

**(Fact Sheet Begins Next)**

## **Act Now to Continue Receiving Information About This Site!**

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

This page intentionally left blank.



# FACT SHEET

## Brownfield Cleanup Program

**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Former Loudon and Kem Cleaners  
**DEC Site #:** C401060  
**Address:** 350 Northern Boulevard  
Albany, NY 12204

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Former Loudon and Kem Cleaners site ("site") located at 350 Northern Boulevard, Albany, Albany County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by DF Acquisitions, LLC (applicant) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

#### Highlights of the Upcoming Cleanup Activities

The cleanup action for the site entails installation of a soil vapor extraction system to remove volatile organic compounds from subsurface soils by applying a vacuum to extraction wells installed in the vadose zone (area below the ground surface but above the water table). The extracted vapor will be treated as necessary before being discharged to the atmosphere.

Sub-slab depressurization systems, which are similar to radon mitigation systems, will also be installed to mitigate the migration of vapors into the buildings from contamination in the subsurface. No off-site buildings require mitigation since vapor impacts are limited to on-site.

Installation of these systems is expected to begin this winter.

#### Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant.

The applicant would be able to redevelop the site after receiving a Certificate of Completion.

In addition, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

## **Background**

**Location:** The former Loudon and Kem Cleaners site is located in an urban area in the northern section of the City of Albany, NY. The site is northwest of Northern Boulevard, northeast of Albany-Shaker Road, east of Old Hickory Road, and southwest of Loudonville Road (Route 9).

**Site Features:** The site area is approximately 3.9 acres and is developed with an L-shaped retail building (strip mall). The building contains many separate businesses that operate in the single-story portion of the building and a three-story office building located in the center of the building. The remainder of the site is parking for the businesses and office.

**Current Zoning and Land Use(s):** The site is currently zoned commercial and most of the tenant spaces in the strip mall are currently occupied. The surrounding parcels include a multi-building apartment complex which surrounds the site to the north, west, and southeast. A hospital is located across Northern Boulevard to the south, and a major highway (U.S. Route 9) and golf course to the east and northeast, respectively. The nearest residence is located approximately 0.25 miles to the west of the site.

**Past Use of the Site:** Two separate addresses/tenant spaces were occupied by dry cleaners (known as Loudon Dry Cleaners, Kem Cleaners and possibly other names) that used tetrachloroethene (PCE) from approximately 1954 to 1997. The current dry cleaner business, Kem Cleaners converted to 'drop-off service only' in 1997.

**Site Geology and Hydrogeology:** The overburden geology consists of varied medium to fine sands, silts, and clays. The depth to groundwater varies across the site from 13 to 20 feet below ground surface. The groundwater flow direction is to the southeast.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C401060>

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that

are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Albany Public Library, Reference Desk  
161 Washington Avenue  
Albany, NY 12210  
phone:

### Who to Contact

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

#### Project Related Questions

Kyle Forster  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-8644  
[kyle.forster@dec.ny.gov](mailto:kyle.forster@dec.ny.gov)

#### Site-Related Health Questions

Stephen Lawrence  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Corning Tower - Room 1787  
Albany, NY 12237  
518-402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

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

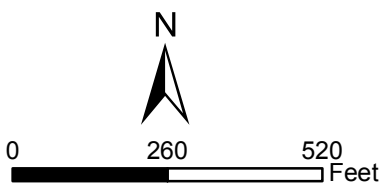
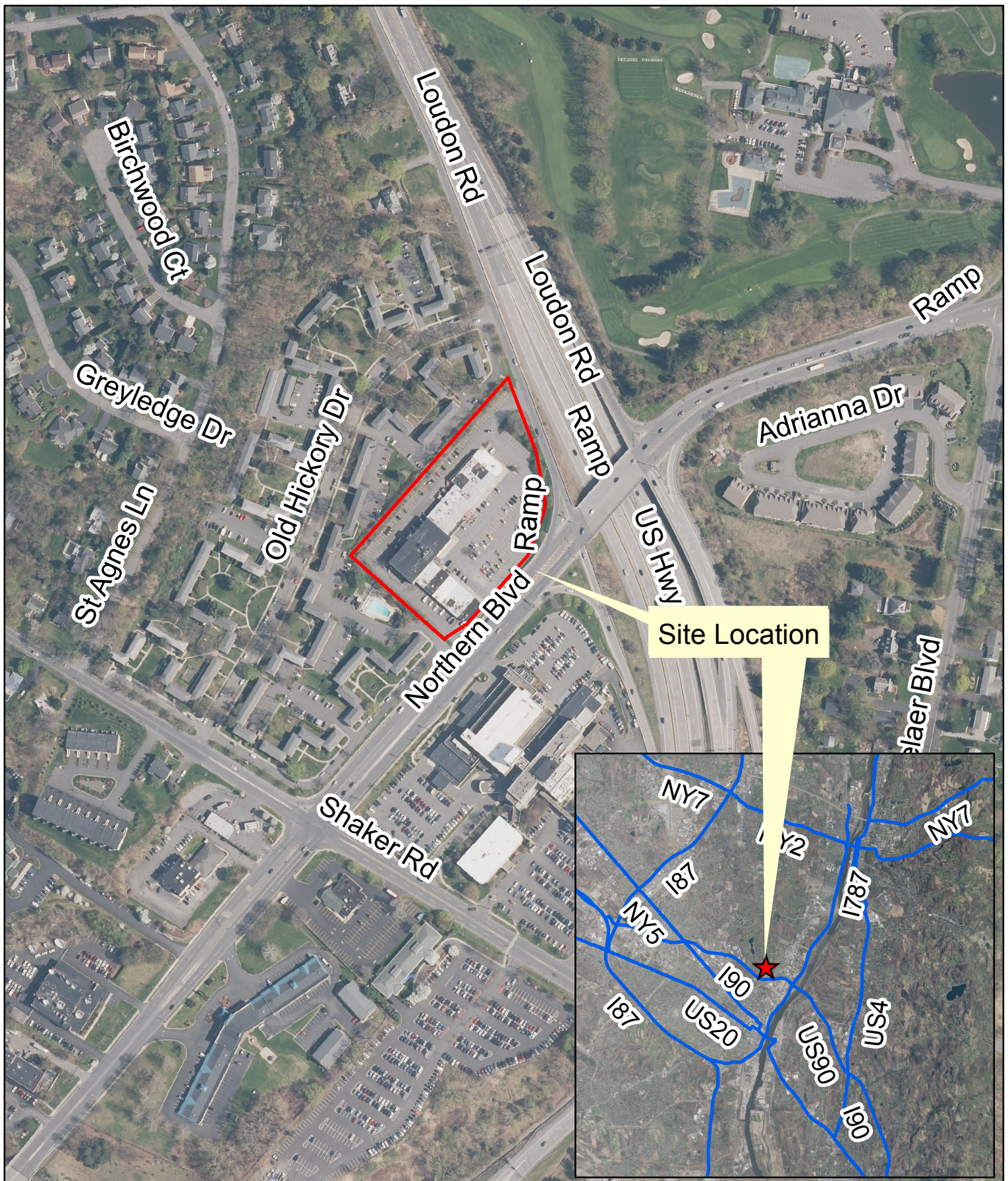
### Receive Site Fact Sheets by Email

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



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





**Figure 1 - Site Map**  
Former Loudon & Kem Cleaners  
Albany, NY  
Site No. C401060



**Department of  
Environmental  
Conservation**