# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

# STATE SUPERFUND PROGRAM

# ADDENDUM TO CITIZEN PARTICIPATION PLAN

FOR

FORMER LOUDON AND KEM CLEANERS

BASED UPON

BROWNFIELD CLEAN UP AGREEMENT BETWEEN

THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

AND

VOLUNTEER, DF ACQUISITIONS, LLC 350 Northern Boulevard Albany, New York 12207 This Addendum to the Citizen Participation Plan is prompted by the voluntary commitment of DF Acquisitions, LLC ("DF") to participate in and implement the on-site portions of the approved remedy at Loudon Plaza through the Brownfield Cleanup Program ("BCP"). A Remedial Action Work Plan will be implemented by DF to construct and operate the on-site portion of the site remedy set forth in the March 2015 Record of Decision ("ROD").

### INTRODUCTION

The former Loudon and Kem Cleaners site located at 350 Northern Boulevard in the City of Albany, Albany County, New York is a Class II Inactive Hazardous Waste Disposal Site (the "Site"). It is listed as Site No. 401060. In March 2015, the New York State Department of Environmental Conservation, Division of Environmental Remediation (the "Department") issued a ROD that describes the selected remedy for the Site. The remedy was chosen in accordance with 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. The ROD was made available for citizen review in a document repository.

The ROD is based on the administrative record of the New York State Department of Environmental Conservation for the Site and the public's input to the proposed remedy presented by the Department.

The ROD for the Site is attached hereto as Exhibit A. Upon issuance of the ROD, the Department published a Citizens' Participation Plan ("CPP") attached hereto as Exhibit B.

On or about September 8, 2016, DF became a volunteer under the New York State Brownfield Cleanup Program and executed a Brownfield Cleanup Agreement ("BCA") with the Department. The BCA requires DF to implement those portions of the ROD that call for remedial action, engineering controls and institutional controls within the real estate parcel

located at 350 Northern Boulevard, at Loudon Plaza (known as the on-site portion of the remedy). This document serves as an addendum to the Department's CPP, based upon DF's volunteer work and the BCA.

### CITIZEN PARTICIPATION PLAN BY VOLUNTEER

DF, as volunteer, will submit a work plan for on-site engineering controls in accordance with the ROD and the BCA. Upon approval of this volunteer's work plan by the Department, DF shall place the work plan at the document repository identified in Appendix A of the original Citizen Participation Plan.

DF shall place the work plan in the document repository before the start of remedial action.

#### PUBLIC INFORMATION

Upon deposit of the approved work plan for onsite engineering controls, DF shall: (1) inform all persons on the Site Contact List that the work plan has been approved; (2) Provide those citizens with information as to the public location of the work plan; and (3) provide the persons on the Site Contact List with an approximate date upon which the field work shall begin.

When the Department issues a Certificate of Completion ("COC") or similar Site closure document relating to DF's onsite work, DF shall place the Certificate of Completion in the document repository within ten (10) days of the Department's issuance of the COC. At that time, DF shall also distribute a fact sheet to the Site Contact List that announces the issuance of the COC.

# Appendix A

# Project Contacts and Locations of Reports and Information

### **Project Contacts**

For information about the site's investigation and cleanup program, the public may contact nay of the following project staff:

# New York State Department of Environmental Conservation (NYSDEC):

### Sarah Quandt

Project Manager NYSDEC Division of Environmental Remediation 625 Broadway Albany, New York 12233-7010 (518) 402-9824 Sarah.quandt@dec.ny.gov

## Rick Georgeson

Citizen Participation Specialist NYSDEC Region 4 Headquarters 1130 North Westcott Road Schenectady, New York 12306-2014 (518) 357-2045 Rick.georgeson@dec.ny.gov

# New York State Department of Health (NYSDOH):

#### Steve Lawrence

Project Manager
Public Health Specialist
Bureau of Environmental Exposure Investigation
NYS Department of Health
Empire State Plaza – Corning Tower
Room 1787
Albany, New York 12237
(518) 402-7860
BEEI@health.state.ny.us

The facility identified below are being used to provide the public with convenient access to important project documents:

Albany Public Library
Main Library
161 Washington Avenue
Albany, New York 12210
Attn: Reference Desk (Chris Sagaas)

Phone: (518) 427-4310

Hours:

Monday-Wednesday 9 a.m. to 9 p.m. Thursday & Friday 10 a.m. to 6 p.m. Saturday 10 a.m. to 5 p.m. Sunday 1 p.m. to 5 p.m. **Appendix B - Site Contact List** 

Media:         Times Union         News Plaza         Box 15000         Albany         NY         12212           The Record         501 Broadway         Troy         NY         12181           The Daily Gazette         2345 Maxon Road         Schenectady         NY         12308           Local Officials:         Mayor         Albany City Hall         24 Eagle Street         Albany         NY         12207           Albany Common Council Chair         Albany City Hall         24 Eagle Street         Albany         NY         12207           Albany Cyclerk         Albany City Hall         24 Eagle Street         Albany         NY         12207           Director         City of Albany Dept. of Dev & Planning         200 Henry Johnson Blvd         Albany         NY         12207           Chief Executive Office         City of Albany Lounty         21 Lodge Street         Albany         NY         12207           Courty Officials:         Courty Officials:         Albany County Legislature         Albany County         112 State St., RM 710         Albany         NY         12207           Albany County Executive         112 State St., RM 720         Albany         NY         12207           County Clerk         Albany County         112 State St., RM 720	Name	Address 1	Address 2	City	State Zip Code	
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Hon. Charles Schumer, US Senator Paul Tonko, Congressman  Leo O'Brien Building 61 Columbia Street  4th Floor  Albany NY 12207  Albany NY 12210  Residents, Property Owners, Businesses: Sky Four Realty Company David Gruenberg 54 Second Street  Albany Memorial Hospital c/o NE Health Larry Tilton, Mgr Plant Operations Albany Memorial Hospital c/o NE Health Loudon Arms Apt. c/o Loudon Village LLC Dawn Homes Management  Mark Rosen  Mark L. Aronowitz  Leo O'Brien Building 11A Clinton Ave, Rm. 420 Albany NY 12207  Albany NY 12210  Albany NY 12204  Albany NY 12204  Albany NY 12204  Albany NY 12204  Albany NY 12201  Omni Development Company, Inc. Mark L. Aronowitz  Albany NY 12207	Federal Elected Officials:					
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Residents, Property Owners, Businesses:  Sky Four Realty Company 372 Northern Blvd. Albany NY 12204  David Gruenberg 54 Second Street Troy NY 12180  Albany Memorial Hospital c/o NE Health Larry Tilton, Mgr Plant Operations 600 Northern Blvd. Albany NY 12204  Albany Memorial Hospital c/o NE Health George Seabury, Dir. Facilities Operation 600 Northern Blvd. Albany NY 12204  Loudon Arms Apt. c/o Loudon Village LLC 20 Corporate Woods Blvd. Albany NY 12211  Dawn Homes Management Mark Rosen 20 Corporate Woods Blvd. Albany NY 12211  Omni Development Company, Inc. Mark L. Aronowitz 40 Beaver Street Albany NY 12207	Hon. Charles Schumer, US Senator	Leo O'Brien Building	11A Clinton Ave, Rm. 420	Albany	NY	12207
Sky Four Realty Company 372 Northern Blvd. Albany NY 12204  David Gruenberg 54 Second Street Troy NY 12180  Albany Memorial Hospital c/o NE Health Larry Tilton, Mgr Plant Operations 600 Northern Blvd. Albany NY 12204  Albany Memorial Hospital c/o NE Health George Seabury, Dir. Facilities Operation 600 Northern Blvd. Albany NY 12204  Loudon Arms Apt. c/o Loudon Village LLC 20 Corporate Woods Blvd. Albany NY 12211  Dawn Homes Management Mark Rosen 20 Corporate Woods Blvd. Albany NY 12211  Omni Development Company, Inc. Mark L. Aronowitz 40 Beaver Street Albany NY 12207	Paul Tonko, Congressman	61 Columbia Street	4th Floor	Albany	NY	12210
David Gruenberg 54 Second Street Troy NY 12180 Albany Memorial Hospital c/o NE Health Larry Tilton, Mgr Plant Operations 600 Northern Blvd. Albany NY 12204 Albany Memorial Hospital c/o NE Health George Seabury, Dir. Facilities Operation 600 Northern Blvd. Albany NY 12204 Loudon Arms Apt. c/o Loudon Village LLC 20 Corporate Woods Blvd. Albany NY 12211 Dawn Homes Management Mark Rosen 20 Corporate Woods Blvd. Albany NY 12211 Omni Development Company, Inc. Mark L. Aronowitz 40 Beaver Street Albany NY 12207	Residents, Property Owners, Businesses:					
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Loudon Arms Apt. c/o Loudon Village LLC  Dawn Homes Management  Mark Rosen  Omni Development Company, Inc.  Mark L. Aronowitz  Mark L. Aronowitz  20 Corporate Woods Blvd.  Albany  NY 12211  Albany  NY 12211  Albany  NY 12211  Albany  NY 12207	Albany Memorial Hospital c/o NE Health	Larry Tilton, Mgr Plant Operations	600 Northern Blvd.	Albany	NY	12204
Dawn Homes Management Mark Rosen 20 Corporate Woods Blvd. Albany NY 12211 Omni Development Company, Inc. Mark L. Aronowitz 40 Beaver Street Albany NY 12207	Albany Memorial Hospital c/o NE Health	George Seabury, Dir. Facilities Operation	600 Northern Blvd.	Albany	NY	12204
Dawn Homes Management Mark Rosen 20 Corporate Woods Blvd. Albany NY 12211 Omni Development Company, Inc. Mark L. Aronowitz 40 Beaver Street Albany NY 12207	Loudon Arms Apt. c/o Loudon Village LLC		20 Corporate Woods Blvd.	Albany	NY	12211
Omni Development Company, Inc. Mark L. Aronowitz 40 Beaver Street Albany NY 12207	• • •	Mark Rosen	20 Corporate Woods Blvd.	Albany	NY	12211
	Omni Development Company, Inc.	Mark L. Aronowitz	40 Beaver Street	Albany	NY	12207
	Omni Management Group, Ltd.	Paul G. Long RPA	40 Beaver Street	Albany	NY	12207