



EDoc

FACT SHEET

253 Osborne Road Cleanup

253 Osborne Road
Consent Order
Loudonville, Town of Colonie, NY

September 2008

Remedial Actions to Address Soil, Groundwater, and Soil Vapor Contamination

The New York State Department of Environmental Conservation (DEC) has entered into an Order on Consent with 253 Osborne Road Associates, LLC for an environmental cleanup of 253 Osborne Road in Loudonville in the Town of Colonie. Historic dry cleaning activities at 253 Osborne Road have caused limited contamination of soil, groundwater, and soil vapor in the immediate vicinity of this site with tetrachloroethene, a dry cleaning chemical. The site cleanup will be performed under a DEC and New York State Department of Health (NYSDOH) approved work plan and associated monitoring and health and safety plans to ensure the protection of the public health during cleanup activities. The Consent Order stipulates that the site soil cleanup criteria will be for unrestricted use while the actual future use of the site will be commercial. A consent order is a legal agreement between DEC and a private party sometimes used to address environmental contamination at a given site and outline cleanup requirements.

The site owner, 253 Osborne Road Associates, LLC, has completed a remedial investigation, interim cleanup activities at the site, and submitted a Post-Demolition Site Remediation Work Plan, which has been approved by DEC and NYSDOH. Approximately 425 tons of tetrachloroethene-impacted soil has already been removed from the site. Tetrachloroethene, or PCE, is a chemical used in the dry cleaning process.

The work plan states that the cleanup objectives will be achieved to address site contamination to fully protect public health and the environment for the intended use of the site. The work plan calls for the installation of a sub-slab depressurization system when a new commercial structure is built on the site and for further removal of contaminated soil above state cleanup criteria, if necessary, after demolition of the existing building. A sub-slab depressurization system is used to remove any residual vapors that may be present in the remaining soil. The work plan also provides for the implementation of an environmental easement restricting the use of groundwater at the site.

The Consent Order and work plan are available at the document repository identified in this fact sheet. See attached map for the location of the site.

Highlights of the Post-Demolition Site Remediation Work Plan

The Post-Demolition Site Remediation Work Plan and associated Site Management Plan have several goals:

- 1) describe investigative and remedial activities completed and proposed;
- 2) establish monitoring and health and safety plans to ensure the protection of the public health during cleanup activities;
- 3) certify that remediation requirements have been achieved and will be achieved;
- 4) define the boundaries of the site;
- 5) describe institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses (e.g., environmental easement). An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier (e.g., sub-slab depressurization system);
- 6) certify that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by DEC.

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with a site.

Next Steps

DEC will place the approved Post-Demolition Site Remediation Work Plan and Site Management Plan in the site document repository. After final DEC and NYSDOH approvals are in place, the 253 Osborne Road building will be demolished and a soil and groundwater investigation will be performed to establish whether additional soil removal is required. The property will then be re-developed for commercial use with engineering controls to prevent soil vapor migration to protect public health and an environmental easement will be established and enforced to protect public health. A fact sheet will be sent to the site contact list when DEC approves site remediation activities and the implementation of institutional or engineering controls. A separate investigation will be performed to identify the limits of tetrachloroethene in soil, groundwater and soil vapor beyond the 253 Osborne Road property.

Background

253 Osborne Road is comprised of an abandoned single- and two-story concrete-block building located northeast of the intersection of Albany-Shaker and Osborne Roads in Loudonville, New York. The abandoned commercial property is slightly less than an acre in size and is bounded by Osborne Road to the southeast, a former Citgo gas/service station to the southwest (now vacant), a former food distribution warehouse to the west (now vacant), an office building with restaurants, retail, and office space to the northwest, and a strip mall to the northeast. A dry cleaner leased space in the 253 Osborne Road building reportedly from 1965 to 1995.

Through a series of property transactions between 2003 and 2007, environmental assessments were performed and tetrachloroethene, was detected in soil and groundwater. As a result, several environmental investigations and clean-ups have been performed. Extensive sampling has been

performed and 425 tons of soil were removed. Reports describing these activities, which have all been provided to DEC and NYSDOH, are available at a document repository described below.

253 Osborne Road Associates, LLC is interested in re-developing the property for commercial purposes. In order to redevelop this property, the existing building needs to be demolished and additional investigation needs to be performed to fully characterize the extent of soil and groundwater contamination. Additional site cleanup may also be necessary.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Consent Order, previous investigative and remedial reports, and the Post-Demolition Remedial Work Plan accepted by DEC:

William K. Sanford Library
629 Albany-Shaker Road
Loudonville, New York 12211
(518) 458-9274

Who to Contact

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

Project Related Questions

Mr. Christopher O'Neill
New York State Department of
Environmental Conservation
1130 North Westcott Road
Schenectady, New York 12306-2014
(518) 357-2394
cxoneill@gw.dec.state.ny.us

Health Related Questions

Ms. Maureen Schuck
New York State Department of Health
Flanigan Square, Room 300
547 River Street
Troy, New York 12180-2216
(518) 402-7860
mer10@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the DEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.



SITE LOCATION

Gravel Pit

Louderdale

ROAD

319

Sand Creek

OSBORN

BM 268

247

300

Drawn by:
BEW
Date:
10/10/07

CPI Environmental Services, Inc.



NORTH
Scale: 1" = 1000'

Figure 1
Location Map
253 Osborne Road
Colonie, NY
253 Osbourne Road Associates, LLC

P: