



FACT SHEET

Brownfield Cleanup Program

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

Site Name: ALCO-Maxon Site - Parcel A

DEC Site #: C447042

Address: 301 Nott Street
Schenectady, NY 12305

Have questions?
See
"Who to Contact"
Below

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 ALCO-Maxon Site - Parcel A site ("site") located at 301 Nott Street, Schenectady, under New York State's Brownfield Cleanup Program have been met. Please see the map for the location of ALCO-Maxon Site – Parcel A.

The cleanup activities were performed by Maxon ALCO Holdings, LLC, with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Under a NYSDEC approved Interim Remedial Measure, approximately 72 tons of contaminated soil (with elevated metals and PCBs) and approximately 1,170 tons of petroleum-contaminated soil were excavated and properly disposed of off-site. In addition, approximately five gallons of diesel oil was recovered and properly disposed of off-site, and approximately 10,000 gallons of contaminated groundwater was collected, treated and discharged to the Schenectady wastewater treatment plant.

A site cover has been installed over the entire 19.15-acre site that allows for restricted residential use of the site. The cover consists of structures such as buildings, pavement, or sidewalks, or soil cover in areas where the upper two feet of exposed surface soil exceeds the applicable soil cleanup objective. Where soil cover is required, it will be a minimum of two feet over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative (e.g., grass) layer. As development of the site proceeds and the cover needs to be disturbed, the site management plan will be followed to ensure that the cover system remains protective.

Monitoring of contaminated groundwater that is being treated to reduce contaminants levels in ALCO-Maxon Site - Parcel B and ALCO-Maxon Site – Parcel C (both up-gradient of Parcel A) will continue following the NYSDEC approved Site Management Plan. Actions have also been taken to ensure that any remaining contamination will not affect the indoor air quality of any

future buildings as a result of soil vapor intrusion.

Redevelopment of the site entailed reshaping the riverbank and major excavation of the grounds and building foundations to construct a marina, utilities, roads, residential housing and commercial buildings. During the redevelopment, additional contamination was discovered that resulted in additional cleanup actions. This included excavation and proper off-site disposal of approximately 545 tons of petroleum-contaminated soil and approximately 205 tons of concrete. Five underground storage tanks were removed, cleaned and disposed off-site.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, 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 or will be put in place on the site:

- Groundwater Use Restriction
- Site Management Plan
- Monitoring Plan
- Soil Management Plan
- Environmental Easement
- Operation and Maintenance Plan
- Institutional Control/Engineering Control Plan

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

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

This site is 19.15 acres and was part of the former American Locomotive Company property located at 301 Nott Street, Schenectady, NY 12306. ALCO-Maxon Site Parcel A has the Mohawk River as its northern border and is adjacent to ALCO-Maxon Site Parcel B (C447043).

ALCO-Maxon Site - Parcel A is currently in under development with the construction of a casino with adjoining hotel and parking structure, roads and surface parking areas. A harbor has been constructed within Parcel A.

Parcel A is zoned as a waterfront development district. According to the city of Schenectady, the purpose of this zoning is to provide unique opportunities for the development and maintenance of water-oriented uses within certain areas of the city adjacent to the Mohawk River. The zoning permits certain recreational, open space, business, and residential uses which will generally benefit from and enhance the unique, aesthetic, recreational, and environmental qualities of the waterfront areas.

The ALCO site was used for manufacture of railroad locomotives and military hardware from 1849 through 1969. Small industrial manufacturing and fabrication companies occupied various buildings within the site since 1985. Historic activities have resulted in petroleum and chlorinated solvents impacts to the groundwater and soil.

Site Geology and Hydrogeology: The ALCO Site is underlain by fill that is present across much of the site, varying from two to 12 feet. Underlying the fill is a sequence of overburden deposits (sand, silt clay) at a thickness from five to more than 25 feet. A silty sand unit overlies a second clay layer (25 to 30 feet below ground surface). Groundwater is measured in the overburden between two and 12 feet below ground surface. The groundwater flows north-northwest toward the Mohawk River.

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.

Schenectady County Public Library
Attn: Marianne Warner
99 Clinton Street
Schenectady, NY 12305
phone: 518-388-4500

NYSDEC - Region 4
Attn: John Strang, P.E.
1130 North Westcott Rd.
Schenectady, NY 12306
phone: 518-357-2390
(john.strang@dec.ny.gov)

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37564.html>

Who to Contact

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

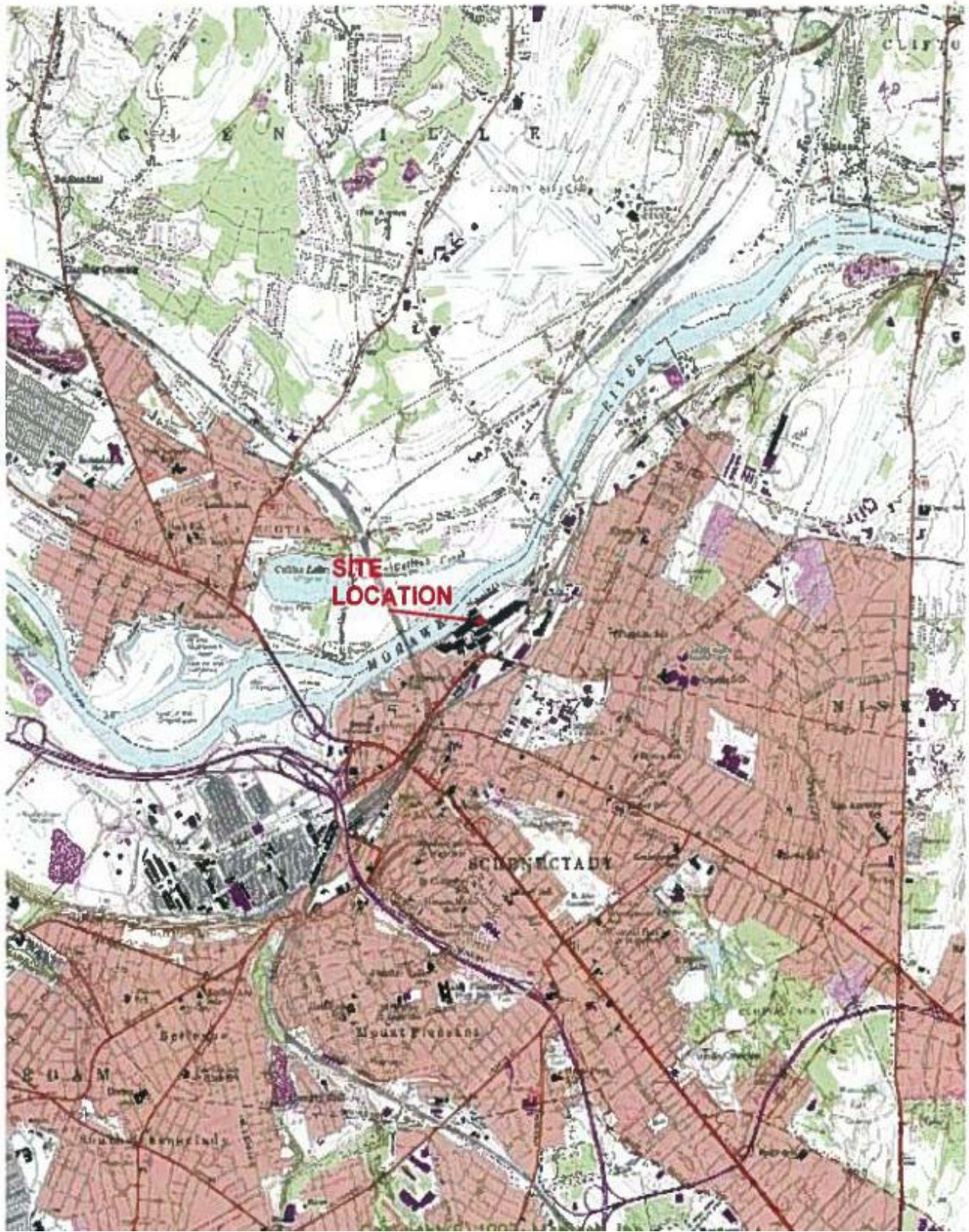
Project Related Questions

John Strang, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
1130 North Westcott Rd
Schenectady, NY 12306
518-357-2390
john.strang@dec.ny.gov

Site-Related Health Questions

Steve 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

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Barton
& **L**oguidice, P.C.

MAXON ALCO HOLDINGS, LLC
FINAL ENGINEERING REPORT

SITE PLAN

Figure Number

1

Project Number

1368.001.001

Date
OCTOBER, 2013

Scale
NOT TO SCALE

SCHENECTADY COUNTY

NEW YORK

SOURCE LOCATION: Z:\bimfsrvr1\...1368.001.001\SitePlan.ppt