern end of the building between the AST and the vent pipe. A boundary survey of the site, showing detail of the site features, is presented as Figure 2.

No surface water bodies or natural drainage ways are present on the site. The Mohawk River lies approximately one mile to the north of the site. The topography of the general area surrounding the site slopes down moderately to steeply to the north and east.

The soils encountered at the site generally consist of non-native fill soils comprised of sand with little silt down to a depth of approximately 9 feet.

Groundwater was observed at approximately 27 to 29 feet below ground surface. The general groundwater flow direction across the site and vicinity is to the east-northeast.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

The Site is currently owned by the City of Schenectady, which acquired it through tax foreclosure proceedings on November 17, 2003. Currently, the building is unoccupied. According to city assessment records, the site was last used as an automobile repair and body shop, and prior to that time, as a gasoline service station.

Sanborn maps of the site available for the years 1900, 1914, 1930, and 1953 were reviewed to determine previous uses of the property. Previous uses include a plumbing shop (1914) and a gasoline filling station (1930 and 1953).

Based on the historical uses of the site, petroleum, solvent and paint products were likely used at the site. Petroleum products used at the site likely consisted of, but were not limited to: gasoline, diesel fuel, fuel oil, motor oil, hydraulic oil, greases and lubricants. Solvent-related product use likely consisted of degreasers, and cleaners for tools and automotive parts, as well as antifreezes. Paint product use likely consisted of paints, paint thinners, paint removers and additives.

3.2: Remedial History

There was one spill reported in the NYSDEC Spills Database for the site in 1989 (Spill # 8900087). Motor oil was observed leaking from vehicles and forming puddles alongside of the building. Absorbent material was placed on the ground to remove the oil. The spill was reported on April 4, 1989 and closed on April 7, 1989.

There have been no other previous investigations or remedial actions conducted at the 1705 Broadway site prior to the activities described in this Proposed Remedial Action Plan.

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 Schenectady 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 Schenectady has recently completed a Remedial Investigation (RI) 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 RI was to define the nature and extent of any contamination resulting from previous activities at the site. The RI was conducted between March 2007 and September 2007. The field activities and findings of the investigation are described in the RI report.

The following activities were conducted during the investigation:

- Property Boundary and Field Survey
- Cataloging and Inventory of Miscellaneous Chemical Product Containers
- Sampling of Drummed Waste
- Assessment and Sampling of Above Ground and Underground Storage Tanks
- Assessment and Sampling of Hydraulic Lifts and Building Sump
- Assessment and Sampling of Interior and Exterior Drains
- Subsurface Soil and Groundwater Investigation
 - ✓ Geoprobe Soil Borings (13)
 - ✓ Surface and Subsurface Soil Sampling and Analysis
 - ✓ Monitoring Well Installation and Development (4)
 - ✓ Groundwater Sampling and Analysis

Figure 3 shows the locations of samples taken during the Remedial Investigation. As the need for an Interim Remedial Measure (IRM) was apparent at the beginning of the environmental restoration project, formal assessment of the potential human and ecological exposures was deferred until the completion of the IRM. Likewise, the development of remedial alternatives was also deferred pending completion of the IRM.

The results of the Remedial Investigation are contained in a report entitled “Remedial Investigation, Tank Closures and Soil Remediation”, 1705 Broadway, City of Schenectady, New York (Volumes 1-3), dated July 29, 2009, prepared by C.T Male Associates, P.C. for the City of Schenectady.

5.1.1: Standards, Criteria, and Guidance (SCGs)

To determine whether the surface and subsurface soil, and groundwater contain contamination at levels of concern, data from the investigation were compared to the following SCGs:

- Groundwater, drinking water, and surface water SCGs are based on the Department’s “Ambient Water Quality Standards and Guidance Values” and Part 5 of the New York State Sanitary Code.
- Soil SCGs are based on the Department’s Cleanup Objectives (“Technical and Administrative Guidance Memorandum [TAGM] 4046; Determination of Soil Cleanup Objectives and Cleanup Levels.”) or, 6 NYCRR Part 375 Environmental Remediation Programs Soil Cleanup Objectives.

Based on the RI results, in comparison to the SCGs and potential public health and environmental exposure routes, certain media and areas of the site required remediation. These are summarized in Section 5.1.2. More complete information can be found in the RI report.

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 surface and subsurface soil, groundwater, and waste samples were collected to characterize the nature and extent of contamination. Figure 3 – RI Sampling Locations shows the general locations of environmental samples. As the need for an Interim Remedial Measure (IRM) was apparent at the beginning of the environmental restoration project, several of the waste containers, products, and obviously contaminated soils were sampled as part of the Remedial Investigation. These materials were sampled to determine the need for remediation and for purposes of arranging appropriate handling and disposal. Other waste materials such as drum contents, tank contents, and sump sediment were also sampled. The RI sampling effort also focused on those areas outside of the planned IRM, such as soils and groundwater. As summarized in Table 1, the main categories of contaminants that exceeded their SCGs were volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and inorganics (metals). For comparison purposes, where applicable, SCGs are provided for each medium.

Chemical concentrations are reported in parts per billion (ppb) for water, and parts per million (ppm) for waste and soil.

Table 1 summarizes the degree of contamination for the contaminants of concern in subsurface soil and groundwater and compares the data with the SCGs for the site. The sampling results for

the wastes and waste products in tanks and containers are discussed below. Table 5 shows the post-Interim Remedial Measure confirmation sampling results for the remaining media (primarily soil in excavations) that confirm the effectiveness of the clean up.

The following are the media which were investigated and a summary of the findings of the investigation.

Waste Materials

The need for Interim Remedial Measures was apparent at the beginning of the environmental restoration project, thus several of the waste containers, products, and obviously contaminated soils were sampled as part of the Remedial Investigation. These materials were sampled to determine the need for remediation and for purposes of arranging appropriate handling and disposal.

Container/Product Inventory: A number of miscellaneous containers of automobile-related products were found in the building. During the Remedial Investigation, the containers were segregated and inventoried. No sampling was performed as the containers and their contents were generally identifiable. Table 2 presents the inventory of containers and miscellaneous wastes.



Miscellaneous Containers



Drums

Drummed Waste: Seven 55-gallon drums found inside and outside of the building were investigated. Three of the drums were full of an oily liquid, two were approximately 2/3 full, one contained a small amount of oily liquid, and one was determined to be full of water. A composite sample was taken of the oil and a grab sample of the water for analysis. The oil contained several volatile organic contaminants at significant concentrations including total xylene (500 ppm), toluene (480 ppm), 1,2,4-

trimethylbenzene (250 ppm), naphthalene (140 ppm), acetone (9.9 ppm), and tetrachloroethene (1.3 ppm). The water sample also contained several volatile organic chemicals including acetone (310,000 ppb) and 2-butanone (4,400 ppb).

Above Ground and Underground Storage Tanks: The above-ground storage tank was identified as a fuel oil tank of 275-gallon capacity. The tank contained a small amount of fuel oil product. An assessment was performed to determine the location, condition, and possible contents of several suspected underground storage tanks. Potential fill ports and vent pipes were located and test pits were excavated to access the tank and take samples. Four tanks were expected, five

were identified during the initial assessment, and seven would eventually be uncovered and removed during the IRM. Figure 3 – RI Sampling Locations, shows the general location of the underground tanks. In general, the tanks were in good condition with no signs of failure or leakage. Table 3 presents the characteristics of the tanks on-site.

Some of the tanks contained liquids and several soil areas were identified as being potentially contaminated with petroleum products. Samples were taken of the liquids and any sludges for characterization. Several volatile organic contaminants were detected in liquids from Tank 001 and 004. Detections included 1,3,5-trimethylbenzene (250 ppb), n-butylbenzene (92 ppb), and 4-isopropyltoluene (11 ppb). The liquid also contained lead at a concentration of 2,000 ppb. These results are consistent with the historic use of the tanks for gasoline storage. The sediment sample from Tank 003 contained several volatile organic contaminants. These include 1,3,5-trimethylbenzene (46 ppm), n-butylbenzene (20 ppm), 1,2,4-trimethylbenzene (4.6 ppm), total xylenes (2 ppm), naphthalene (1.5 ppm), and 4-isopropyltoluene (1 ppm).



Exposed Tank



Tank Interior

Hydraulic Lifts and Building Sump: Two hydraulic automobile lifts were present inside the building. The hydraulic lift cylinder for each was approximately six feet in length and extended down into a subsurface vault. An assessment was made to determine if any hydraulic oils were still present in the lift reservoirs. The western lift was observed to be empty for all practical purposes. The eastern lift was observed to be full and pressurized with approximately 35-gallons of hydraulic oil. A sample was taken of the hydraulic fluid and analyzed for polychlorinated biphenyls (PCBs) to determine any need for specialized disposal (beyond that required for the petroleum-based hydraulic fluid). PCBs were not detected in the oil.



Hydraulic Lift

A sump was located in the floor of the western portion of the building. A sample was taken of the approximately 1-4 inches of sediment in the bottom of the sump. Several volatile organic contaminants were detected including 1,2-dichlorobenzene (15 ppm), tetrachloroethene (5 ppm), and total xylenes (1.5 ppm). PCBs were detected in the sample; Aroclor-1242 at 0.220 ppm and Aroclor-1254 at 0.240 ppm. Both of the PCB detections exceeded the Unrestricted Use Soil Cleanup Objective concentration of 0.1 ppm for soils. Figure 3 – RI Sampling Locations, shows the location of the hydraulic lifts and the sump.

Interior and Exterior Drains: Two exterior drains located on the concrete patio on the west side of the building were assessed. Oil staining was noted on the northern drain, but no material was available for testing. Several floor drains, floor openings, and one vent pipe were identified inside the building. While no significant environmental problems were observed, it was decided to plug or remove all of these openings to eliminate any pathways for migration of contaminants. Figure 3 – RI Sampling Locations, shows the location of the floor drains and openings.



Sump before Cleaning



Sump after Cleaning

The results of the waste and container assessment indicated the need to remove all wastes and containers and their associated contents and soil or sediments. All wastes identified during the RI were addressed during the IRMs described in Section 5.2.

Surface Soil

Surface soil was not extensively sampled as part of the RI. The site was generally paved throughout or covered with the site building and concrete patios. The soil was sandy in nature (probably non-native materials) and appeared to be newer fill covering the tank area. As the IRM was intended to remove the tanks and the associated soils surrounding them, it was not necessary to sample the surface soils in that location. The upper two feet of soil was removed throughout this area and the area surrounding the former fueling island during the IRM. One surface soil was taken in the 0-2 feet below grade zone in the area along the west side of the building used for oil drum and filter disposal. This sample was essentially a waste sample in a heavily oil stained section of surface soils. Table 1 includes shallow soil sampling results in the subsurface soil section. All potential and documented surface soil contamination identified during the RI was addressed during the IRM soil excavation activities described in Section 5.2.

Subsurface Soil

Thirteen Geoprobe bore holes were installed at the site to evaluate subsurface soil conditions. The locations were chosen to evaluate conditions near underground storage tanks, hydraulic lifts, sump, and drummed waste. Bore holes were drilled inside and outside of the building. The locations of the subsurface sampling boreholes are shown on Figure 3 – RI Sampling Locations.

Soil borings varied in depth from 8 feet to 37 feet below grade. Based on field observations and monitoring equipment, at least one sample (generally a two foot section) from each boring was selected for chemical analysis. Several of the borings in the vicinity of the tanks exhibited some elevated readings for volatile organic contamination on field instruments; some staining of soil was noted in several areas. Chemical analyses revealed contaminants in only two of the borings, SB-1 and SB-9. SB-9, drilled in the center of the building near the west hydraulic lift, was the most contaminated location and the only location where volatile and semi-volatile organic contamination exceeded unrestricted use SCOs. Acetone was detected at 0.08 ppm, above the unrestricted level of 0.05 ppm. Several semi-volatile organic contaminants exceeded the unrestricted levels but were below the restricted commercial soil cleanup objectives. Lead was detected at 97.4 ppm, above the unrestricted level of 63 ppm. SB-1 had generally low levels of volatile organics above the detection level but below the unrestricted use soil cleanup objectives. All subsurface samples exhibited chromium at concentrations above the unrestricted use level of 1 ppm, but well below the residential use SCO of 22 ppm. Table 1 shows the contaminants of concern detected in the subsurface soil and compares them to the unrestricted use SCOs.

Subsurface soil contamination identified during the RI was addressed during the IRM soil excavation activities described in Section 5.2. The SB-9 area was excavated as part of the hydraulic lift closure, and the SB-1 area was excavated during the surface and subsurface soil removals on the west side of the building. All confirmation sample results from the UST area excavations were below the unrestricted soil cleanup objectives for all parameters tested.

Groundwater

Four of the boreholes drilled for the subsurface soil samples were converted to groundwater monitoring wells; one in a presumed upgradient location, one inside the site building, and two hydraulically downgradient of the underground storage tank area. The wells were advanced to an average depth of 35 feet below ground surface. Groundwater was encountered at approximately 27 feet below grade. Flow direction of groundwater is to the east-northeast. MW-1 is hydraulically upgradient, wells MW-2 and MW-3 are downgradient of the tank area, and MW-4 monitors conditions inside the building and in the central portion of the site. Figure 4 – Groundwater Flow shows the location of the wells and depicts the groundwater flow direction.

No volatile organic contaminants were detected above groundwater standards or guidance values at any of the wells except for MW-2. One contaminant, hexachlorobutadiene at 1 ug/l, was detected at well MW-2 at a concentration only slightly above its groundwater standard of 0.5 ug/l. No semi-volatile organic contaminants (SVOCs) or PCBs were detected above laboratory method detection limits in any of the groundwater samples analyzed. Iron and sodium were detected at levels above their respective groundwater standards at all wells. Selenium was

detected above its groundwater standard at the upgradient well, MW-1. The detections are most likely the result of road salt and sand due to the close proximity of the wells to the adjacent roads. Table 1 presents the groundwater analytical results.

Groundwater is not a pathway for exposure as no private wells are used in the area and the property is served by public water supplies. No significant site-related groundwater contamination of concern was identified during the RI. Therefore, no remedial alternatives need to be evaluated for groundwater.

Surface Water

No surface water bodies are present on the site or nearby, thus no site-related surface water contamination of concern was identified during the RI. Therefore, no remedial alternatives need to be evaluated for surface water.

Soil Vapor/Sub-Slab Vapor/Air

The soil vapor pathway was not investigated during the RI. The IRM plan included the removal of all surface and subsurface soils and wastes that would have potentially contributed to soil vapor or indoor air contamination. The lack of groundwater contamination from volatile organic contaminants also made the presence of soil vapor or indoor air contamination unlikely. Thus, sampling of soil vapor and indoor air was deferred until the completion of the IRM activities.

The IRM was comprehensive and successfully removed surface and subsurface soil contamination. Confirmation samples did not indicate the presence of volatile materials, thus sampling of soil vapor and indoor air was not performed. Any potential for soil vapor or indoor air contamination identified during the RI was addressed during the IRM described in Section 5.2. Therefore, no remedial alternatives were evaluated for this medium.

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 SI/RAR.

Interim Remedial Measures were conducted at the 1705 Broadway site between December 2007 and June 2008. The activities included:

- Removal of Miscellaneous Chemical Products and Containers
- Closure and Removal of an Above Ground Storage Tank
- Closure and Removal of Multiple Underground Storage Tanks
- Closure and Removal of Hydraulic Lifts and Oil Reservoirs
- Plugging of Building Sump and Plugging and Removal of Drains
- Closure of a Dry Well
- Excavation of Contaminated Surface and Subsurface Soil
- Confirmation Sampling
- Site Restoration

For all the IRM activities, Figure 5 - IRM Summary Map, indicates the specific areas and activities completed. Figure 6 - Soil Excavation Areas, indicates the areas where soils were removed. Tables 2, 3, and 4 present details on the types, quantities, and characteristics of the various materials removed during the IRM. Table 5 presents the results of post-remedial confirmation sampling to determine the effectiveness of the remedial measures. The following sections discuss each activity in detail.

Removal of Miscellaneous Chemical Products and Containers: A number of miscellaneous containers of automobile-related products were found in the building. During the Remedial Investigation, the containers were segregated and inventoried. Unopened and new products were recycled where possible. Old and expired products were repackaged and disposed of properly. General refuse and solid waste within the building was removed and disposed of by the City of Schenectady. Seven 55-gallon drums were present on the site. The oily liquids in the drums were characterized, consolidated, and transported off-site for disposal. Table 2 presents an inventory of all the miscellaneous containers and wastes in the building. Table 4 provides a summary of the disposal of the waste.

Closure and Removal of an Above Ground Storage Tank: A 275-gallon above-ground storage tank (AST) located in the northern end of the building was removed on December 13, 2007. The tank was used for fuel oil storage for the building heating system. Sludge present in the tank was placed in 55-gallon drums. The tank was cleaned and transported off-site for disposal as scrap metal.



Removal of Small UST

Closure and Removal of Multiple Underground Storage Tanks: Between December 13, 2007 and January 16, 2008, seven on-site underground storage tanks (UST) and their associated piping and vents were excavated and removed from the site. The tanks were likely used to store gasoline and other petroleum products. Prior to removal, residual liquids were removed by vacuum truck. An excavator was used to remove soil and fill material to expose the tops and sides of the tanks and remove them from the ground. After removal from the ground, each tank was cleaned and any sludges, liquids, and cleaning fluids were drummed for disposal. In general, the condition of the tanks was good and no obvious leaks were noted. The tanks were removed from the site and transported for off-site disposal as scrap metal. Table 3 notes the size and condition of each tank.

Several areas around the tanks were noted as having petroleum contamination in the soil, based on visual and olfactory indications, and monitoring equipment. This material was removed and is discussed under the Excavation of Contaminated Soil and Subsurface Soil section.



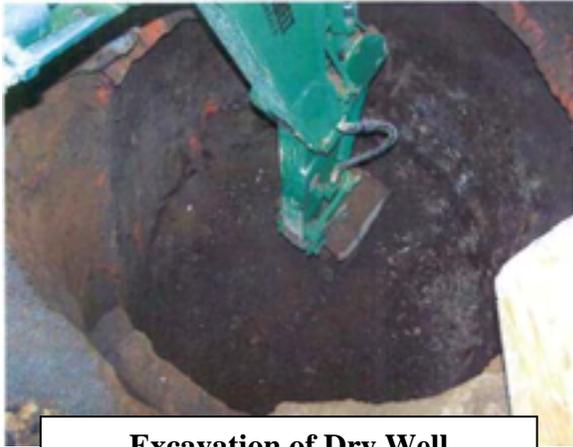
Removal of Large UST

Closure and Removal of Hydraulic Lifts and Oil Reservoirs: Two hydraulic automobile lifts and associated piping and hydraulic oil reservoirs were removed from the site in January 2008. Approximately 35-gallons of hydraulic oil was removed from the easternmost lift and placed in drums for disposal. The westernmost lift contained no oil. Both lifts were in good condition and no leaks were noted. The lifts and reservoirs were cleaned prior to off-site disposal. Some soil was removed from the open excavations during the later soil removals (discussed in the Excavation of Contaminated Soil and Subsurface Soil section below).



Removal of Oil Reservoir

Plugging of Building Sump and Drains: Two interior floor drains and a sump in the on-site building and two exterior drains on the concrete patio on the west side of the site were closed by removal or plugging with concrete. Sediments contained in the sump and drains were removed and drummed for off-site disposal. The sump and drains were cleaned and then either removed or plugged with concrete. The work was conducted between December 2007 and February 2008.



Excavation of Dry Well

Closure of Dry Well: A dry well was discovered under the concrete floor in the northern end of the building while investigating vent pipes associated with UST No. 7. The dry well was constructed of brick and mortar and varied from 2 feet to approximately 6 feet in diameter. The dry well was approximately 9.5 deep and contained soil and assorted materials such as glass, wood, and ash. After sampling of the soil in the well and on the sides of the dry well, the materials were removed by excavator and the dry well was filled with flowable concrete fill and the concrete floor replaced.

Excavation of Contaminated Surface and Subsurface Soil: Several areas of petroleum contaminated soil were noted during the initial RI and subsequent removal activities. These include the underground storage tank excavation area, the hydraulic lift area, and an oil-stained area along the west side of the building that was used for drum and oil filter storage. The areas of soil removal and the depths excavated are shown on Figure 6 - Soil Excavation Areas.

UST Excavations: A significant quantity of soil was removed during the tank closure activities. Much of this soil was clean fill surrounding the tanks. Several areas of petroleum contaminated soil associated with underground storage tanks were noted, excavated, and the soils removed from the site. Petroleum contamination was noted above tanks 004 and 006 and was removed to a depth of 7 feet below grade. Petroleum contaminated soil was also discovered between tanks 001B and 007 and was excavated from approximately 2 feet to 8 feet below grade. Product piping and associated soils were removed from the former gasoline station filling island. All contaminated soils were stockpiled and transported to an off-site disposal facility.

Hydraulic Lift Excavations: Due to the sampling results from the borehole program inside the building, soils were removed from the area surrounding the two hydraulic lifts once the lifts were removed. The maximum depths of the excavations reached 8.5 feet below the floor level. All soils were stockpiled and subsequently transported off-site for disposal.

Oil-Stained Soil Excavation: The ground surface and concrete patio areas on the west side of the building were oil-stained due to the disposal of oil filters and other automobile servicing products. This area of oil staining extended under the fence and into the gravel driveway on the adjacent property to the west and also to the rear of the property and onto the adjacent concrete patio of the property to the north.

All oil-stained soil, gravel, and concrete were removed to an approximate depth of 3 feet. Post-excavation sampling indicated residual petroleum contamination in several areas and a second excavation was performed, extending the excavation a further 6 feet to the west. Subsequent sampling indicated complete removal of petroleum contamination.



Shallow Soil Excavation Area – West Side of Building

Confirmation Sampling: Post-excavation and post-closure sampling of excavation floors and sidewalls was performed to confirm the removal of impacted soils. In the area of the UST, product piping, and former fuel island area excavations, 22 samples of the excavation floor and sidewall were taken. In the area of the hydraulic lift closures, 10 samples were taken. Twelve samples were taken in the former oil stained concrete and gravel area along the west side of the building. One post-excavation sample was taken from the excavated dry well area. Figure 7 shows the location of confirmation samples. Table 5 presents the results of the post-IRM sampling for site soils.

UST Excavations: All sample results from the UST area excavations were below the unrestricted soil cleanup objectives for all parameters tested.

Hydraulic Lift Excavations: Results of the sampling from the east hydraulic lift excavation showed that no volatile organics, semi-volatile organics, or PCBs were detected at concentrations above the unrestricted use SCOs. For the west hydraulic lift area, one contaminant, Aroclor-1260 (PCB) was detected at 0.150 ppm. The unrestricted use SCO for Aroclor-1260 is 0.100 ppm; the restricted commercial use SCO is 1.0 ppm. The sample was taken from the north sidewall of the excavation at a depth of 3 feet below the concrete floor.

Oil-Stained Soil Excavation: No volatile or semi-volatile organic contaminants were found at concentrations above the unrestricted use SCOs in the final confirmation samples. As noted above, the initial post-excavation sampling indicated residual petroleum contamination in several areas and a second excavation was performed, extending the excavation a further 6 feet to the west. Subsequent sampling indicated complete removal of petroleum contamination.

Dry Well Excavation: No volatile or semi-volatile organic contaminants were detected above method detection limits. Chromium was detected at 5.9 ppm, which is consistent with the chromium levels found in all soils at the site. Zinc was detected at 114 ppm. This was the only significant detection of zinc found at the site and is probably related to the ash and other materials found originally in the dry well. The unrestricted use SCOs for chromium and zinc are 1 ppm and 109 ppm, respectively. The samples were taken from the sidewall of the excavation, 6 feet below the surface of the building concrete floor.

Site Restoration: The site was fully restored following the completion of all remediation and disposal activities. Excavations in the tank closure areas were backfilled with clean fill and compacted. Pavement areas were repaved with new asphalt. The shallow soil excavation areas on the west side of the building were restored with new gravel fill and concrete. The driveway servicing the adjacent property to the west was rebuilt and new gravel placed. The fence on the west side of the property that was removed to facilitate remedial activities was replaced with new, painted fence sections. Excavations inside the building were filled with flowable fill, backfill, sub-base, and concrete, where appropriate, and the floors restored and resurfaced with new concrete.



Backfilling of Tank Excavation



Filling of Hydraulic Lift Hole

The Remedial Investigation, Tanks Closures and Soil Remediation Report of July 29, 2009, Sections 3, 4, and 5 provide detail on the Interim Remedial Measures conducted at the site. During the course of the cleanup, 7 large underground storage tanks were removed, nearly 285 tons of petroleum contaminated soil removed, 32 tons of oil-stained concrete and oily debris removed, 14,000 pounds of metal recycled, and 1,769 gallons of liquid wastes removed and transported to off-site disposal facilities. Table 4 provides a summary of all the waste types and the quantities removed and disposed. Confirmation sampling indicates the removal measures were very effective and no further action is needed to allow unrestricted use of the property.



Driveway Restoration



West Side - New Fence and Paving



Front of Building – New Paving



New Paving – UST Excavation Area

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.

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 site has been remediated as a result of interim remedial measures undertaken at the site. There are no known human exposure pathways.

5.4: Summary of Environmental Assessment

There are no known significant environmental or ecological resources associated with the site. The site is entirely paved or developed and consists of a commercial building and associated infrastructure such as asphalt parking areas and concrete walkways and patios. The surrounding properties are urban residential, commercial, or municipal (transportation) and contain no identifiable significant environmental or ecological resources.

Prior to the Remedial Investigation and subsequent Interim Remedial Measures, there were exposed and uncontrolled petroleum products and contaminated soils present on the ground surface at the site. These represented a potential exposure pathway to environmental receptors. All wastes and contaminated soils have been removed and the exposure pathway no longer exists.

No surface water bodies or natural drainage ways are present on the site or nearby, thus no surface water-related resources are threatened or contaminated. A viable exposure pathway to fish and wildlife receptors via surface water is not present.

Groundwater is not a viable pathway for exposure to environmental receptors. The property is served by public water supplies. Groundwater is found at depth beneath the site and no surface expression or discharges of groundwater are present on the site. No significant site-related groundwater contamination of concern was identified during the RI.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS, SELECTED REMEDY, AND THE 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.

Prior to the completion of the IRM described in Section 5.2, the remediation goals for this site were to eliminate or reduce to the extent practicable:

- exposures of persons at or around the site to petroleum products and wastes in surface soil, subsurface soil, and groundwater;

- the release of contaminants from surface soil, subsurface soil, containers, and underground storage tanks into groundwater that may create exceedances of groundwater quality standards; and,
- the release of contaminants from surface soil, subsurface soil, containers, and underground storage tanks into storm sewers and on to the ground surface through storm water runoff.

The main SCGs applicable to this project are as follows:

- ambient groundwater quality standards;
- 6 NYCRR Part 375 Environmental Remediation Programs Soil Cleanup Objectives.

The Department believes that the IRM has accomplished the remediation goals and satisfied the SCGs for the site.

Based on the results of the investigations at the site, the IRM that has been performed, and the evaluation presented here, the Department has selected No Further Action as the preferred alternative for the site. The Department believes that this alternative will be protective of human health and the environment and will satisfy all SCGs as described above. Overall protectiveness is achieved through meeting the remediation goals listed above.

The sources of contamination (USTs and associated piping, hydraulic lifts and associated piping and oil reservoir, building sump and drains, dry well structure, drums of oil, drum of contaminated water, oil stained crushed stone/gravel and contaminated soil) have all been removed or closed, as applicable. The soil that remains is at levels generally below Part 375 unrestricted use SCO levels, except for one polychlorinated biphenyl (PCB) detection in the one post-excavation hydraulic lift side wall soil sample and the chromium and zinc detections in the post-excavation dry well soil sample. The latter detections were well below Part 375 residential and restricted commercial use SCO levels, and both areas where the detections occurred are at depth beneath restored concrete floors and asphalt and are not readily accessible.

The groundwater quality beneath the site has not been significantly impacted by site-related sources of contamination and activities on the site. No site-related contaminants of concern were detected above groundwater standards in groundwater samples from across the site. One contaminant, hexachlorobutadiene at 1 ug/l at well MW-2, was detected at a concentration slightly above its groundwater standard of 0.5 ug/l. No SVOCs or PCBs were detected above laboratory method detection limits in the groundwater samples analyzed; and the metals (iron and sodium) detected above groundwater standards in the samples are most likely the result of road salt and sand due to the close proximity of the wells to the adjacent roads. Groundwater is not a pathway for exposure as no private wells are used in the area and the property is served by public water supplies.

Pathways for human exposure or migration of any contamination have been eliminated by removal of all tanks, wastes, and contaminated soil, plugging of building sump, drains, and dry well, restoring the concrete floors within the site building, and re-paving the site.

Therefore, the Department concludes that No Further Action is needed. The elements of the IRM already completed are listed below:

1. Inventory and Removal of Miscellaneous Chemical Products and Containers
2. Closure and Removal of an Above Ground Storage Tank
3. Closure and Removal of Multiple Underground Storage Tanks
4. Closure and Removal of Hydraulic Lifts and Oil Reservoirs
5. Plugging of Building Sump and Plugging and Removal of Drains
6. Closure of a Dry Well
7. Excavation of Contaminated Surface and Subsurface Soil
8. Confirmation Sampling
9. Site Restoration

Given the results of the IRM, the proposed future use for the 1705 Broadway Site is unrestricted, i.e., eligible for residential, commercial, or industrial uses according to the local zoning and use restrictions in place or the needs of the community. No institutional or engineering controls will be imposed on the property.

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 at three locations in the community.
- A public contact list, which included nearby property owners, elected officials, local media and other interested parties, was established.
- Fact Sheets were mailed to the contact list to announce the availability of the technical work plan (July 2007), commencement of Interim Remedial Measures ((December 2007), and the availability of the final Remedial Investigation report and Proposed Remedial Action Plan (February 2010).
- A site-specific web page was established on the DEC public website to allow access to site documents.
- A public meeting was held on February 23, 2010 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.

TABLE 1
Nature and Extent of Contamination
Remedial Investigation
Subsurface Soil and Groundwater
(Pre-IRM March 2007 to June 2008)

Results Exceeding Unrestricted Use SCOs

SUBSURFACE SOIL	Contaminants of Concern	Concentration Range Detected (ppm)^a	SCG^b (ppm)^a	Frequency of Exceeding SCG
Volatile Organic Compounds	acetone	ND ^c to 0.08	0.05	1 of 13
Semi-volatile Organic Compounds	benzo(a)anthracene	ND to 1.5	1.0	1 of 13
	chrysene	ND to 5.5	1.0	1 of 13
	benzo(b)fluoranthene	ND to 4.2	1.0	1 of 13
	benzo(k)fluoranthene	ND to 2.2	0.8	1 of 13
	benzo(a)pyrene	ND to 2.2	1.0	1 of 13
	indeno(1,2,3-cd)pyrene	ND to 2.3	0.5	1 of 13
	dibenzo(a,h)anthracene	ND to 0.43	0.33	1 of 13
PCB/Pesticides	None	-	-	0 of 13
Inorganic Compounds	chromium	3.2 to 5.9	1	13 of 13
	mercury	ND to 0.3	0.18	1 of 13
	lead	2.2 to 97.4	63	1 of 13

^a ppb = parts per billion, which is equivalent to micrograms per liter, ug/L, in water;

ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;

^b SCG = standards, criteria, and guidance values;

^cND = Not detected at method detection limits.

TABLE 1
Nature and Extent of Contamination, cont.
Remedial Investigation
Subsurface Soil and Groundwater
(Pre-IRM March 2007 to June 2008)

Results Exceeding Unrestricted Use SCOs

GROUNDWATER	Contaminants of Concern	Concentration Range Detected (ppb)^a	SCG^b (ppb)^a	Frequency of Exceeding SCG
Volatile Organic Compounds	hexachlorobutadiene	ND ^c to 1.0	0.5	1 of 4
Semi-volatile Organic Compounds	None	-	-	0 of 4
PCB/Pesticides	None	-	-	0 of 4
Inorganic Compounds	antimony	2.9 to 9.2	3	3 of 4
	iron	371 to 4,790	300	4 of 4
	selenium	10.4 to 18.7	10	4 of 4
	sodium	41,100 to 85,900	20,000	4 of 4

^a ppb = parts per billion, which is equivalent to micrograms per liter, ug/L, in water;

ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;

^b SCG = standards, criteria, and guidance values;

^cND = Not detected at method detection limits.

TABLE 2 - Inventory of Waste Containers and Products

Number of Containers	Product Name/Contents	Container Size	Container Condition/Comments
PAINT CANS			
1	Latex Paint	1 gallon	full (opened)
1	Interior/Exterior Oil Polyurethane	1 gallon	full (opened)
1	Rubberized Brush-on Undercoating	1 gallon	full (opened)
2	Dupont Enamel	1 gallon	1/2 full
1	Fibre Strand Body Filler	1 gallon	1/4 full
1	ACE Roof Cement	1 gallon	full (opened)
1	Aamco Wheel Bearing Grease	1 gallon	almost empty
2	Unlabeled Paint Cans	1 gallon	almost empty
1	Gloss Enamel	1 gallon	full (looks like used oil)
6	Miscellaneous Auto Paints	1 quart	full (opened)
12	Miscellaneous Auto Paints	1 quart	1/4 full to empty
3	Unlabeled Paint Cans	1 quart	almost empty
1	Pate Rubbing Compound	15 ounce	full (opened)
7	Miscellaneous Auto Paints	1 pint	1/2 full to full (all opened)
9	Miscellaneous Auto Paints	1 pint	1/4 full to empty
7	Unlabeled Paint Cans	1 pint	full (opened)
3	Unlabeled Paint Cans	1 pint	1/4 full to empty
1	Alemite Water Pump Lube	1 pint	full (opened)
1	Glazol Elastic Glazing Compound	1 pint	full (opened)
2	Enamel Paint	1 gallon	1/4 full to empty
1	Paint Additive	1 quart	full (opened)
1	Epoxy Primer	1 quart	empty
PLASTIC CONTAINERS			
3	Imperial Hand Glaze	1 quart	2 full, 1 almost empty; combustible
1	Imperial Finishing Compound	1 quart	full (opened)
1	Thorobond Plaster Bonding Agent	1 quart	full (opened)
1	3M Finishing Material	1 quart	1/4 full
1	Lysol Toilet Cleaner	1 quart	1/4 full
1	Windex	1 quart	1/4 full
1	Dupont Cleaner Step A 2255	1 quart	full (opened)
1	Germicidal Cleaner	1 quart	full (opened)
1	Shampoo	1 quart	1/4 full
1	Nail Polish Remover	1 quart	1/4 full
1	Simple Green Cleaner	1 quart	1/4 full
1	No. 105 Petroleum Oil Grease	10 ounce tube	full (opened)

TABLE 2 – Inventory of Waste Containers and Products, cont.

Number of Containers	Product Name/Contents	Container Size	Container Condition/Comments
PLASTIC CONTAINERS (CONTINUED)			
5	Poorly Labeled Containers	1 quart or less	etc.
1	Lithium Grease	1 quart	full (opened)
AEROSOLS			
26	Flammable Aerosols (Solvents, Paints, etc.)	1 pint	17 full, 9 empty
3	Electrical Joint Compound	6 ounce	full (opened)
4	Klean n Prime (Contains 1,1,1-TCE)	6 ounce	full (opened)
1	SilGlide Lube with Silicone	6 ounce	full (opened)
1	Tinactin	6 ounce	
MISCELLANEOUS			
2	Car Batteries	6" x 10" x 7"	No signs of leaking
1	Muffler Weld	6 ounce	full (opened), steel can
1	Nu Vinyl	7 ounce	empty
1	Fire Extinguisher		
18	Fluorescent Bulbs	8 foot	intact
2	Fluorescent Bulbs	4 foot	intact

Table 3 – Inventory and Characteristics of USTs

Tank ID	Date Removed	Diameter	Length	Capacity (Gallons)	Tank Condition
001A	12/13/07	64"	144"	2,000	Good, no visible holes or leaks
001B	1/16/08	64"	144"	2,000	Good, no visible holes or leaks
002	12/18/07	64"	216"	3,000	Good, no visible holes or leaks
003	12/18/07	64"	216"	3,000	Good, no visible holes or leaks
004	12/18/07	60"	80"	1,000	Good, no visible holes or leaks
006	12/21/07	60"	80"	1,000	Good, no visible holes or leaks
007	1/8/08	48"	72"	550	Good, no visible holes or leaks

TABLE 4 – Summary of Waste Types and Quantities

Waste Type	Quantity	Disposal Classification	Transporter	Transporter Permit No.	Treatment, Storage or Disposal Facility	Treatment, Storage or Disposal Facility Permit No.
Petroleum Contaminated Soil (USTs, Oil Stained Area, Dry Well)	284.48 tons	Non RCRA Non DOT Regulated Solid (N-816)	OP-TECH Environmental Services, Inc. Cedar Hill Trucking, Inc.	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753 6 NYCRR Part 364 Permit No. 4A-314	Seneca Meadows Landfill, Waterloo, NY	NYSDDEC Permit No. 8-4532-00023/0001-0
Oil Stained Concrete and Miscellaneous Oily Debris	31.62 tons	Non RCRA Non DOT(N-899)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Seneca Meadows Landfill, Waterloo, NY	NYSDDEC Permit No. 4332-00023/0001-0
Steel Tanks, Piping, Hydraulic Lifts, Miscellaneous Metal	14,220 pounds	Non-Regulated (Scrap Steel)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Hudson River Recycling, Albany, NY	NA
USTs Liquid Wastes	1,769 gallons	Gasoline and Water Mixtures 3 UN1203 PG II	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Industrial Oil Tank Service Corporation, Otsdanty, NY	NYSDDEC Permit No. 6-3070-00077 /00001
USTs Sediment	3 55-gallon drums	Non DOT/EPA Regulated Liquids	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822
AST Sludge/Cleaning Wastes	1 55-gallon drum	Non RCRA Non DOT Regulated Material	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	OP-TECH Environmental Services, Inc., Waverly, NY	NYSDDEC Permit No. 7-4920-00104/00001 EPA ID No. NYR000101220

Waste Type	Quantity	Disposal Classification	Transporter	Transporter Permit No.	Treatment, Storage or Disposal Facility	Treatment, Storage or Disposal Facility Permit No.
Drums of Oil, Drums of Water	7 55-gallon drums	Hazardous Waste, Liquid, N.O.S. 9 NA3082 PG III (D008, F003, F005)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822
Building Sump Sediment	1 55-gallon drum	Hazardous Waste, Solid, N.O.S. 9 NA3077 PG III (F002, F003, F005)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822
Building Sump Cleaning Wastes	1 55-gallon drum	Hazardous Waste, Liquid, N.O.S. 9 NA3082 PG III (F002, F003, F005)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822
Waste Flammable Liquids (Lab Pack)	1 cubic yard box	Waste Flammable Liquids, N.O.S. 3 UN1993 PG II (D001)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822
Waste Aerosols (Lab Pack)	1 55-gallon drum	Waste Aerosols, 2.1 UN1990 (D001)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822
Non-Regulated Materials (Lab Pack)	1 cubic yard box	Non DOT/EPA Regulated Material	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822

TABLE 4 – Summary of Waste Types and Quantities, cont.

Waste Type	Quantity	Disposal Classification	Transporter	Transporter Permit No.	Treatment, Storage or Disposal Facility	Treatment, Storage or Disposal Facility Permit No.
Waste Corrosive Liquids (Lab Pack)	1 5-gallon pail	Waste Corrosive Liquids, N.O.S. 8 UN 1760 PG II (D002)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822
Hydraulic Oil	1 55-gallon drum	Non RCRA Non DOT Regulated Material	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	OP-TECH Environmental Services, Inc., Waverly, NY	NYSDEC Permit No. 7-4920-00104/00001 EPA ID No. NYR000101220
Automotive Batteries	2 batteries	Batteries, Wet, Filled with Acid, 8, ERG#154 UN294, PG III, Universal Waste NMFC #180340 Class 100	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	AERC Recycling Solutions, Allentown, PA	PADEP Permit No. PAD987367216
Fluorescent Lightbulbs	18 8-foot bulbs 2 4-foot bulbs	Used Bulbs, Non DOT Regulated, NMFC #194290-00 Class 55, Bulbs, Universal Waste	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	AERC Recycling Solutions, Allentown, PA	PADEP Permit No. PAD987367216
Decoramination Water/ UST Liquid	1 55-gallon drum	Gasoline and Water Mixture 3 UN1203 PG II	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Industrial Oil Tank Service Corporation, Otskany, NY	NYSDEC Permit No. 6-3070-00077 /00001
Absorbent Pads, PPE, Polyethylene, Gasoline, Spendi Det	3 55-gallon drums	Hazardous Waste, Solid, N.O.S. 9 NA3077 PG III (D018)	OP-TECH Environmental Services, Inc. Syracuse, NY	6 NYCRR Part 364 Permit No. 6A-166 EPA ID No. NYD986980753	Cycle Chem Inc., Lewisberry, PA	PADEP Permit No. 301280 EPA ID No. PAD067098822

TABLE 5
Surface and Subsurface Soil
Post- IRM Confirmation Sampling

Results Exceeding Unrestricted Use SCOs

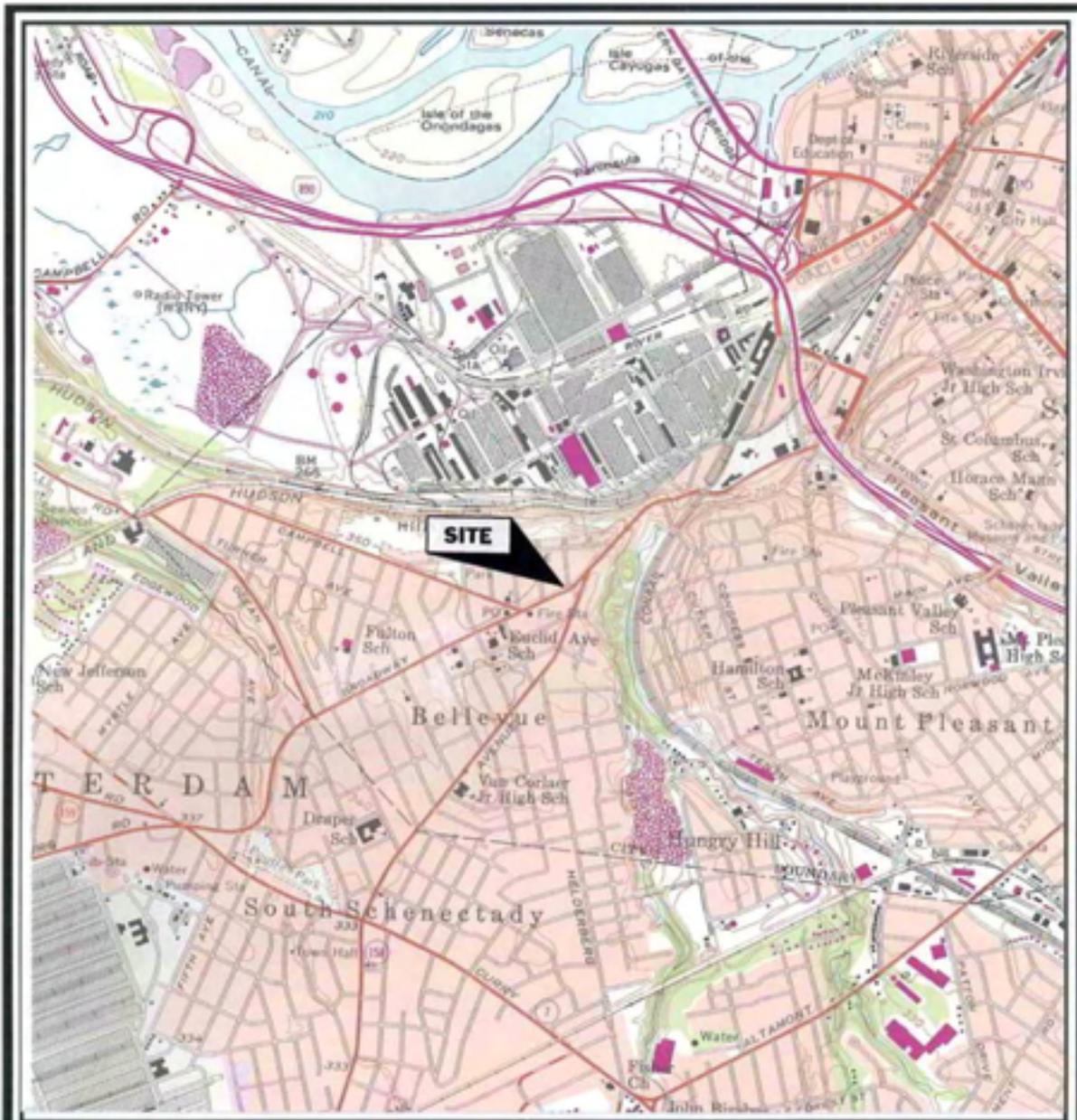
SUBSURFACE SOIL	Contaminants of Concern	Concentration Range Detected (ppm)^a	SCG^b (ppm)^a	Frequency of Exceeding SCG
Volatile Organic Compounds	None	-	-	0 of 45
Semi-volatile Organic Compounds	None	-	-	0 of 45
PCB/Pesticides	Aroclor-1260	ND ^c to 0.150	0.100	1 of 45
Inorganic Compounds	chromium	ND to 5.9	1	1 of 45
	zinc	ND to 114	109	1 of 45

^a ppb = parts per billion, which is equivalent to micrograms per liter, ug/L, in water;

ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;

^b SCG = standards, criteria, and guidance values;

^cND = Not detected at method detection limits.



MAP REFERENCE

United States Geological Survey
 15 Minute Series Topographic Map
 Quadrangles: Schenectady, NY
 Date: 1980



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SITE LOCATION MAP

1705 Broadway

CITY OF SCHENECTADY

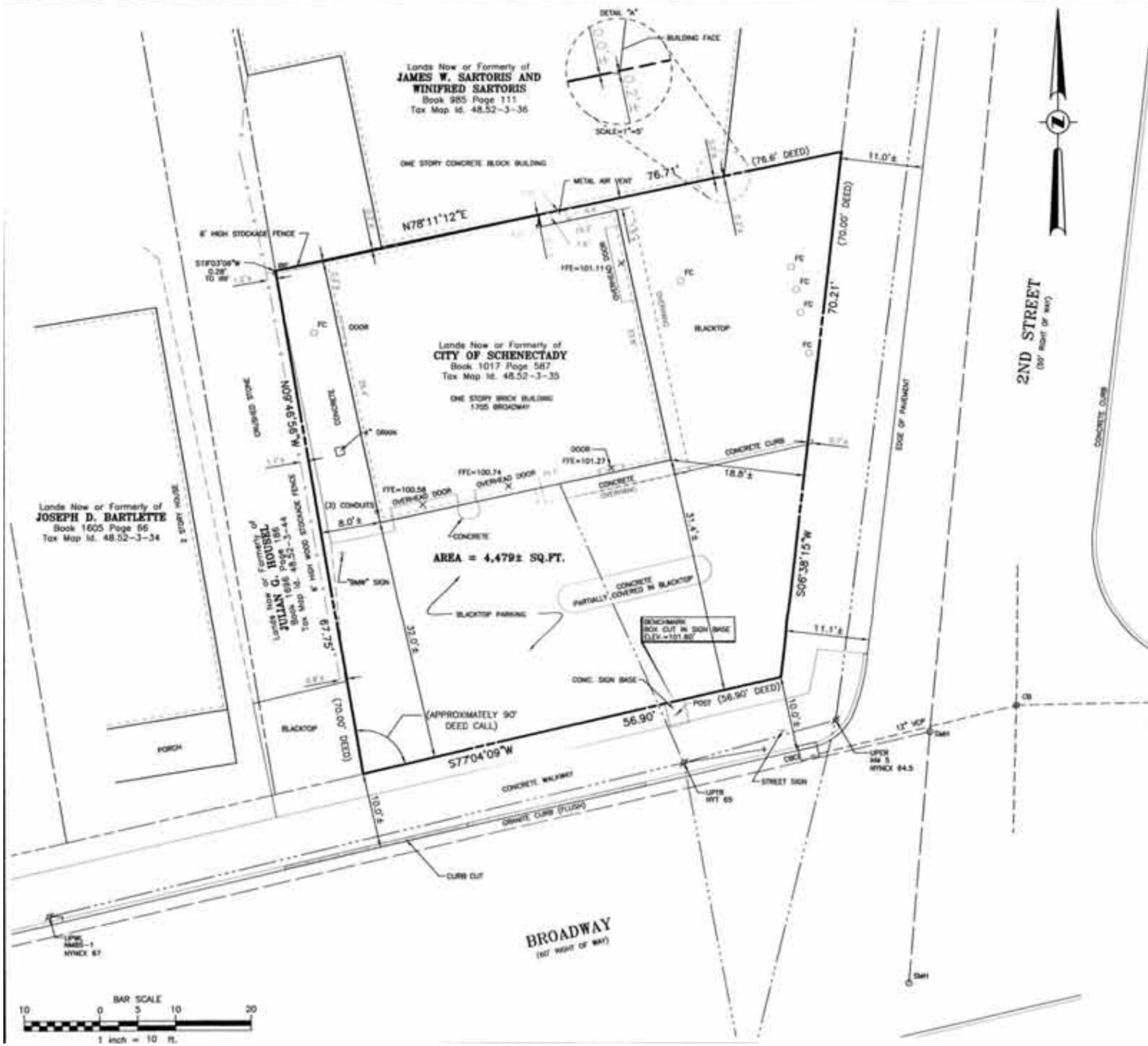
SCHENECTADY COUNTY, NY

SCALE: 1" = 24000

DRAFTER: JAC

PROJECT No. 00.0011

FIGURE 1 – Site Location Map



MAP NOTES:

- Information shown hereon was compiled from an actual field survey conducted on January 2, 2007.
- North orientation is magnetic north as observed by the field crew on January 2, 2007.
- Vertical datum shown hereon is an assumed base.
- Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safety New York must be notified prior to conducting test borings, excavation and construction.
- Objects shown on this drawing with a distance indicating how far that object is from a particular line, is on the same side of the line that the offset distance is written.
- Per contractual agreement, corners were not set.

MAP REFERENCES:

- "City of Schenectady Ward 10 Map 19" dated 1935, prepared by The Bureau of Engineering city of Schenectady.
- "Map No. 2 of Proposed Improvements of Certain lands called Bellevue, Rotterdam, New York Belonging to Campbell, Myers and Others" dated December 21, 1891, prepared by D.C. Smith and C.H. Tabor, Engineers.

LEGEND

□	CB	CATCH BASIN SQUARE
□	CB	CATCH BASIN CURB INLET
X	FTE	FINISHED FLOOR ELEVATION
○	FC	FILLER CAP
○	GV	GAS VALVE
⊕	HYD	HYDRANT
○	IR	IRON ROD FOUND
-	POST	POST SIGN POST
○	SMH	SANITARY MANHOLE
⊕	UPER	UTILITY POLE W/ ELEC. RISER
⊕	UPTR	UTILITY POLE W/ TELE. RISER
⊕	UPWL	UTILITY POLE W/ LIGHT
-		UTILITY GUY WIRE
○	WV	WATER VALVE
-		FENCE LINE
-		OVERHEAD WIRE

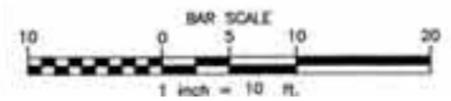
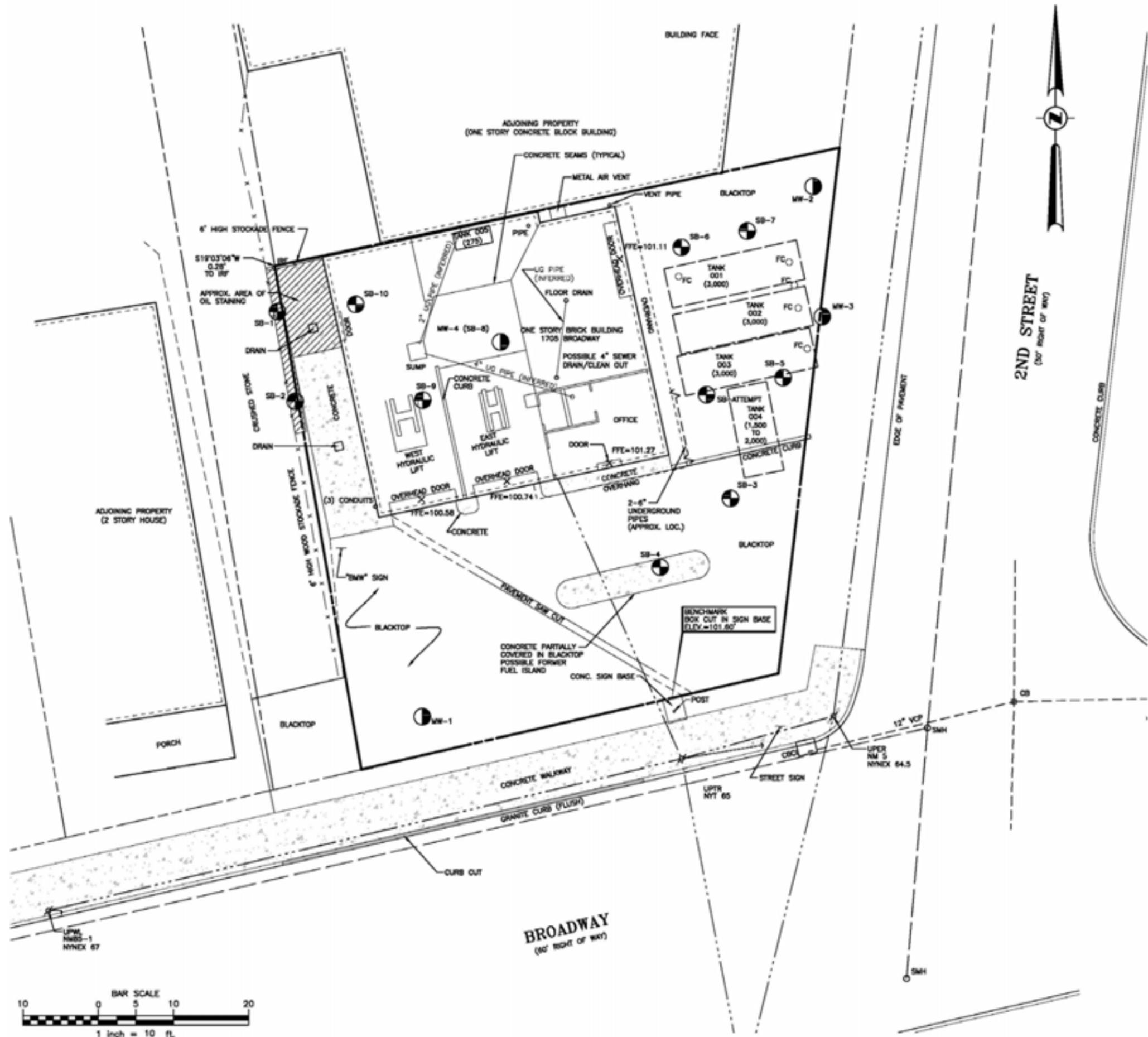


FIGURE 2
Boundary Survey

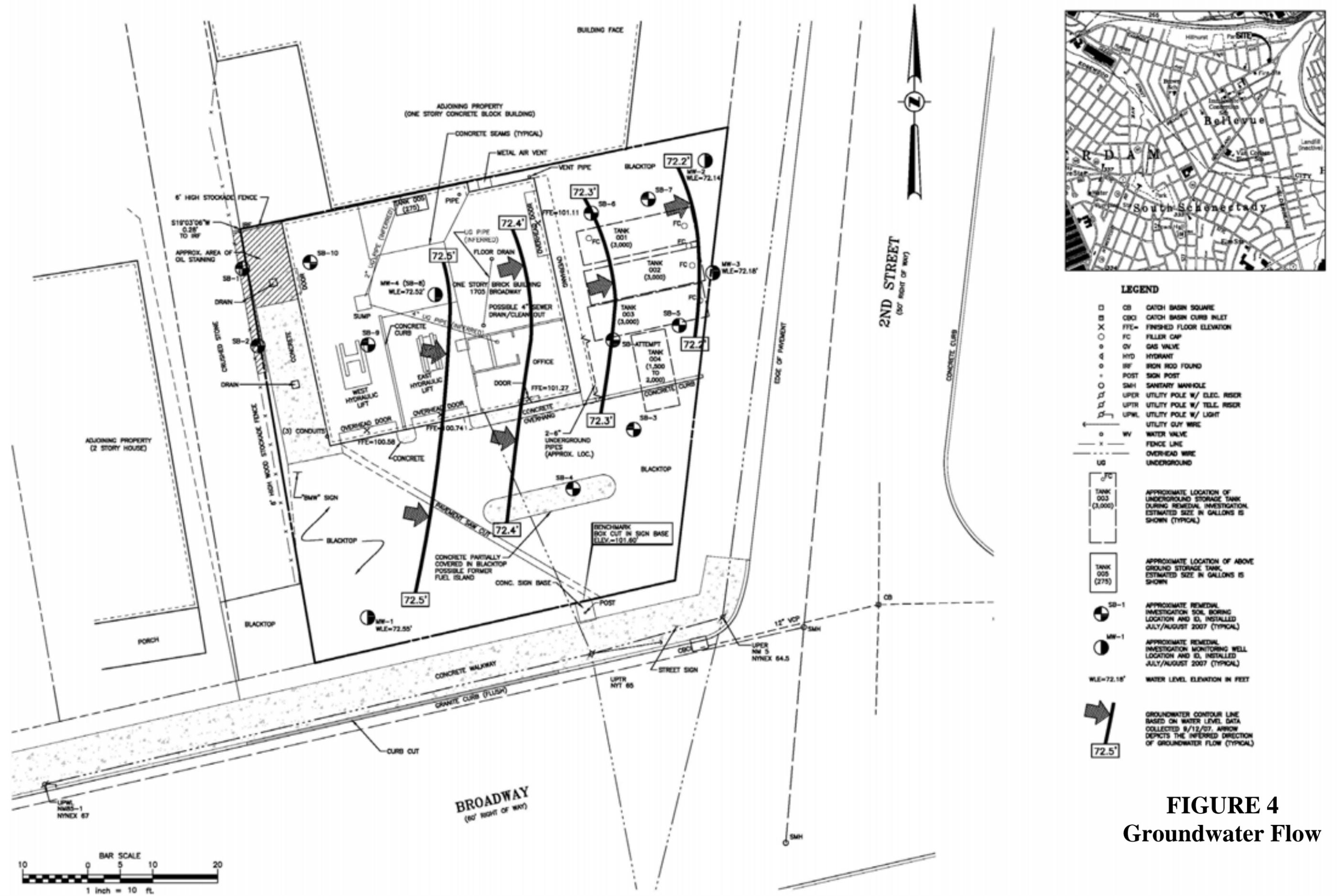


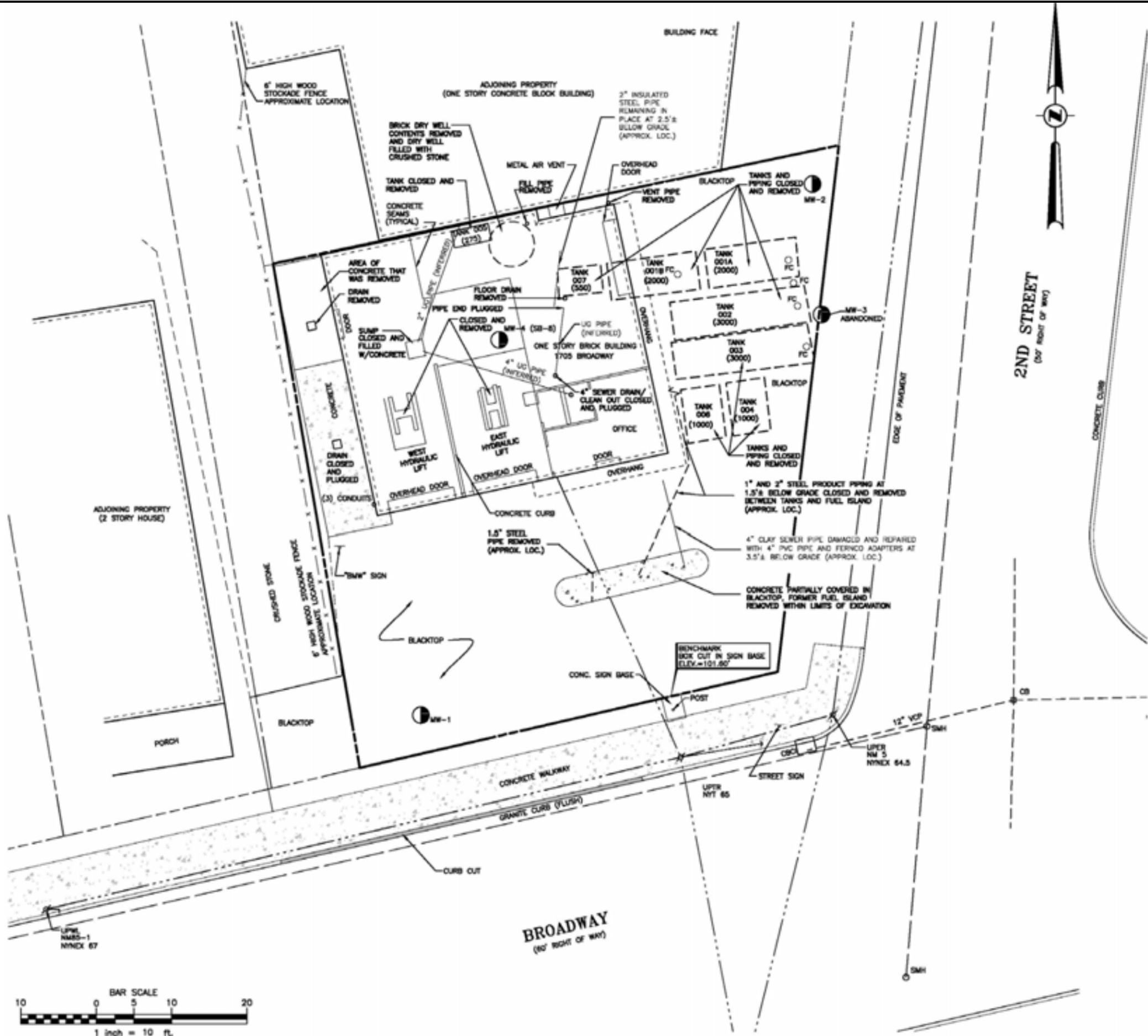
LEGEND

□	CB	CATCH BASIN SQUARE
□	CBC	CATCH BASIN CURB INLET
X	FTE	FINISHED FLOOR ELEVATION
○	FC	FILLER CAP
○	GV	GAS VALVE
○	HYD	HYDRANT
○	IRF	IRON ROD FOUND
○	POST	SIGN POST
○	SMH	SANITARY MANHOLE
○	UPER	UTILITY POLE W/ ELEC. RISER
○	UPTR	UTILITY POLE W/ TELE. RISER
○	UPWL	UTILITY POLE W/ LIGHT
○		UTILITY GUY WIRE
○	WV	WATER VALVE
- - -		FENCE LINE
- - -		OVERHEAD WIRE
UG		UNDERGROUND

□	TANK 003 (3,000)	APPROXIMATE LOCATION OF UNDERGROUND STORAGE TANK DURING REMEDIAL INVESTIGATION. ESTIMATED SIZE IN GALLONS IS SHOWN (TYPICAL)
□	TANK 005 (275)	APPROXIMATE LOCATION OF ABOVE GROUND STORAGE TANK. ESTIMATED SIZE IN GALLONS IS SHOWN
○	SB-1	APPROXIMATE REMEDIAL INVESTIGATION SOIL BORING LOCATION AND ID, INSTALLED JULY/AUGUST 2007 (TYPICAL)
○	MW-1	APPROXIMATE REMEDIAL INVESTIGATION MONITORING WELL LOCATION AND ID, INSTALLED JULY/AUGUST 2007 (TYPICAL)

FIGURE 3
RI Sampling Locations





LEGEND

- FC FILLER CAP, REMOVED
- CB CATCH BASIN SQUARE
- CBI CATCH BASIN CURB INLET
- GV GAS VALVE
- 4 HYD HYDRANT
- POST SIGN POST
- SMH SANITARY MANHOLE
- UPER UTILITY POLE W/ ELEC. RISER
- UPTR UTILITY POLE W/ TELE. RISER
- UPWL UTILITY POLE W/ LIGHT
- UTILITY GUY WIRE
- WV WATER VALVE
- FENCE LINE
- OVERHEAD WIRE
- UG UNDERGROUND
- MW-1 APPROXIMATE REMEDIAL INVESTIGATION MONITORING WELL LOCATION AND ID INSTALLED JULY/AUGUST 2007 (TYPICAL)
- TANK 003 (3,000) APPROXIMATE LOCATION OF UNDERGROUND STORAGE TANK, PIPING AND AUXILIARY EQUIPMENT CLOSED AND REMOVED. ESTIMATED SIZE IN GALLONS IS SHOWN (TYPICAL)
- TANK 005 (275) APPROXIMATE LOCATION OF ABOVE GROUND STORAGE TANK, CLOSED AND REMOVED. ESTIMATED SIZE IN GALLONS IS SHOWN.



FIGURE 5
IRM Summary Map

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

**1705 Broadway
Environmental Restoration Project
City of Schenectady, Schenectady County, New York
Site No. E447038**

The Proposed Remedial Action Plan (PRAP) for the 1705 Broadway 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 4, 2010. The PRAP outlined the remedial measure proposed for the contaminated soil and waste at the 1705 Broadway Site Name site.

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

A public meeting was held on February 23, 2010, which included a presentation of the remedial investigation 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. There were no public comments at the public meeting. The public comment period for the PRAP ended on March 26, 2010.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received, with the Department's responses:

COMMENT 1: An adjacent property owner called with questions concerning the status of the on-site building. The person was concerned with the condition, maintenance, and monitoring of the building and was curious about the intended use of the property.

RESPONSE 1: The building has structural, functional, and cosmetic issues that will have to be addressed to make it suitable for a variety of uses. Since the building did not present an obstacle to investigation and remediation under the Environmental Restoration Program, the building was essentially left alone except for certain restoration activities performed at the end of the cleanup.

The maintenance, security, and monitoring of the building is a City of Schenectady obligation as the current owner and is outside the Department's obligations under the ERP. As the selected remedy is No Further Action, and there will be no restrictions on the building and property due to the successful cleanup, the ultimate use will be determined by the City and community. There will be no continued monitoring or involvement in the property by the Department once the Record of Decision is completed and the ERP project is closed. The caller was referred to the City of Schenectady for any future assistance on these issues.

APPENDIX B

Administrative Record

Administrative Record

**1705 Broadway
Environmental Restoration Project
City of Schenectady, Schenectady County, New York
Site No. E447038**

Proposed Remedial Action Plan for the **1705 Broadway** site, dated February 2010, prepared by the Department.

State Assistance Contract, Contract No. C303217, between the Department and the City of Schenectady entered into March 8, 2007, and subsequently amended March 8, 2009.

“Remedial Investigation, Tank Closures and Soil Remediation”, 1705 Broadway, City of Schenectady, New York (Volumes 1-3), dated July 29, 2009, prepared by C.T Male Associates, P.C. for the City of Schenectady.

“Final Remedial Investigation, Tank Closures and Soil Remediation Work Plan”, 1705 Broadway, City of Schenectady, New York , dated July 2, 2007, prepared by C.T Male Associates, P.C. for the City of Schenectady.

“Citizen Participation Plan for 1705 Broadway Site”, ERP Site No. E447038, 1705 Broadway City of Schenectady, Schenectady County, New York, dated May 25, 2007 and Revised July 2, 2007, prepared by C.T. Male Associates, P.C. for the City of Schenectady.

Letter from NYS Department of Health concurring with proposed remedy - Steven M. Bates, Bureau of Environmental Exposure Investigation, NYSDOH to Dale Desnoyers, Director, NYSDEC Division of Environmental Remediation, dated February 4, 2010.