

(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

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.



Department of
Environmental
Conservation

Where to Find Information:

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

Village of Green Island Offices

20 Clinton Street
(518)-273-2201

Project documents also are available on the
NYSDEC website at:

<http://www.dec.ny.gov/chemical/8431.html>

Who to Contact:

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

Project-Related Questions

Alicia Barraza, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9690
alicia.barraza@dec.ny.gov

Project Health-Related Questions

Steve Lawrence
NYSDOH
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

South Island Apartments
1 Osgood Avenue
Green Island, NY 12183

SITE No. C401074
NYSDEC REGION 4

October 2018

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the South Island Apartments Site (site) located at 1 Osgood Avenue, Green Island, Albany County. Please see the map for the site location. The cleanup activities will be performed and paid for by South Island Apartments LLC (applicant) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC, in consultation with the NYS Department of Health, has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the locations identified to the left under "Where to Find Information." Remedial activities are expected to begin in November 2018 and the cleanup is estimated to last about 15 months.

Highlights of the Upcoming Cleanup Activities: The goal of the site cleanup is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- A minimum two-foot site cover to allow for restricted residential use of the site, with the upper six inches of soil of sufficient quality to maintain a vegetative layer.
- Other cover materials and components may be allowed for the site cover as part of site redevelopment. This may include pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.
- Any soil cover and fill material brought to the site will meet the soil cleanup objectives for restricted residential use.
- Implementation of an institutional control in the form of an environmental easement to restrict the use and development of the site and on-site groundwater use;
- Development and implementation of a Site Management Plan that includes a soil excavation plan and an evaluation for soil vapor intrusion at occupied buildings at the site.
- A monitoring plan for groundwater and soil vapor that will be implemented to assess the performance and effectiveness of the remedy.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents, and includes required air monitoring as well as dust and odor suppression measures.

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

When NYSDEC is satisfied that cleanup requirements have been or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant:

BROWNFIELD CLEANUP PROGRAM

- 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.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. 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.

Site Description: The site is approximately 11.2 acres and is located on the southern portion of Starbuck Island in the Town of Green Island in Albany County. It is bounded to the north by the Troy/Green Island Bridge and to the south, east and west by the Hudson River. The site comprises Tax Map 33.09, Block 1, Lots 1.0, 2.1, 2.2, 3 and part of Osgood Avenue roadbed. The site operated as a petroleum storage and distribution terminal from 1918 until it closed in 2008. The site is currently vacant, undeveloped land.

The site related contamination currently present at the site includes lead, copper, mercury, arsenic and PAHs in soil; Benzene and arsenic in groundwater; and benzene, ethylbenzene, toluene and xylene in soil vapor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C401074) at:

<http://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

Brownfield Cleanup Program Overview: 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>

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 at:

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.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

