DECISION DOCUMENT

Poestenkill Place Site
Brownfield Cleanup Program
Troy, Rensselaer County
Site No. C442058
June 2021

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Poestenkill Place Site
Brownfield Cleanup Program
Troy, Rensselaer County
Site No. C442058
June 2021

Statement of Purpose and Basis

This document presents the remedy for the Poestenkill Place Site, a brownfield cleanup site. The remedial program 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.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Poestenkill Place Site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent

feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

The existing on-site buildings will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of contaminant source areas, including:

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards; and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and off-site disposal of all on-site soils which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8, in the upper 15 feet. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

An estimated 17,500 cubic yards of contaminated soil will be removed from the site. Additional excavation may be required from areas that were previously inaccessible (i.e., beneath the buildings) based on the remedial design.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

5. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 4 above.

Engineering Controls: The contingent Cover System discussed in Paragraph 6 below.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and/or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion, if identified;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 6 below will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Contingent Track 4 Elements

In the event that a Track 2 restricted residential use is not achieved, the following contingent remedial elements will also be required, and the remedy will achieve a Track 4 restricted residential cleanup.

6. Cover System

If a Track 2 restricted residential cleanup is not achieved, a site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will

exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

June 16, 2021

Date

Gerard Burke, Director
Remedial Bureau B

DECISION DOCUMENT

Poestenkill Place Site
Troy, Rensselaer County
Site No. C442058
June 2021

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C442058

Troy Public Library
100 Second Street
Troy, NY 12180
Phone: 518-274-7071

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The site is located at 244-246 First Street in the City of Troy, Rensselaer County. The 1.88-acre site is an irregularly shaped parcel comprising most of the city block bounded by Jefferson Street to the north, Second Street to the east, Ida Street to the south and First Street to the west.

Site Features: The site currently contains three recently vacated buildings. The southwestern building (244 First Street) is a concrete block and steel slab-on-grade structure with offices and a single-story service area. The eastern building (246 First Street) is a two-story steel frame slab-on-grade structure with offices. A single-story metal frame building is located on the north side of the eastern building. The northeastern portion of the site contains the limited remains of another building that burned down in the late 1970s or early 1980s. Portions of the site between the buildings are covered with asphalt and concrete. The perimeter of the site is vegetated. The site is accessed from First and Second Street.

Current Zoning and Land Use: The site is in a local Industrial Zoning District. The surrounding area includes commercial and residential use properties. The intended use of the site is for multi-family housing with ground level parking, which is allowed under the current zoning designation.

Past Use of the Site: The site has been used for various industrial and commercial purposes since the late 1800s, including but not limited to a foundry, stove works, junkyard, feed and fertilizer business, warehousing, steel fabrication, electronics recycling and equipment rentals and sales. An environmental investigation of the site conducted in 2018 identified contaminants in soil and groundwater that are consistent with historic fill material and the industrial and commercial use of the site. A spill was reported to the Department based on petroleum impacts observed in the subsurface soil and historic fill material.

Site Geology and Hydrogeology: Subsurface materials at the site consist of historic fill material composed of sand, gravel, brick, wood, glass, slag, concrete, and asphalt to depths reaching 18 feet below grade. The fill is underlain by native sand, clay, and silt material. Groundwater was encountered at approximately 12 to 17 feet below the ground surface and flows to the west-southwest toward the Hudson River, located 900 feet to the west. Depth to bedrock, which is mapped as shale, has not been confirmed.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer(s). The Applicant does not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

benzo(a)anthracene	mercury
benzo(a)pyrene	arsenic
benzo(b)fluoranthene	copper
benzo(k)fluoranthene	lead
chrysene	ethylbenzene
indeno(1,2,3-CD)pyrene	isopropylbenzene
alpha-BHC	xylene (mixed)

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The

RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs, including 1,4-dioxane), metals, polychlorinated biphenyls (PCBs), pesticides, and per- and polyfluoroalkyl substances (PFAS). Soil vapor samples were analyzed for VOCs. The primary contaminants of concern at the site are SVOCs (specifically polycyclic aromatic hydrocarbons, or PAHs) and metals in soil at depths down to 18 feet below grade, and VOCs and one pesticide in groundwater. The soil and groundwater contamination are likely the result of past site uses and historic fill, which is present throughout the site.

Soil: SVOCs detected above restricted residential soil cleanup objectives (RRSCOs) include: benzo(a)anthracene up to 12 parts per million (ppm) (RRSCO of 1 ppm), benzo(a)pyrene up to 6 ppm (RRSCO of 1 ppm), benzo(b)fluoranthene up to 13 ppm (RRSCO of 1 ppm), benzo(k)fluoranthene up to 4.4 ppm (RRSCO of 3.9 ppm), chrysene up to 12 ppm (RRSCO of 3.9 ppm), and indeno(1,2,3-cd)pyrene up to 7 ppm (RRSCO of 0.5 ppm). Metals detected above RRSCOs include: mercury up to 1.9 ppm (RRSCO of 0.81 ppm), arsenic up to 27.9 (RRSCO of 16 ppm), copper up to 403 ppm (RRSCO of 270 ppm) and lead up to 2,760 ppm (RRSCO of 400 ppm). VOCs, PCBs and pesticides were not detected above RRSCOs.

The PFAS perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were detected in soil at concentrations below their respective restricted residential use guidance values of 33 parts per billion (ppb) and 44 ppb, respectively.

Off-site impacts related to this site are not anticipated in soil.

Groundwater: Eleven monitoring wells were installed and sampled as part of the RI. VOCs were detected in groundwater at one location at concentrations above their respective Class GA Ambient Water Quality Standards (AWQS) including: ethylbenzene up to 6.2 parts per billion (ppb) (5 ppb standard), isopropylbenzene up to 70 ppb (5 ppb standard), and total xylenes up to 80 ppb (5 ppb standard). The pesticide alpha-BHC exceeded AWQS at three locations with a maximum detection of 0.033 ppb (standard 0.01 ppb). Excluding naturally occurring minerals, no metals were detected above standards in site groundwater and there were no SVOCs or PCBs detected above the AWQS.

SVOCs and metals were detected above AWQS at six monitoring wells that were installed and sampled prior to the RI as part of a Phase II Environment Site Assessment (ESA). Specifically, several SVOCs were detected above AWQS at two locations: benzo(a)anthracene up to 0.22 ppb (standard 0.002 ppb), benzo(a)pyrene up to 0.21 ppb (standard 0.002 ppb), benzo(b)fluoranthene up to 0.22 ppb (standard 0.002 ppb), benzo(k)fluoranthene up to 0.1 ppb (standard 0.002 ppb), chrysene up to 0.24 ppb (standard 0.002 ppb), and/or indeno(1,2,3-cd)pyrene) up to 0.1 ppb (standard 0.002 ppb). The following metals were detected above AWQS: lead up to 471 ppb (standard 25 ppb) and mercury up to 0.89 ppb (standard 0.7 ppb). Dissolved metal samples were not analyzed, and sample collection methods were not provided. These six Phase II ESA monitoring wells were not resampled as part of the RI, however the more robust and properly

documented RI sampling results likely represent more accurate site conditions and indicate the Phase II ESA samples may have been affected by sample turbidity. Therefore, PAHs and metals are not considered a contaminant of concern in groundwater at the site.

For PFAS, PFOA and PFOS were reported at concentrations below their respective Maximum Contaminant Levels (MCLs) (drinking water standard) of 10 ppt each in groundwater. The compound 1,4- dioxane was not detected above the MCL of 1 ppb.

Site-related groundwater contamination is not anticipated to be migrating off-site.

Soil Vapor: Soil vapor samples were collected from ten locations at the site. Several VOCs were detected, notably the petroleum related compounds benzene and toluene, which were detected at concentrations of up to 116 micrograms per cubic meter (ug/m3) and 5,250 ug/m3, respectively. Off-site soil vapor contamination is not anticipated to be an issue.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Access is limited due to fencing; however, people who enter may come into contact with contaminants in soil by walking on the site, digging or otherwise disturbing the soil. People are not drinking site-related contaminants in the groundwater since the area is served by a public water supply not affected by this contamination. Volatile organic compounds in the soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is currently vacant, so inhalation of site contaminants via vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any occupied buildings on the site in the future.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore groundwater aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of groundwater contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 2: Restricted use with generic soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation remedy.

The elements of the selected remedy, as shown in Figures 3A and 3B, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;

- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

The existing on-site buildings will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of contaminant source areas, including:

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards; and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and off-site disposal of all on-site soils which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8, in the upper 15 feet. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

An estimated 17,500 cubic yards of contaminated soil will be removed from the site. Additional excavation may be required from areas that were previously inaccessible (i.e., beneath the buildings) based on the remedial design.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

5. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 4 above.

Engineering Controls: The contingent Cover System discussed in Paragraph 6 below.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and/or groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion, if identified;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 6 below will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Contingent Track 4 Elements

In the event that a Track 2 restricted residential use is not achieved, the following contingent remedial elements will also be required, and the remedy will achieve a Track 4 restricted residential cleanup.

6. Cover System

If a Track 2 restricted residential cleanup is not achieved, a site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

Barton & Loguidice

POESTENKILL PLACE LIMITED PARTNERSHIP

DECISION DOCUMENT

SITE LOCATION MAP

TROY RENSSELAER COUNTY, NEW YORK

Date	Scale
APRIL 2021	AS SHOWN

Figure Number 1

Project Number 2248.001.001

Plotted: Jun 01, 2021 - 12:35PM SYR By: bas
Z:\BL-Vault\D2\18217AD2-1C71-4823-8927-99D5C4054147\0\2305000-2305999\2305548\L\L\2248.001.001_DD_FIG 1 Site Location Map (ID 2305548).dwg

LEGEND

- GP-## – SOIL BORING/MONITORING WELL LOCATON (INSTALLED MARCH 2018)
- RI-## – MONITORING WELL LOCATION (INSTALLED SEPT. 2019)
- RI-## – SOIL BORING LOCATION (INSTALLED SEPT. 2019)
- SRI-# – SUPPLEMENTAL SOIL BORING LOCATION (INSTALLED JUNE 2020)
- SRI-4 AND SRI-5 CONVERTED INTO SUPPLEMENTAL MONITORING WELL LOCATIONS (INSTALLED JUNE 2020)
- SV-# – SOIL VAPOR LOCATION (INSTALLED JUNE 2020)

NOTE: SURFACE SAMPLE COLLECTED FROM LOCATIONS DEPICTED WITH AN *ASTERISK (SAMPLED IN SEPTEMBER 2019)

GENERAL DIRECTION OF GROUNDWATER FLOW IS FROM EAST TO WEST

100' 0 100'

1"=100'

Barton & Loguidice

POESTENKILL PLACE LIMITED PARTNERSHIP

DECISION DOCUMENT

SITE PLAN

CITY OF TROY RENSSELAER COUNTY, NEW YORK

Figure Number 2

Project Number 2248.001.001

Date APRIL 2021

Scale AS SHOWN

Plotted: Jun 01, 2021 - 1:16PM SYR By: bas

Z:\BL-Vault\D2\18217AD2-1C71-4823-8927-99D5C4054147\0\2305000-2305999\2305551\LL\2248.001.001_DD_FIG 2_SITE PLAN (ID 2305551).dwg

LEGEND

- – REMEDIAL EXCAVATION TO AT LEAST 6 FT
- – REMEDIAL EXCAVATION TO AT LEAST 8 FT
- – REMEDIAL EXCAVATION TO AT LEAST 12 FT
- – REMEDIAL EXCAVATION TO AT LEAST 16 FT
- – REMEDIAL EXCAVATION TO AT LEAST 15-24 FT
- – SOIL BORING MARCH 2018
- – SOIL BORING SEPTEMBER 2019
- – SOIL BORING JUNE 2020

NOTE:

1. DEPTHS OF EXCAVATION ARE BASED ON NYSDEC PART 375 RESTRICTED RESIDENTIAL USE SCO EXCEEDANCES (RRSCOs)
2. GENERAL DIRECTION OF GROUNDWATER FLOW IS FROM EAST TO WEST
3. EACH REMEDIAL AREA SUBJECT TO ADDITIONAL EXCAVATION (DEPTH AND/OR AREA) BASED ON FIELD SCREENING (PID AND/OR VISUAL/OLFACTORY) OR ENDPOINT RESULTS

POESTENKILL PLACE LIMITED PARTNERSHIP
DECISION DOCUMENT

AREAS OF EXCAVATION - ALTERNATIVE 2 - TRACK 2
(NYSDEC PART 375 RESTRICTED RESIDENTIALUSE SCO)
RENSSELAER COUNTY, NEW YORK

B&L
Barton & Loguidice, D.P.C.
10 Airline Drive
Suite 200
Albany, NY
12205
TROY

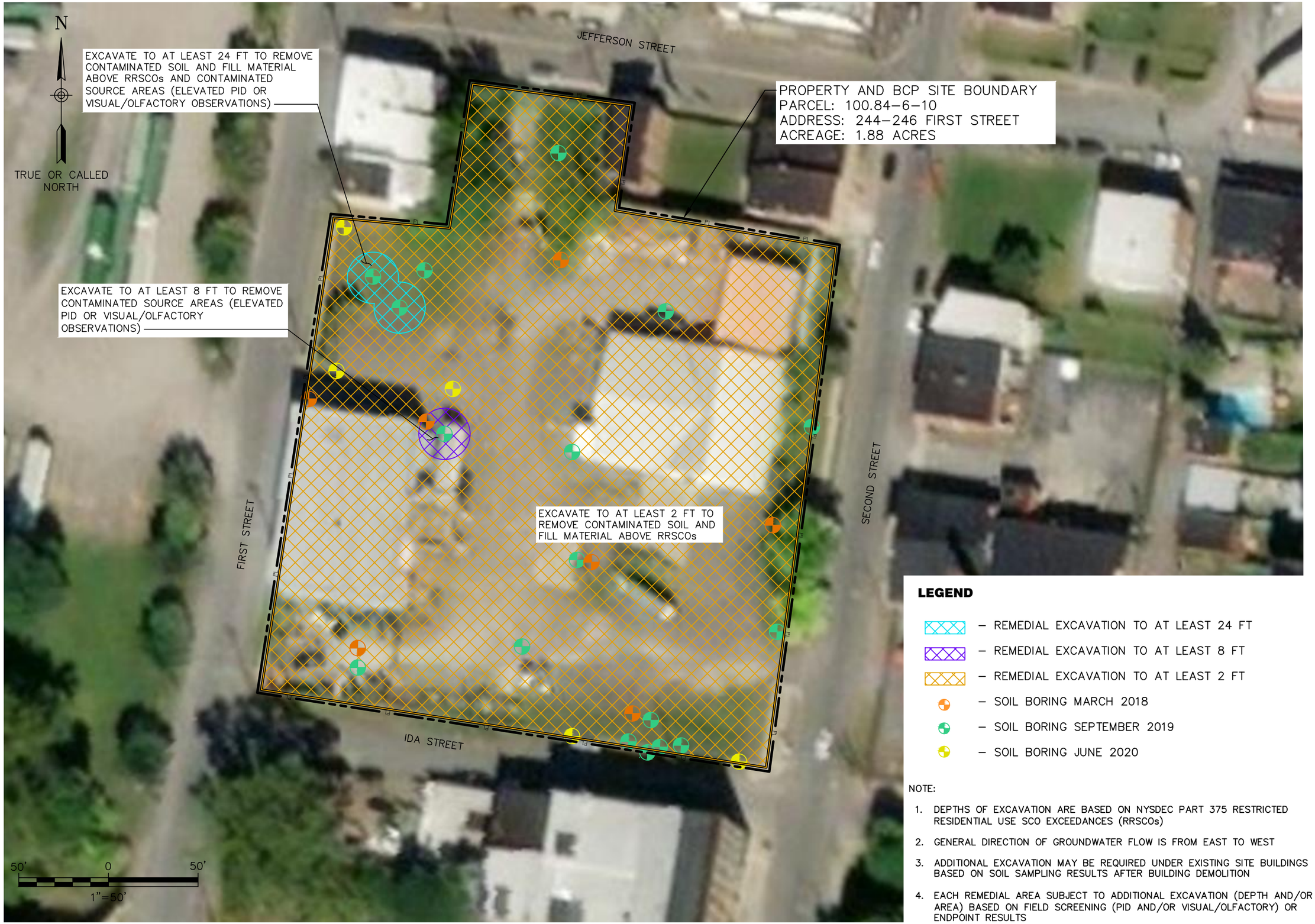
Date
APRIL 2021

Scale
AS SHOWN

Figure Number
3A

Project Number
2248.001.001

Plotted: Jun 01, 2021 - 1:25PM SYR By: bas
Z:\BL-Vault\D2\18217AD2-1C71-4823-8927-99D5C4054147\0\2305000-2305999\2305597\L\L\2248.001.001-001.001- DD_FIG 3A_AREAS OF EXCAVATION_ALT 2-TRACK 2_REVISED4282021 (ID 2305597).dwg



LEGEND

- – REMEDIAL EXCAVATION TO AT LEAST 24 FT
- – REMEDIAL EXCAVATION TO AT LEAST 8 FT
- – REMEDIAL EXCAVATION TO AT LEAST 2 FT
- – SOIL BORING MARCH 2018
- – SOIL BORING SEPTEMBER 2019
- – SOIL BORING JUNE 2020

NOTE:

1. DEPTHS OF EXCAVATION ARE BASED ON NYSDEC PART 375 RESTRICTED RESIDENTIAL USE SCO EXCEEDANCES (RRSCOs)
2. GENERAL DIRECTION OF GROUNDWATER FLOW IS FROM EAST TO WEST
3. ADDITIONAL EXCAVATION MAY BE REQUIRED UNDER EXISTING SITE BUILDINGS BASED ON SOIL SAMPLING RESULTS AFTER BUILDING DEMOLITION
4. EACH REMEDIAL AREA SUBJECT TO ADDITIONAL EXCAVATION (DEPTH AND/OR AREA) BASED ON FIELD SCREENING (PID AND/OR VISUAL/OLFACTORY) OR ENDPOINT RESULTS

POESTENKILL PLACE LIMITED PARTNERSHIP
DECISION DOCUMENT

AREAS OF EXCAVATION - ALTERNATIVE 1 - TRACK 4

(NYSDEC PART 375 RESTRICTED RESIDENTIAL USE SCO)

RENSSELAER COUNTY, NEW YORK

B&L
Barton & Loguidice, D.P.C.
10 Airline Drive
Suite 200
Albany, NY
12205
TROY

Date
APRIL 2021

Scale
AS SHOWN

Figure Number
3B

Project Number
2248.001.001

Plotted: Jun 01, 2021 - 1:22PM SYR By: bas
Z:\BL-Vault\D2\18217AD2-1C71-4823-8927-99D5C4054147\0\2305000-2305999\2305505\L\L\2248.001.001- DD_FIG 3B_AREAS OF EXCAVATION_ALT 1-TRACK 4_REVISED 4192021 (ID 2305505).dwg