



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C401074/> and at these location(s):

Village of Green Island Offices
20 Clinton Street
(518) 273 -2201

Who to Contact

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

Project-Related Questions
Ruth Curley, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
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Project-Related Health Questions
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Empire State Plaza, Corning Tower,
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(518) 402-0450
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
5-35 Starbuck Island Drive
Center Island
Green Island, NY 12183

November 2021

SITE No. C401074
NYSDEC REGION 4

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the South Island Apartments site ("site") located at 5-35 Starbuck Avenue in Green Island, Albany County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by South Island Apartments LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C401074/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of 5,500 tons of petroleum-impacted soil and 98,000 gallons of petroleum-impacted groundwater. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site;
- Site Cover System – A cover system consisting of the site buildings, landscaped areas, sidewalks and asphalt pavement was installed after excavation activities, and will be maintained;
- Sub-slab Depressurization Systems- Sub-slab depressurization systems were installed in each of the new buildings to prevent vapor intrusion;
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting; and

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- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any 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 contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Sub-slab Depressurization Systems

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is approximately 11.5 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 3, 5 and 6. The site operated as a petroleum storage and distribution terminal from 1918 until it closed in 2008. The site has been remediated and developed with four residential buildings and one commercial building.

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:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

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

For more information about the BCP, visit:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location

