

# 2

## Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.1 Introduction

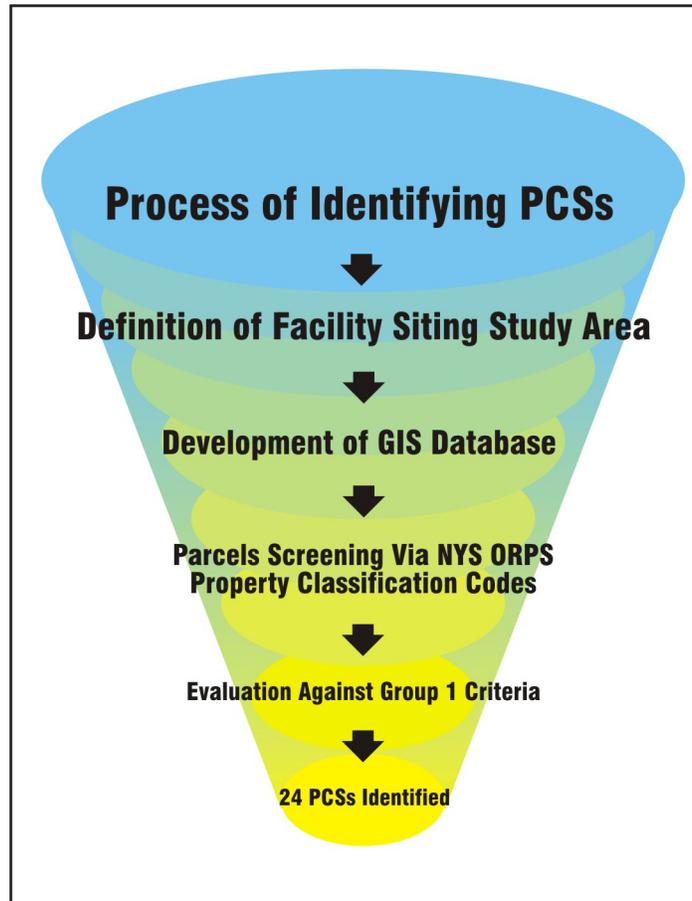
In December 2002 the EPA's Concept Document was issued to the public and public availability sessions were held. The Concept Document laid out the facility siting process and defined the process to be used in the identification of the PCSs (see Figure 2-1). That process included:

- **Definition of the Facility Siting Study Area.** The study area has been defined as the area of the Hudson River from Hudson Falls south to the downstream end of the Port of Albany and extending one-half mile inland from the edge of each shoreline.
- **Database Development.** A geographic information system (GIS) database specific to the Hudson River PCBs Superfund Site was created through the acquisition and subsequent development of various datasets, including aerial photography.
- **Parcels Screening via New York State Office of Real Property Services (NYSORPS) Property Classification Codes.** In the ROD, EPA indicated the focus of their siting efforts would be on industrial and/or commercial properties. Therefore, parcel data were screened by selecting for NYSORPS classification codes of vacant land, commercial, industrial, public services (i.e., power generation and transmission, waste disposal, pipelines, sewage treatment, and water pollution control, etc.), or Hudson River Regulating District Land. Parcels classified as residential or agricultural were screened out at the beginning of the facility siting process.
- **Evaluation Against Group 1 Criteria.** The Group 1 criteria are river access (shoreline), rail access, road access, available area, proximity to dredge areas, and utilities.

The EPA held public forums in June 2003 in order to provide the public with an update on the facility siting process, provide the results of the initial evaluation process, and present the PCSs. This process and the results of the evaluation are described in the *Hudson River PCBs Superfund Site Technical Memorandum*:

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*Identification of Preliminary Candidate Sites, e.g., the PCS Tech Memo (USEPA 2003).*



**Figure 2-1 Process of Identifying the PCSs**

Tax parcel mapping provided by Washington, Saratoga, Rensselaer, and Albany counties provided the following details for parcels within the facility siting study area: approximate location, approximate property boundaries, approximate total area, property classification code (land use), and ownership information.

The project-specific property classification codes (i.e., NYSORPS) within the study area were screened. This screening helped to 1) eliminate residential and agricultural parcels from the very beginning of the siting process and 2) initiate selection of locations having land uses suitable for the siting of one or more sediment processing/transfer facilities. This process reduced the number of potentially suitable parcels from 29,794 (the total number of parcels in the study area) to 2,410 (see Section 3.1.1 in the PCS Tech Memo).

The remaining 2,410 parcels were then compared with respect to proximity to river access, rail access, and road access to identify parcels that might be suitable for a sediment processing/transfer facility (see Sections 3.1.2 through 3.1.7 and 3.2 in the PCS Tech Memo). This resulted in identifying 151 parcels.

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Ultimately, the evaluation/screening process identified 24 PCSs, which are located throughout the north-south range of the facility siting study area, with half of the sites south of River Section 3 (see Table 2.1-1 and Figure 2-2).

**Table 2.1-1 Preliminary Candidate Sites**

PCSs River Sections	Location (Town and County)	Approximate River Mile
<b>River Section 1</b>		
Energy Park (Champlain Canal)	Fort Edward, Washington County	195.1
Longe (Champlain Canal)	Fort Edward, Washington County	195.0
Old Moreau Dredge Spoils Area	Moreau, Saratoga County	193.8
State of New York (A)	Moreau, Saratoga County	193.2
<b>River Section 2</b>		
Georgia Pacific	Greenwich, Washington County	183.2
<b>River Section 3</b>		
Bruno	Schaghticoke, Rensselaer County	165.5
Brickyard Associates	Schaghticoke, Rensselaer County	166.0
Edison Paving	Schaghticoke, Rensselaer County	164.0
NIMO Mechanicville	Halfmoon, Saratoga County	164.0
NYS Canal Corporation	Halfmoon, Saratoga County	162.5
General Electric (C)	Waterford Saratoga County	159.0
Green Island IDA	Green Island, Albany County	154.4
<b>Below River Section 3</b>		
Troy/Slag/Rensselaer IDA	Troy, Rensselaer County	151.4
Callanan/Rensselaer IDA/City of Troy/King Services	Troy, Rensselaer County	150.8
Town of North Greenbush	N. Greenbush, Rensselaer County	148.7
Rensselaer Tech Park (A)	Rensselaer, Rensselaer County	147.7
Rensselaer Tech Park (A)	Rensselaer, Rensselaer County	147.3
State of New York/First Rensselaer Marine Management	Rensselaer, Rensselaer County	146.7
Albany Rensselaer Port District/BASF	Rensselaer, Rensselaer County	144.3
Bray Energy	Rensselaer, Rensselaer County	144.0
Bray Energy/Petrol/Gorman/Transmontaigne	Rensselaer and E. Greenbush, Rensselaer County	144.0
Norwest	E. Greenbush, Rensselaer County	143.5
OG Real Estate	Bethlehem, Albany County	142.8
P & M Brickyard	Coeymans, Albany County	134.1

In the process of initially identifying the PCSs, it was determined that each generally met the Group 1 criteria (proximity to rail, proximity to river, proximity to road, available space, proximity to dredge areas, and available utilities). The chart below identifies the number of PCSs within each of the river sections.

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Location	# of PCSs
Above River Section 1	2
River Section 1	2
River Section 2	1
River Section 3	7
Below River Section 3	12

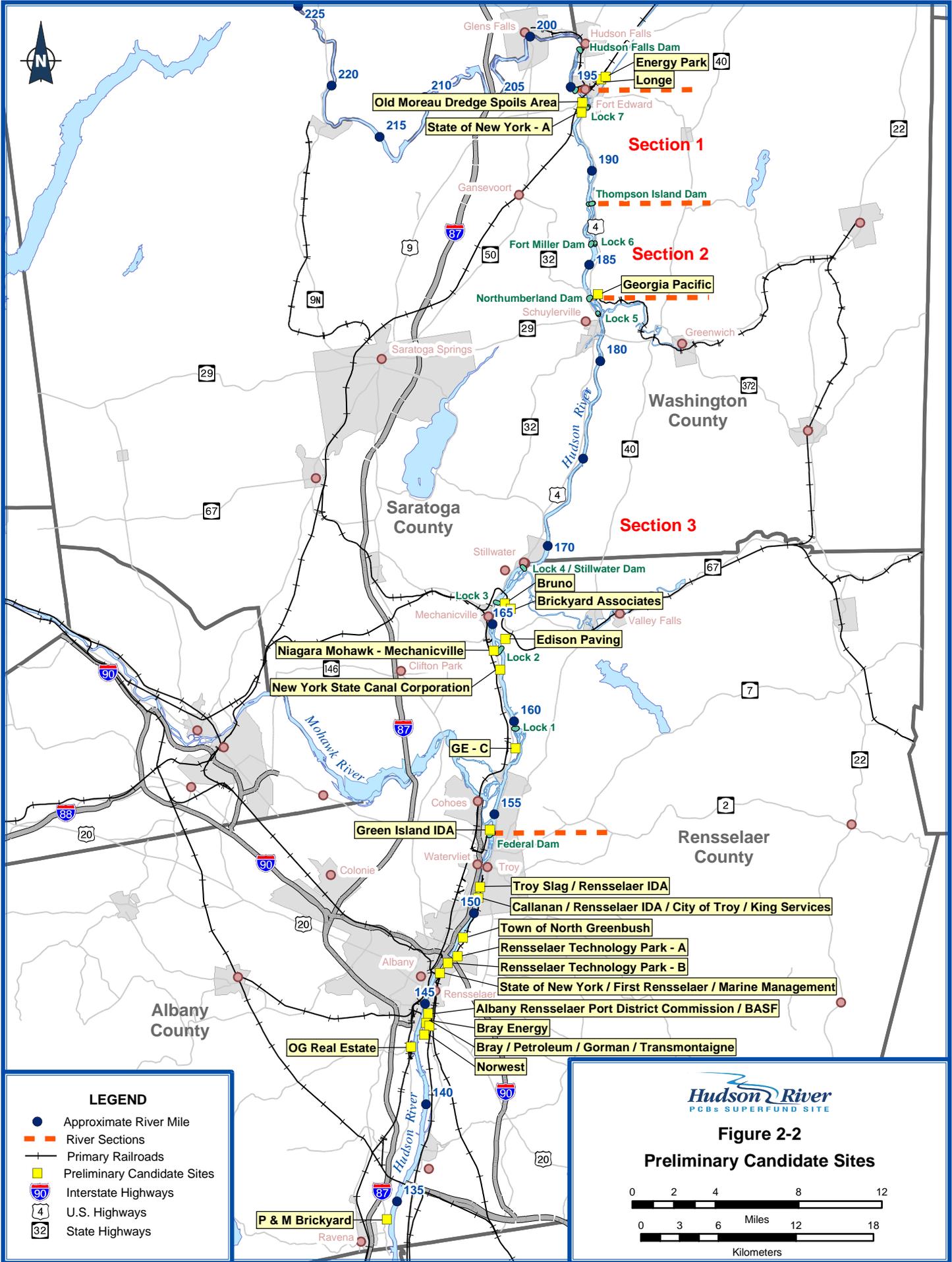
The PCSs consisted of 54 parcels owned by 30 different owners. The majority of sites share similar Group 1 criteria characteristics in that they are located within 0.25 mile from the Hudson River shoreline and most are located within 500 feet of rail access and within 0.25 mile of road access and are large enough to support the construction and operation of a sediment processing/transfer facility (using a 10-acre minimum as the guide). However, some of the properties submitted by interested landowners and identified as PCSs did not match entirely with these criteria but were retained for further study because they matched the intent of the Group 1 criteria closely and because ease of acquisition and location to rail were identified as potential future considerations. In addition, EPA was continuing to evaluate these 24 PCSs with the intent of identifying a smaller group of Final Candidate Sites (FCSs) and felt these properties submitted by interested landowners would be eliminated, if unsuitable, at the stage where FCSs were identified.

The PCS Tech Memo provides brief descriptions of each PCS and includes site location, parcel size, number of parcels, current owner(s), location relative to dredge areas within each of the river sections, and other relevant information.

### 2.2 Evaluation of the PCSs

The evaluation of the 24 PCSs involved a phased approach that included:

- Site visits at most of the PCSs;
- Development and evaluation of data (i.e., numbers of residential parcels within 1 mile, acreage of wetlands, presence/absence of floodplains, etc.) associated with the Group 1 and Group 2 criteria;
- Interaction with the RD Team to discuss features, conditions, and findings on each of the sites and discussions based upon preliminary evaluation of rail facility issues; and
- Modification of some of the PCSs by combining separate PCSs and/or adding new parcels to create a single site.



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### 2.2.1 Site Visits

After the June 2003 public forums, site visits were conducted at the PCSs. Prior to that, information about each of the PCSs had been obtained through the collection of various existing datasets, which were subsequently integrated into the GIS facility siting database (see Section 2 of the PCS Tech Memo), and some information was gained from a windshield survey of each of the sites. Up to that point in time, the facility siting process had primarily involved a “desktop” analysis using GIS to screen out locations that did not meet the NYSORPS property classification codes and the Group 1 criteria. The site visits provided direct observations of site conditions and site features.

Site activities included interviews with site managers/people knowledgeable about the sites (i.e., property owners, property representatives) and field observations of existing site activities, structures, disposal areas, potential wetland areas, shoreline conditions, road access, on-site roads, site topography, on-site or nearby rail, available utilities, etc. These site visits enhanced knowledge of the sites by combining mapped and existing data sources with on-site observations and provided a foundation for a listing of potential limitations or potential design issues associated with sites.

### Exceptions

Site visits were not conducted at the Green Island IDA PCS because Green Island IDA informed EPA that there are plans for development of the site. Representatives of the Green Island IDA communicated their approved development plans for the site early in the PCS evaluation process. Based on review of the plans for site development (see Section 2.2.3.12), this site was eliminated from further consideration and a site visit was determined to be unwarranted. In addition, site access was not granted to the City of Troy property of the Callanan\Rensselaer IDA\City of Troy\King Services PCS.

### 2.2.2 Development of Data

During the evaluation of the PCSs and the characterization of site resources and conditions, the type and extent of information and site-specific knowledge used was more detailed than that used during the initial screening process. As outlined in the Concept Document (USEPA December 2002), Group 2 criteria and associated information were included in the evaluation of the PCSs as an additional layer of consideration while analyzing the potential suitability of sites for the design, construction, and operation of a sediment processing/transfer facility.

Having previously (in the PCS identification stage) searched for sites having the appropriate property classification and those that simultaneously met the river, rail, and road access proximity criteria, GIS was used to examine individual site characteristics more closely. Specific activities included calculating areas of previously mapped wetland and floodplain locations, locating mapped prehistoric and historic resources, identifying property classifications of surrounding parcels, and determining numbers of residential parcels, educational facility parcels, rec-

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reational parcels, hospitals, and other medical care facilities within 0.5 and 1 mile of the PCSs.

The development of quantitative information using GIS, along with information gained from the site visits, helped in assessing the suitability of siting facilities at each PCS location. This information provided details that helped characterize each site relative to the Group 2 criteria and additional details developed by the RD Team relative to the Group 1 criteria. Specifically, the following datasets that were developed during the identification of the PCSs were examined in more detail during the PCS evaluation process.

- Tax parcel data were used to determine the effect on sensitive resources (schools, hospitals, recreational areas, etc.).
- Shoreline data were combined with available contour information (and other datasets) and used to describe sites, e.g., the challenges associated with obtaining river access, where access was challenged by extreme topography.
- Rail data were used to evaluate PCSs that had rail frontage along property lines in order to determine potential rail design issues (i.e., relative ease of designing access to rail and designing on-site rail transfer facilities).
- Available area among adjacent parcels was examined in some cases in order to see if there was enough area to site a facility. In some instances this became a limiting factor because an identified site did not have enough area and adjacent parcels of land did not match the selected NYSORPS property classifications.
- Ortho-corrected aerial photography (New York State 2001; BBL 2002) was used to gain a greater understanding of spatial relationships relating to river, rail, and road access issues.

In addition to the above datasets, an additional dataset was incorporated into the analysis to assist in the review of Group 2 criteria. Environmental Data Resources, Inc. (EDR) was used to search existing environmental hazard databases (i.e., the National Priority List (NPL), the Resource Conservation and Recovery Information System (RCRIS), Leaking Storage Tank Incident Reports, Inactive Hazardous Waste Disposal Sites, etc.) to assist in performing environmental site assessments for each PCS. The result of EDR's search included a report (EDR 2003) and the development of a database file containing, among other data, latitude and longitude coordinates. The latitude and longitude coordinates enabled the data to be plotted in the GIS software. Once the point locations were plotted, they were then exported into the facility siting GIS database.

Approximate PCS center points were used as the basis for analyzing surrounding land use information. The same tax parcel database that had been assembled for

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use in the PCS selection process was used for this purpose. Half-mile and one-mile radii circles were developed. The circles were then used to identify all of the tax parcels that were contained in them, counting each parcel once. Finally, the data were summarized to get a count of how many parcels of each NYSORPS property classification code were encountered. The data were summarized for various categories of sensitive resources such as agricultural land, residential properties, schools, parks, religious institutions, etc. This analysis enabled the project team to identify areas that contain higher concentrations of people and locations of public or private services.

It is important to note that one-mile and half-mile radii searches were conducted on each PCS in order to be consistent across the sites. There was an option of conducting searches from the parcel boundary outward, but that was discounted because the subsequent analysis (i.e., the count of sensitive resources within the vicinity of a given site) could (potentially) unfairly compare larger sites to smaller sites (i.e., if analysis were conducted from the site boundary outward, a larger area would be searched for larger sites). It was decided that the use of radial searches from the approximate center point of each PCS would treat each PCS consistently and objectively.

GIS was also used to examine other Group 2 criteria such as Federal Emergency Management Agency (FEMA) floodplain mapping, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) mapping, and New York State Department of Environmental Conservation (NYSDEC) wetland mapping. GIS data were acquired from the source agencies and analyzed. Each dataset was evaluated to determine the extent of wetlands and floodplains within the site boundaries of the PCSs. The respective data were then summarized based on key fields identified by the source agency (i.e., locations of mapped 100-year and 500-year floodplains, wetlands, wetland classifications, etc.).

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### 2.2.3 Evaluation of PCSs Using Group 1 and 2 Criteria

#### 2.2.3.1 Energy Park

Energy Park is located in the Town of Fort Edward in Washington County (see Figure 2.2.3.1). The site is approximately 220 feet from the Champlain Canal, adjacent to rail, near an existing road, and is classified by NYSORPS as vacant industrial property. The site is located close to River Section (RS) 1 and is close to a large percentage (based on volume estimates) of the dredged material.

Table 2.2.3.1-1 provides a comparison of the Group 1 criteria and the findings at the Energy Park PCS. Table 2.2.3.1-2 provides a comparison of the Group 2 criteria and the findings at the Energy Park PCS.

**Table 2.2.3.1-1 Energy Park Comparison with Group 1 Criteria**

Criteria	Site-Specific Information
<b>Available Area</b>	50.9 acres
<b>River Access</b>	Indirect access to the Champlain Canal (i.e., requires use of adjacent New York State Canal Corp. property). Hudson River is accessed through Lock 7, 1.4 miles from the site.
<b>Rail Access</b>	Direct rail access
<b>Road Access</b>	Indirect access to Tow Path Road to ESMI of New York facility
<b>Proximity to Dredge Areas<sup>1</sup></b>	The site is near the Champlain Canal, 1.4 miles from RS 1, where approximately 59% of the material to be dredged is located.
<b>Utilities</b>	No utilities on-site. Electric and telephone on the west side of the railroad.

**Table 2.2.3.1-2 Energy Park Comparison with Group 2 Criteria**

Criteria	Site-Specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 1 0.5 mile = 18 1 mile = 573
<i>Educational Facilities</i>	1 mile = 2 Closest = 2,920 feet (west)
<i>Parks/Playgrounds</i>	1 mile = 0
<i>Other Recreational</i>	1 mile = 1 (golf course 500 feet to southeast on eastern side of the Champlain Canal)
<i>Hospitals</i>	1 mile = 0

<sup>1</sup> Proximity to Dredge Area calculations throughout this report are based on volumes of sediment removed, which are presented in Table 13-1 in the ROD.

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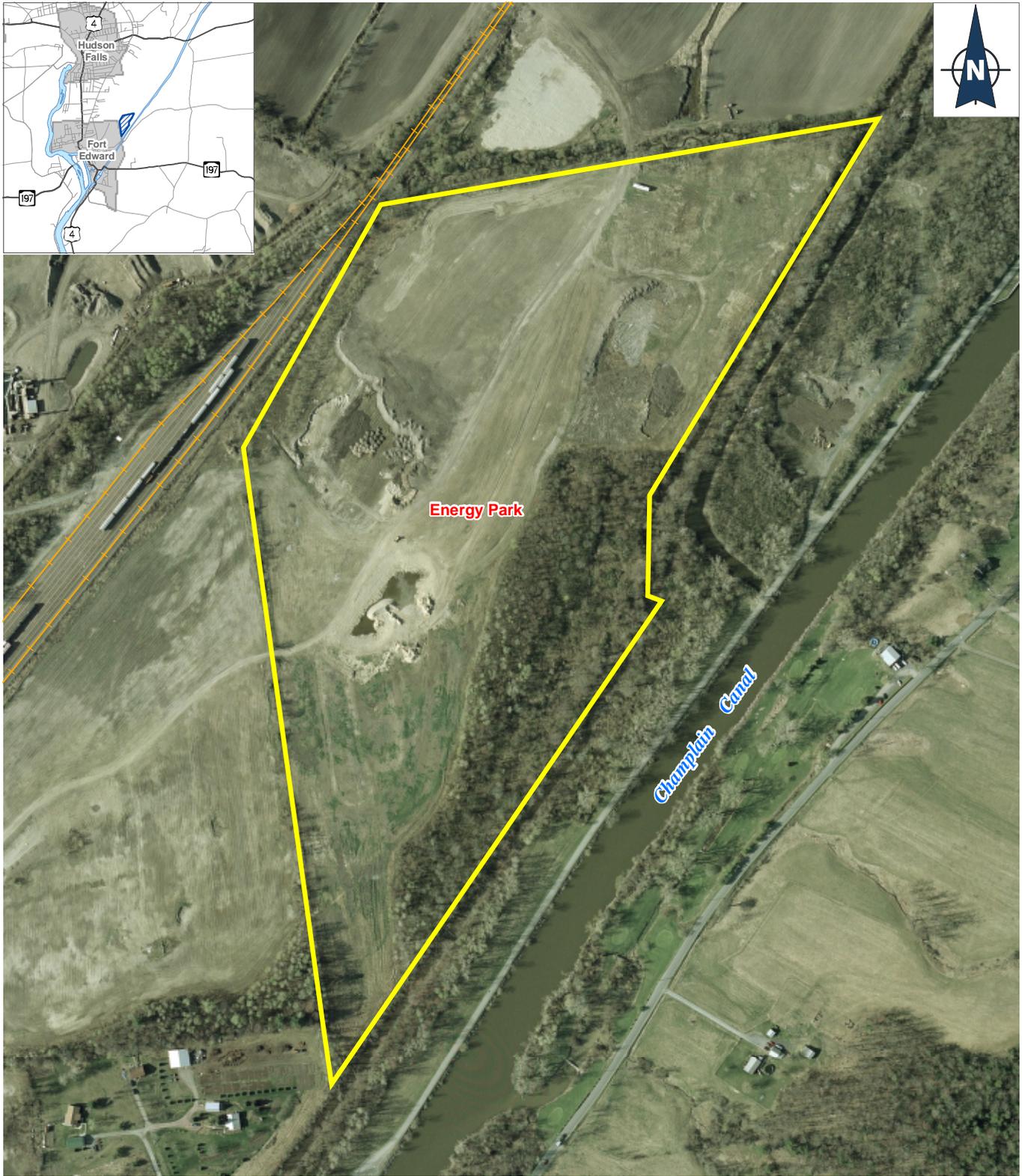
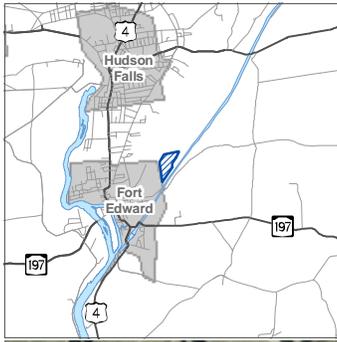
**Table 2.2.3.1-2 Energy Park Comparison with Group 2 Criteria**

Criteria	Site-Specific Information
<i>Other Health Facilities</i>	1 mile = 2 Closest = 4,030 feet
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, records search at Office of Parks, Recreation, and Historic Preservation [OPRHP], and aerial photo and soil mapping review). The site exhibited a low potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	This site was previously used as a sand mine. The sand pits have been recently filled with thermally treated nonhazardous waste soils from the ESMI of New York facility located adjacent to the site.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and New York Natural Heritage Program (NHP) indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated no documented occurrences or information relating to listed species to this site.
<b>Ease of Purchasing/Land Ownership</b>	One interested property owner (ESMI of New York)
<b>Wetlands</b>	Approximately 11.9 acres (approximately 23% of the total site area) of NWI wetlands.
<b>Geology/Surface Features</b>	No limiting bedrock or surface features identified on maps
<b>Mapped 100-Year Floodplains and Floodway</b>	No mapped FEMA floodplains

### Summary of Site Benefits

The benefits identified during the evaluation of Group 1 and 2 criteria are as follows:

- Available space appears to be sufficient to contain both the processing and transfer components of the facility, with the potential for additional area available as a buffer between on-site facility operations and surrounding areas.
- The site lies within approximately 220 feet of the Champlain Canal and has approximately 1,600 feet of frontage to New York State Canal Corporation (NYSCC) property.
- The site has direct access to an active rail line (Canadian Pacific Railway [CPR]), with a total frontage of approximately 780 feet; there is an active rail

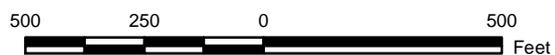


**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.1  
Energy Park PCS**



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yard to the northwest of the site that may provide for additional capacity close to the site.

- The site is close to a high percentage of material to be dredged.
- The landowner approached EPA at the outset of the facility siting process as an interested landowner.
- Preliminary review of the information of record indicated that the Energy Park parcel exhibited a low potential for archaeological resources.
- Initial coordination with the USFWS and NYSDEC indicates that there are no known threatened and endangered species issues associated with the site.
- No FEMA-mapped floodplains are on-site.

### Summary of Site Limitations

The limitations identified during the evaluation of the Group 1 and 2 criteria are as follows:

- Design implications relating to the development of barge and transloading facilities within and adjacent to the canal.
- Design implications relating to the need for a turning basin or berthing area for barge traffic.
- Potential navigation issues associated with presence of routine canal traffic. Site is located approximately 1.4 miles above Lock 7.
- One residential parcel abuts the southeastern edge of the site.
- A relatively high percentage of the site (23%) is mapped by NWI as being wetland.

### Site Recommendation

After evaluating this PCS using Group 1 and Group 2 criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

This PCS was later combined with the Longe PCS and adjacent NYSCC property was added to form the Energy Park/Longe/NYSCC FCS (see Sections 2.2.4 and 2.2.5).

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### 2.2.3.2 Longe

The property is located in the Village of Fort Edward in Washington County (see Figure 2.2.3.2). This property is approximately 370 feet from the Champlain Canal, adjacent to rail, close to an existing road, and is classified by NYSORPS as vacant industrial property. The site is located above River Section 1 and is close to a large percentage (based on volume estimates) of the dredged material.

Table 2.2.3.2-1 provides a comparison of the Group 1 criteria and the findings at the Longe PCS. Table 2.2.3.2-2 provides a comparison of the Group 2 criteria and the findings at the Longe PCS.

**Table 2.2.3.2-1 Longe Comparison with Group 1 Criteria**

Criteria	Site-Specific Information
<b>Available Area</b>	28.1 acres
<b>River Access</b>	Indirect access to the Champlain Canal (i.e., requires use of adjacent New York State Canal Corp. property). Hudson River is accessed through Lock 7, 1.4 miles from the site.
<b>Rail Access</b>	Direct rail access
<b>Road Access</b>	No access to roads
<b>Proximity to Dredge Areas</b>	The site is near the Champlain Canal, 1.4 miles from RS 1, where approximately 59% of the material to be dredged is located.
<b>Utilities</b>	No utilities on-site. Electric and telephone on the west side of the railroad.

**Table 2.2.3.2-2 Longe Comparison with Group 2 Criteria**

Criteria	Site-Specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 3 0.5 mile = 73 1 mile = 893
<i>Educational Facilities</i>	1 mile = 2 Closest = 1,795 feet (west)
<i>Parks/Playgrounds</i>	1 mile = 1 Closest = 3,900 feet
<i>Other Recreational</i>	1 mile = 2 (golf course 610 feet to southeast on eastern side of the Champlain Canal)
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 2 Closest = 3,900 feet

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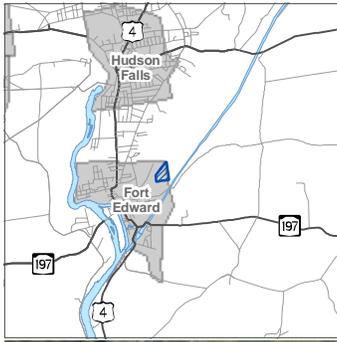
**Table 2.2.3.2-2 Longe Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-Specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, records search at OPRHP, and aerial photo and soil mapping review). The site exhibited a low potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	This site was previously used as a topsoil mine. The pits have been recently filled with thermally treated nonhazardous waste soils from the ESMI of New York facility located adjacent to the site.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated no documented occurrences or information relating listed species to this site.
<b>Ease of Purchasing/Land Ownership</b>	One interested property owner (ESMI of New York)
<b>Wetlands</b>	Previous mapping indicated no NWI or NYSDEC wetlands on-site.
<b>Geology/Surface Features</b>	No limiting bedrock or surface features identified on maps
<b>Mapped 100-Year Floodplains and Floodway</b>	No mapped FEMA floodplains

### Summary of Site Benefits

The benefits identified during the evaluation of the Group 1 and 2 criteria are as follows:

- Available space appears to be sufficient to contain both the processing and transfer components of the facility, with the potential for additional area available as a buffer between the operational locations of the facility and surrounding areas.
- The site has direct access to an active CPR rail line, with a total frontage of approximately 1,570 feet; there is an active rail yard to the northwest of the site that may provide additional capacity close to the site.
- The site is close to a high percentage of material to be dredged.
- The property owner approached EPA at the outset of the facility siting process as an interested landowner.

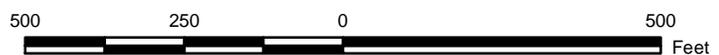


**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.2  
Longe PCS**



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- No previously mapped wetlands are on-site.
- No FEMA-mapped floodplains are on-site.
- Preliminary review of the information of record indicated that the site exhibited low potential for archaeological resources.
- Initial coordination with FWS and NYSDEC indicates that there are no known threatened and endangered species issues associated with the site.

### Summary of Site Limitations

The limitations identified during the evaluation of Group 1 and 2 criteria are as follows:

- Lack of direct access to the Champlain Canal.
- Design implications relating to the development of barge and transloading facilities within and adjacent to the canal.
- Design implications relating to the need for a turning basin or berthing area for barge traffic.
- Potential navigation issues associated with presence of routine barge traffic and other canal traffic.
- Site is located approximately 1.4 miles above Lock 7.
- Three residential parcels abut the southeastern edge of the site.

### Site Recommendation

After evaluating this PCS using Group 1 and Group 2 criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

This PCS was later combined with the Energy Park PCS and adjacent NYSCC property was added to form the Energy Park/Longe/NYSCC FCS (see Sections 2.2.4 and 2.2.5).

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### 2.2.3.3 Old Moreau Dredge Spoils Area

The Old Moreau Dredge Spoils Area is located in the Town of Moreau in Saratoga County near the northern end of River Section 1 (see Figure 2.2.3.3). The site is adjacent to the river, contains an abandoned rail spur, and is adjacent to an active rail line along the western property boundary. Access to West River Road is available and there is a site access road. The site is of sufficient size and is classified as vacant industrial property. The Old Moreau Dredge Spoils Area is located in the northern portion of River Section 1 and is close to a large percentage of the volume of material to be dredged.

Table 2.2.3.3-1 provides a comparison of the Group 1 criteria and the findings at the Old Moreau Dredge Spoils Area PCS. Table 2.2.3.3-2 provides a comparison of the Group 2 criteria and the findings at the Old Moreau Dredge Spoils Area PCS.

**Table 2.2.3.3-1 Old Moreau Comparison with Group 1 Criteria**

Criteria	Site-Specific Information
<b>Available Area</b>	31.6 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct rail access
<b>Road Access</b>	Direct access to West River Road
<b>Proximity to Dredge Areas</b>	Located in RS 1 where approximately 59% of the material to be dredged is located.
<b>Utilities</b>	Electric on-site

**Table 2.2.3.3-2 Old Moreau Comparison with Group 2 Criteria**

Criteria	Site-Specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 0 (but two within 150 feet) 0.5 mile = 124 1 mile = 821
<i>Educational Facilities</i>	0.5 mile = 1 1 mile = 2
<i>Parks/Playgrounds</i>	1 mile = 1
<i>Other Recreational</i>	0.5 mile = 4 1 mile = 5
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0

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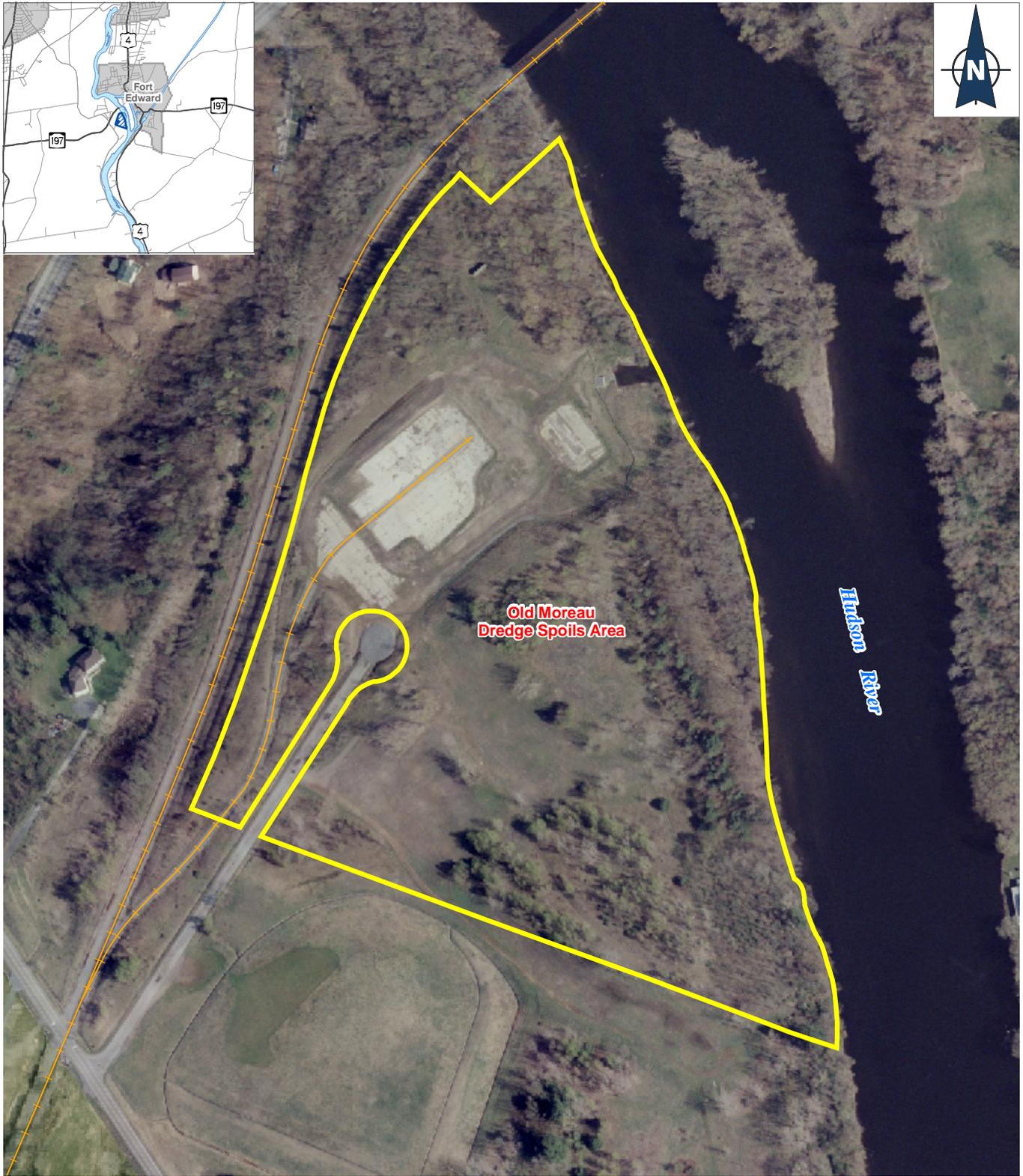
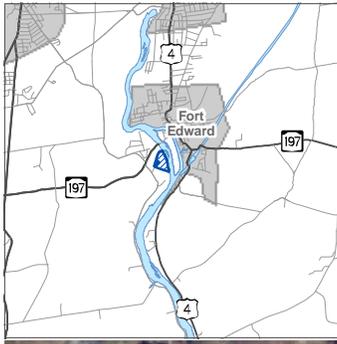
**Table 2.2.3.3-2 Old Moreau Comparison with Group 2 Criteria**

Criteria	Site-Specific Information
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, aerial photo and soil map review). Property exhibited moderate potential for archaeological resources. Rogers Island, located across the river to the east is listed on the National Register of Historic Places.
<b>Existing and Historic (Previous Land Uses)</b>	This site is currently undeveloped. It is the location of a former NE Pulp Recycling Corporation facility and a PCB dredge spoil landfill. The facility contained two large warehouses (250 feet by 400 feet and 110 feet by 150 feet) with a rail spur through the center of the larger warehouse and a pump station at the river. Only the concrete foundations and pads remain. The rail spur was disconnected from the mainline and removed.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated no documented occurrences or information indicating listed species on this site.
<b>Ease of Purchasing/Land Ownership</b>	One interested property owner
<b>Wetlands</b>	1.0 acre (approximately 3% of the total site area)
<b>Geology/Surface Features</b>	Potential design concern from steeply sloping areas
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 10.8 acres (approximately 34% of the site) are within the 100-year and 500-year floodplains. (The 500-year floodplain does not extend beyond the limits of the 100-year floodplain.)

### Summary of Site Benefits

The benefits identified during the evaluation of Group 1 and 2 criteria are:

- Available space appears to be adequate to site the facility.
- Direct access to river, with a total frontage of 2,000 feet.

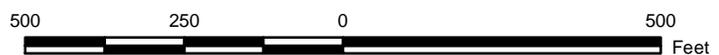


**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.3**  
**Old Moreau Dredge Spoils Area PCS**



## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- Direct access to an active rail line, with a total frontage of 1,650 feet; there is an abandoned rail spur on-site that would require repair but could potentially be used.
- Close to a high percentage of material to be dredged.
- The property owner is interested in providing the site to EPA for the project.
- Initial coordination with FWS and NYSDEC indicates that there are no known threatened and endangered species issues associated with the site.
- Relatively low percentage (3%) of the site is mapped by NWI as being wetland.

### **Summary of Site Limitations**

The limitations identified during the evaluation of the Group 1 and 2 criteria are:

- Given the past industrial use, there is some potential for environmental concerns relating to contamination issues.
- The site had been used as a PCB-contaminated dredge spoils area; there are issues of site contamination.
- Design implications related to designing efficient river access, given the non-navigable portion of the river frontage.
- Two residential parcels occur within 150 feet of the site property boundary.
- Potential for disturbance to Rogers Island (located across the river to the east), which is listed on the National Register of Historic Places.

### **Site Recommendation**

In evaluating this PCS using Group 1 and 2 criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.4 State of New York – A

The State of New York – A site is located in the Town of Moreau, Saratoga County (see Figure 2.2.3.4). This site did not meet the road and rail access requirements that were preliminarily identified in the Group 1 criteria (0.25 mile of the shoreline, 0.25 mile of road, and 500 feet of rail (see Sections 3.1, 3.2, and 3.3 of the PCS Tech Memo). However, it was one of two parcels that met the proximity to shoreline and proximity to road criterion, with the appropriate property classification.

Given the knowledge that rail is a limiting factor in the facility siting study area, the rail-to-parcel criterion was expanded to determine whether there were suitable near-river parcels that would meet the Group 1 criteria. When the decision was made to examine the effects of expanding the rail criterion from 500 feet to one-quarter mile to assure that no near-river parcels were overlooked, the site was selected.

Table 2.2.3.4-1 provides a comparison of the Group 1 criteria and the findings at the State of New York - A PCS. Table 2.2.3.4-2 provides a comparison of the Group 2 criteria and the findings at the State of New York - A PCS.

**Table 2.2.3.4-1 State of New York – A Comparison with Group 1 Criteria**

Criteria	Site-Specific Information
<b>Available Area</b>	13.8 acres
<b>River Access</b>	Direct access to the river
<b>Rail Access</b>	No direct rail access (need to cross additional properties and West River Road). Active CPR rail is approximately 950 feet to the west of the site.
<b>Road Access</b>	Direct access to West River Road.
<b>Proximity to Dredge Areas</b>	The site is located in RS 1 where approximately 59% of the material to be dredged is located.
<b>Utilities</b>	Electric and telephone services are available along West River Road.

**Table 2.2.3.4-2 State of New York – A Comparison with Group 2 Criteria**

Criteria	Site-Specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 28 1 mile = 290 Closest = 275 feet (SW)
<i>Educational Facilities</i>	1 mile = 1 Closest = 3,420 feet (NE)
<i>Parks/Playgrounds</i>	1 mile = 0

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

**Table 2.2.3.4-2 State of New York – A Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-Specific Information</b>
<i>Other Recreational</i>	Abutting = 1 (NYSDEC Marina) 1 mile = 4
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, aerial photo and soil map review). Property exhibited moderate potential for archaeological resources. Rogers Island, located upstream of the site, is listed on the National Register of Historic Places.
<b>Existing and Historic (Previous Land Uses)</b>	The site is a Toxic Substances Control Act (TSCA)-permitted temporary PCB-containing sediment storage facility. Previous site use was likely agricultural.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and the NHP indicated no documented occurrences or information relating listed species to this site.
<b>Ease of Purchasing/Land Ownership</b>	One property owner
<b>Wetlands</b>	No NWI or NYSDEC wetlands
<b>Geology/Surface Features</b>	No limiting bedrock or surface features identified on maps
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 13.7 acres (approximately 99% of the site) are within the 500-year floodplain, approximately 13.2 acres of which (approximately 96% of the site) are within the 100-year floodplain. A review of the 100-year flood elevation indicates that fill may have been brought onto this site after the floodplain mapping was completed.

### Summary of Site Benefits

The benefits identified during evaluation of the Group 1 and 2 criteria are as follows:

- Direct river access, with approximately 1,340 feet of river frontage.

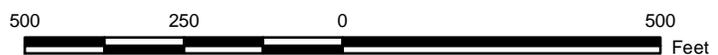


**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.4  
State of New York - A PCS**



## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Direct road access to West River Road.
- Proximity to dredge areas; located in River Section 1 where approximately 59% of the material is located.
- No previously mapped wetlands on-site.
- No threatened and endangered species issues identified.
- Low potential for archaeological resources.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- Available space may be inadequate for the development of a processing and a rail transfer facility.
- Rail access is off-site, approximately 950 feet to the west, and would require crossing additional properties for the purpose of gaining rail access; would also require crossing West River Road.
- Environmental concerns related to the landfills on-site and the potential for environmental contamination.
- Potential geotechnical issues regarding the siting of a facility on a site that is almost entirely composed of landfill.
- Because of previous landfill activities, site topography is sloped or mounded, which may require site grading; presence of landfills and potential environmental concerns indicates that grading should be limited.
- A relatively high percentage of the site (99%) is mapped by FEMA as being in the 100-year floodplain, However, floodplain mapping from FEMA does not appear to account for the landfill. The FEMA 100-year floodplain elevation is approximately 130 feet, while the 5-foot contour data for the site indicates that portions of the two landfills are at elevations greater than 130 feet.

### Site Recommendation

During field studies it was learned that this site is almost entirely composed of two capped landfills, leaving inadequate space to site the facility, and there were concerns about whether a facility could be constructed over capped landfills. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.5 Georgia Pacific

This site is located at the southern end of River Section 2 in the Town of Greenwich in Washington County (see Figure 2.2.3.5). The site contains land adjacent to the Hudson River. The remnants of an abandoned rail spur lead to off-site rail; the site is adjacent to an existing road and is classified by NYSORPS as vacant industrial property.

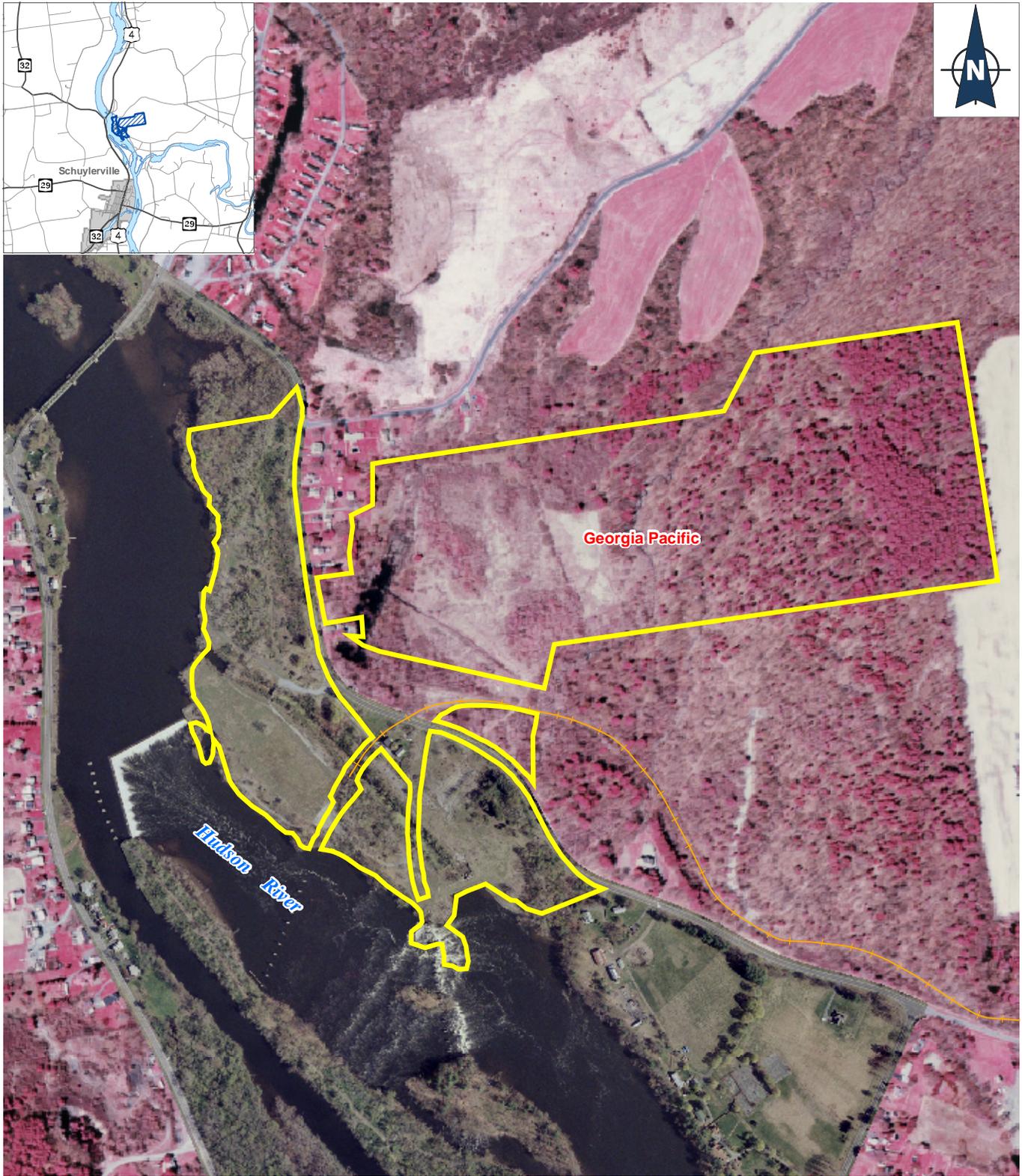
There are approximately 10 miles between the southernmost PCS in River Section 1 and the Georgia Pacific site. The site was the only property in River Section 2 selected via the facility siting process. This is largely due to land use/land classification issues as there are only a few commercial, industrial, or vacant industrial/commercial land classifications of any size close to the river in River Section 2. Land use is predominantly agricultural on both sides of the river, with residential land use classifications also occurring. Additionally, rail is largely absent in any reasonable proximity to the river in River Section 2. There is no near-river rail on the east side of the river in River Section 2 other than the rail line present at this site.

The site is composed of a riverside parcel and another parcel to the east of Washington County Route 113 (CR 113). The site is located next to Northumberland Dam, with property including areas both above and below the dam.

Table 2.2.3.5-1 provides a comparison of the Group 1 criteria and the findings at the Georgia Pacific PCS. Table 2.2.3.5-2 provides a comparison of the Group 2 criteria and the findings at the Georgia Pacific PCS.

**Table 2.2.3.5-1 Georgia Pacific Comparison with Group 1 Criteria**

Criteria	Site-Specific Information
<b>Available Area</b>	122.7 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct access to an abandoned rail spur and line
<b>Road Access</b>	CR 113 bisects the site
<b>Proximity to Dredge Areas</b>	Only site in RS 2, where approximately 22% of the material to be dredged is located; the site is relatively close to RS 1, where approximately 59% of the material to be removed is located.
<b>Utilities</b>	No utilities on-site. Electrical service extends along Route 113.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.5**  
**Georgia Pacific PCS**



## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

**Table 2.2.3.5-2 Georgia Pacific Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-Specific Information</b>
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 10 0.5 mile = 56 1 mile = 110
<i>Educational Facilities</i>	Abutting = 1
<i>Parks/Playgrounds</i>	1 mile = 0
<i>Other Recreational</i>	1 mile = 0
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	Former paper mill operation purchased by Georgia Pacific approximately 20 years ago. Georgia Pacific reportedly did not operate the mill, but it did perform the site closure.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP showed no documented occurrences or information indicating listed species on this site.
<b>Ease of Purchasing/Land Ownership</b>	One interested property owner
<b>Wetlands</b>	Approximately 3.2 acres (approximately 2.6 % of the total site area) of NWI wetlands.
<b>Geology/Surface Features</b>	Bedrock along river bank may limit dredging to allow barge access.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 18.8 acres (approximately 15% of the site) are within the 500-year floodplain, approximately 13.8 acres of which (approximately 11% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during the evaluation of Group 1 and 2 criteria are as follows:

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Large areas are available both along the riverside parcels (approximately 40.8 acres) and within the eastern parcels (approximately 81.9 acres). The site appears adequate for the construction and operation of the processing/transfer facility.
- Direct access to the river is available, with a total frontage of 1,830 feet.
- There is an existing bulkhead along the northern end of the shoreline.
- Direct access to a rail line (inactive near the site) is available, with a total frontage of 1,450 feet; there is an abandoned rail spur on-site that would require repair but might be able to be used.
- The site is close to dredge material areas; this is the only site identified in River Section 2, where approximately 22% of the dredge material is located.
- Georgia Pacific is interested in providing the site to EPA for the project.
- A relatively low percentage (2.6%) of the site is mapped by NWI as being wetland.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- Given the past use of the eastern parcel as a landfill, environmental issues could be a concern.
- Access from the river to the site is limited to the northern shoreline area above the dam.
- Rail access, while present on-site and off-site, is not currently active and will require further analysis to determine the feasibility of using the existing rail for this project.
- Navigation, safety, and operational issues are related to the useable river frontage; the navigation channel is toward the eastern shore, which may create design and operational complexity with respect to barge unloading areas and a transloading facility.
- Property of the School of the Adirondacks is located adjacent and to the south of the Georgia Pacific property.
- Ten residential parcels abut the Georgia Pacific property line; two additional residential parcels are surrounded by site property.



## ***2. Overview and Application of Facility Siting Criteria in the PCS Identification Process***

- Preliminary review of the information of record indicated that the Georgia Pacific property exhibited a high potential for archaeological resources.

### **Georgia Pacific - Site Evaluation and Recommendation**

After evaluating this PCS using Group 1 and 2 Criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.6 Bruno

The Bruno property is located in the Town of Schaghticoke in Rensselaer County (see Figure 2.2.3.6). The property is located approximately 45 feet from the Hudson River, contains frontage to an active rail line, is adjacent to an existing road, and is classified by NYSORPS as rural vacant property. The site is located in the middle of River Section 3. It was originally believed that the Bruno parcel had direct access to the Hudson River. However, field reconnaissance activities resulted in the acquisition of an updated survey map that showed that another property (Alonzo) abutted the river.

Table 2.2.3.6-1 provides a comparison of the Group 1 criteria and the findings at the Bruno PCS. Table 2.2.3.6-2 provides a comparison of the Group 2 criteria and the findings at the Bruno PCS.

**Table 2.2.3.6-1 Bruno Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	66.6 acres
<b>River Access</b>	No river access
<b>Rail Access</b>	Direct access to active rail
<b>Road Access</b>	Direct access to Knickerbocker Road
<b>Proximity to Dredge Areas</b>	The site is located in RS 3 where approximately 19% of the material to be dredged is located; the remaining dredge locations are all upstream of the site.
<b>Utilities</b>	No utilities on-site

**Table 2.2.3.6-2 Bruno Comparison with Group 2**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 0 0.5 mile = 19 1 mile = 710
<i>Educational Facilities</i>	1 mile = 3 Closest = 3,135 feet (SW)
<i>Parks/Playgrounds</i>	1 mile = 1 Closest = 4,050 feet (west)
<i>Other Recreational</i>	Abutting = 1 0.5 mile = 1 1 mile = 8
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

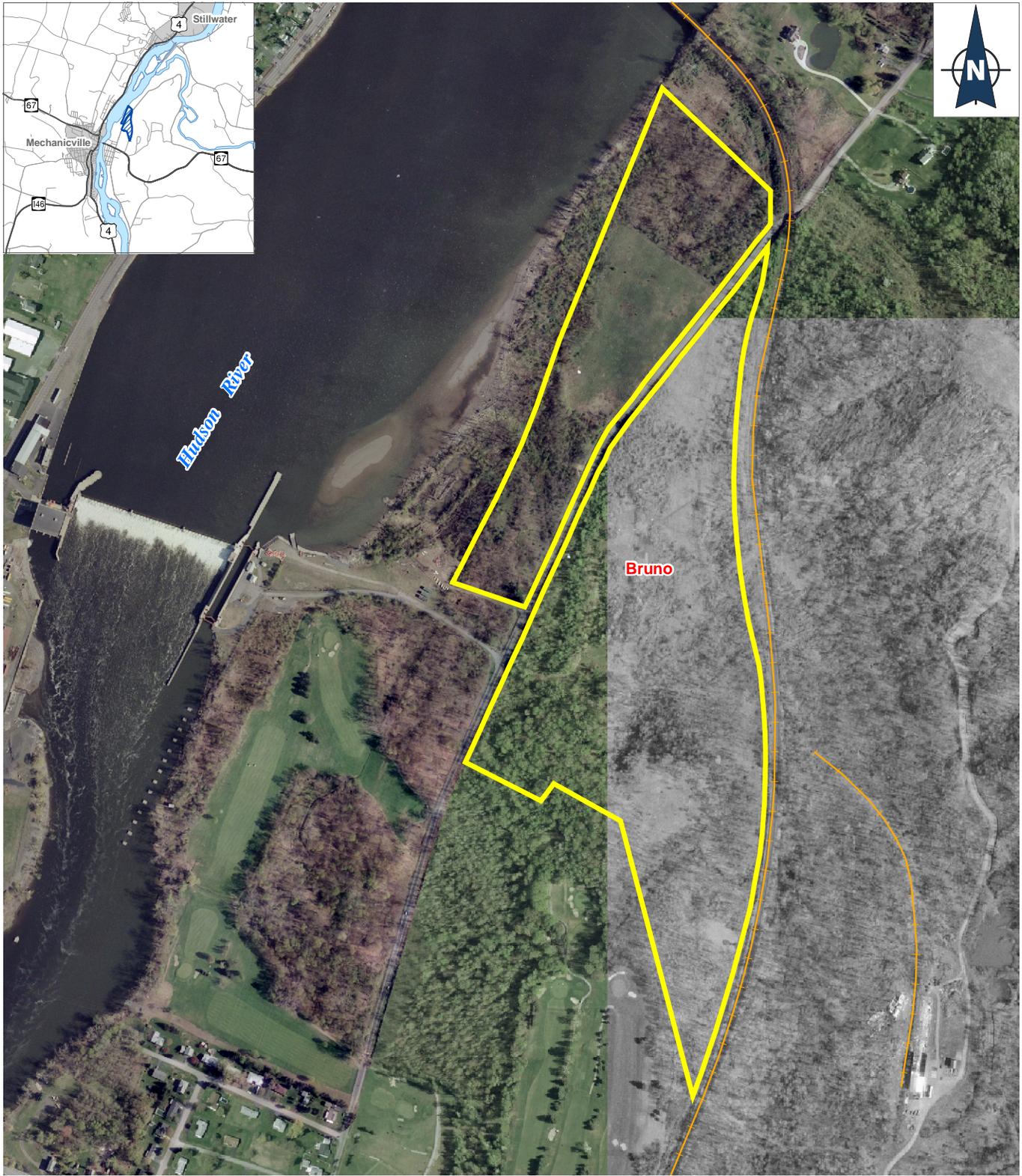
**Table 2.2.3.6-2 Bruno Comparison with Group 2**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	The property was reportedly farmed until several years ago. It is currently not used for any specific purpose.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated that the stretch of the river in the vicinity of the Bruno property is a wintering area for the bald eagle.
<b>Ease of Purchasing/Land Ownership</b>	One property owner
<b>Wetlands</b>	Approximately 4.9 acres (approximately 7% of the total site area) of NWI wetlands.
<b>Geology/Surface Features</b>	Very little of this site is level; most of the site exhibits a significant topographic grade and may be an issue in facility design and development.
<b>Mapped 100-Year Flood-plains and Floodway</b>	Approximately 1.8 acres (approximately 2.7% of the site) are within the 500-year floodplain, of which 0.1 acre (<1% of the site) is located within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- A large area of space is available, allowing ample room for the construction and operation of a facility. The large size of the site also allows greater potential for a buffer between on-site operations and off-site locations.
- Direct access to an active rail line, with a total frontage of approximately 3,800 feet.
- Direct access to road, with a long length of road frontage allowing a variety of access options.
- Proximity to dredge material areas; located in River Section 3 where approximately 19% of the dredge material occurs.



**LEGEND**

-  Railroad
-  Approximate Site Boundary

**Hudson River**  
PCBs SUPERFUND SITE

**Figure 2.2.3.6**  
**Bruno PCS**



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## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- Relatively lower number of residential parcels within 0.5 miles of the site.
- A small percentage of property is located within the 100-year and 500-year floodplain.

### **Summary of Site Limitations**

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- There are areas of steep topography toward the eastern boundary of the Bruno property and a relatively steep rise between the western property boundary and Knickerbocker Road.
- There are potential navigation and operational issues associated with the clearance of the rail bridge to the north of the site; manipulation of the water levels within the stretch of the river for power generation also creates potential concerns for river traffic crossing under the bridge.
- Preliminary review of information of record indicated that the site exhibited high potential for archaeological resources.
- The stretch of the river in the vicinity of the site is identified as a wintering area for the bald eagle.

### **Site Recommendation**

After evaluating this PCS using Group 1 and 2 criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

This PCS was later combined with the Brickyard Associates PCS and the adjacent Alonzo property was added to form the Bruno/Brickyard Associates/Alonzo FCS (see Sections 2.2.4 and 2.2.5).

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.7 Brickyard Associates

The Brickyard Associates site is approximately 1,200 feet from the Hudson River, adjacent to rail, adjacent to an existing road, and is classified by NYSORPS as storage, warehouse, and distribution property (see Figure 2.2.3.7). This site was originally identified in the PCS Tech Memo and was brought to the attention of EPA by an interested landowner.

Table 2.2.3.7-1 provides a comparison of the Group 1 criteria and the findings at the Brickyard Associates PCS. Table 2.2.3.7-2 provides a comparison of the Group 2 criteria and the findings at the Brickyard Associates PCS.

**Table 2.2.3.7-1 Brickyard Associates Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	253.5 acres
<b>River Access</b>	No river access
<b>Rail Access</b>	Direct access to an abandoned rail spur that is connected to active rail
<b>Road Access</b>	Direct access to Rte 67
<b>Proximity to Dredge Areas</b>	The site is located in RS 3 where approximately 19% of the material to be dredged is located; the remaining dredge locations are all upstream of the site.
<b>Utilities</b>	Electrical and telephone services are available on-site. A privately owned water supply line crosses the southern portion of the site and serves an adjacent property. The Brickyard Associates owner reported that this water source could be made available for future site use.

**Table 2.2.3.7-2 Brickyard Associates Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 10 1 mile = 346
<i>Educational Facilities</i>	1 mile = 0
<i>Parks/Playgrounds</i>	1 mile = 0
<i>Other Recreational</i>	Abutting = 1 0.5 mile = 3 1 mile = 6
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

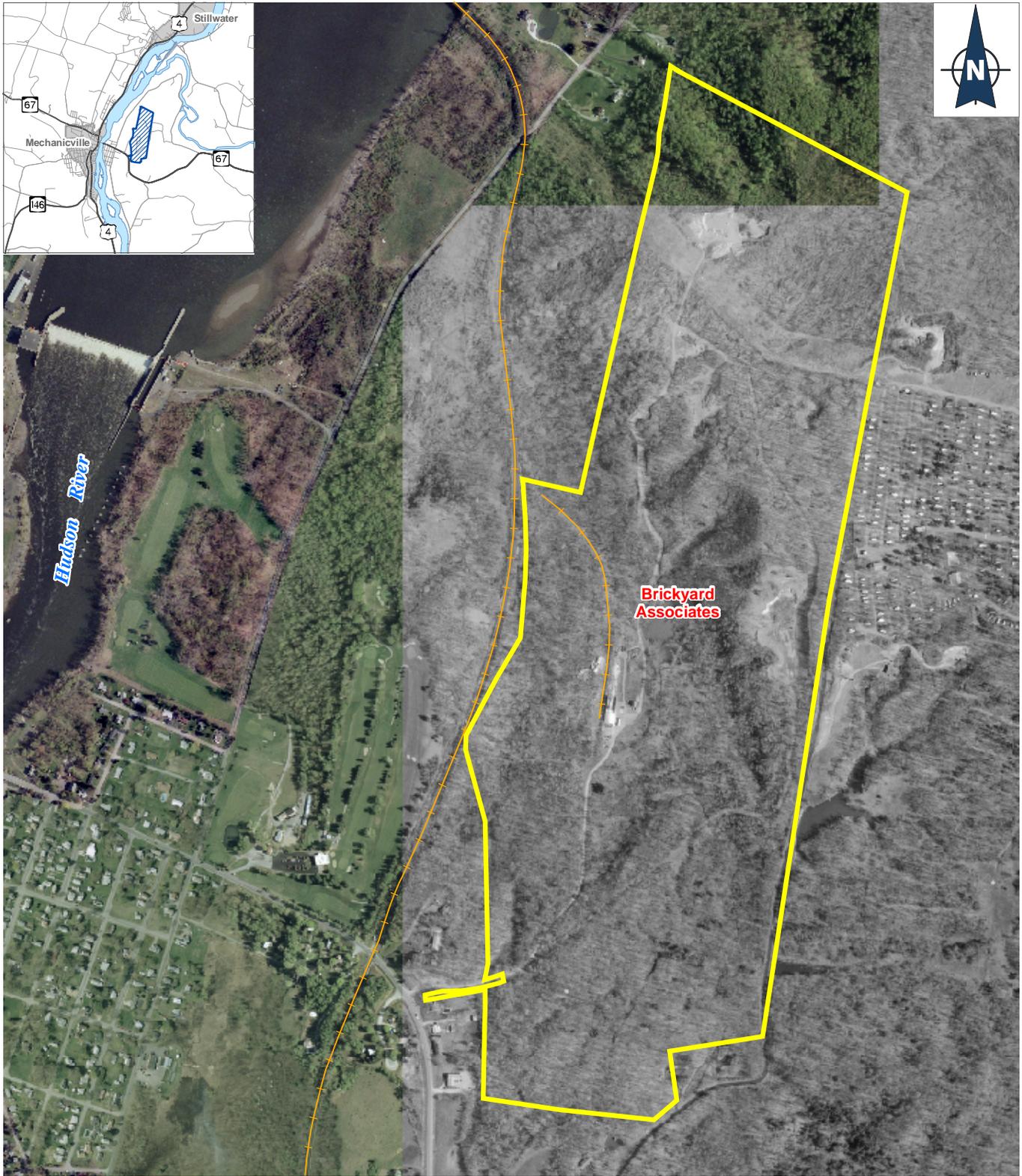
**Table 2.2.3.7-2 Brickyard Associates Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	Former brick manufacturing facility. The owners reportedly currently hold a mining permit.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated that the stretch of the river in the vicinity of the Brickyard Associates is a wintering area for the bald eagle.
<b>Ease of Purchasing/Land Ownership</b>	One interested owner
<b>Wetlands</b>	Approximately 5.6 acres (approximately 2% of the total site area) of NWI wetlands.
<b>Geology/Surface Features</b>	Site exhibits variable topography; most of the site exhibits a significant topographic grade and may be an issue in facility design and site development.
<b>Mapped 100-Year Floodplains and Floodway</b>	According to FEMA mapping, the site does not include areas within the 100-year or 500-year floodplains.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- A large area is available for the construction and operation of the processing and transfer components of the facility. The size of the site also may allow a greater buffer between on-site operations and surrounding properties.
- Direct access to the active rail line (Guilford Rail System) is available, with a total frontage of 3,900 feet; an abandoned rail spur is on the Brickyard Associates property and level ground allows easier development of a rail transfer facility.
- The site is close to dredge material areas; it is located in River Section 3 where approximately 19% of the dredge material occurs.
- Brickyard Associates was originally identified in the PCS Tech Memo as an interested landowner.

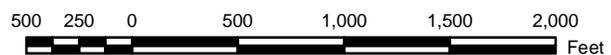


**LEGEND**

- +— Railroad
- Approximate Site Boundary

**Hudson River**  
PCBs SUPERFUND SITE

**Figure 2.2.3.7**  
**Brickyard Associates PCS**



## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- No FEMA-mapped floodplains are on-site.

### **Summary of Site Limitations**

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- A potential for environmental concerns, given the past use of the Brickyard Associates property (brick manufacturing).
- Areas of steep topography along some of the western boundary of the Brickyard Associates property.
- Ten residential parcels abut the Brickyard Associates, situated at the extreme northerly and southerly portions of the site.
- Preliminary review of the information of record indicated that the Brickyard Associates property exhibited a high potential for archaeological resources.

### **Site Recommendation**

After evaluating this PCS using Group 1 and 2 criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

This PCS was later combined with the Bruno PCS and the adjacent Alonzo property was added to form the Bruno/Brickyard Associates/Alonzo FCS (see Sections 2.2.4 and 2.2.5).

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.8 Edison Paving

The Edison Paving PCS is located in the Town of Schaghticoke, Rensselaer County (see Figure 2.2.3.8). This site was one of eight submitted by landowners who were interested in offering their property for the construction and operation of a sediment processing/transfer facility. The site has direct access to the Hudson River, is approximately 645 feet from rail, is adjacent to an existing road, and is classified by NYSORPS as industrial property (sand and gravel mining and quarrying). Although the site is more than 500 feet from rail, Edison Paving owns the adjacent parcel that abuts an existing rail line. The site is located in the lower half of River Section 3.

Table 2.2.3.8-1 provides a comparison of the Group 1 criteria and the findings at the Edison Paving PCS. Table 2.2.3.8-2 provides a comparison of the Group 2 criteria and the findings at the Edison Paving PCS.

**Table 2.2.3.8-1 Edison Paving Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	112.5 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	No direct rail access (gaining access to rail would require crossing additional parcels to the north/northeast; the active Guilford Rail System rail line is approximately 645 feet from site).
<b>Road Access</b>	Direct access to Hudson River Road.
<b>Proximity to Dredge Areas</b>	Site is located in RS 3 where approximately 19% of the material to be dredged is located.
<b>Utilities</b>	There are no on-site utilities.

**Table 2.2.3.8-2 Edison Paving Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 1 0.5 mile = 17 1 mile = 186
<i>Educational Facilities</i>	1 mile = 0
<i>Parks/Playgrounds</i>	1 mile = 1 Closest = 2,915 feet (NW)
<i>Other Recreational</i>	1 mile = 3 Closest = 2,700 feet
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

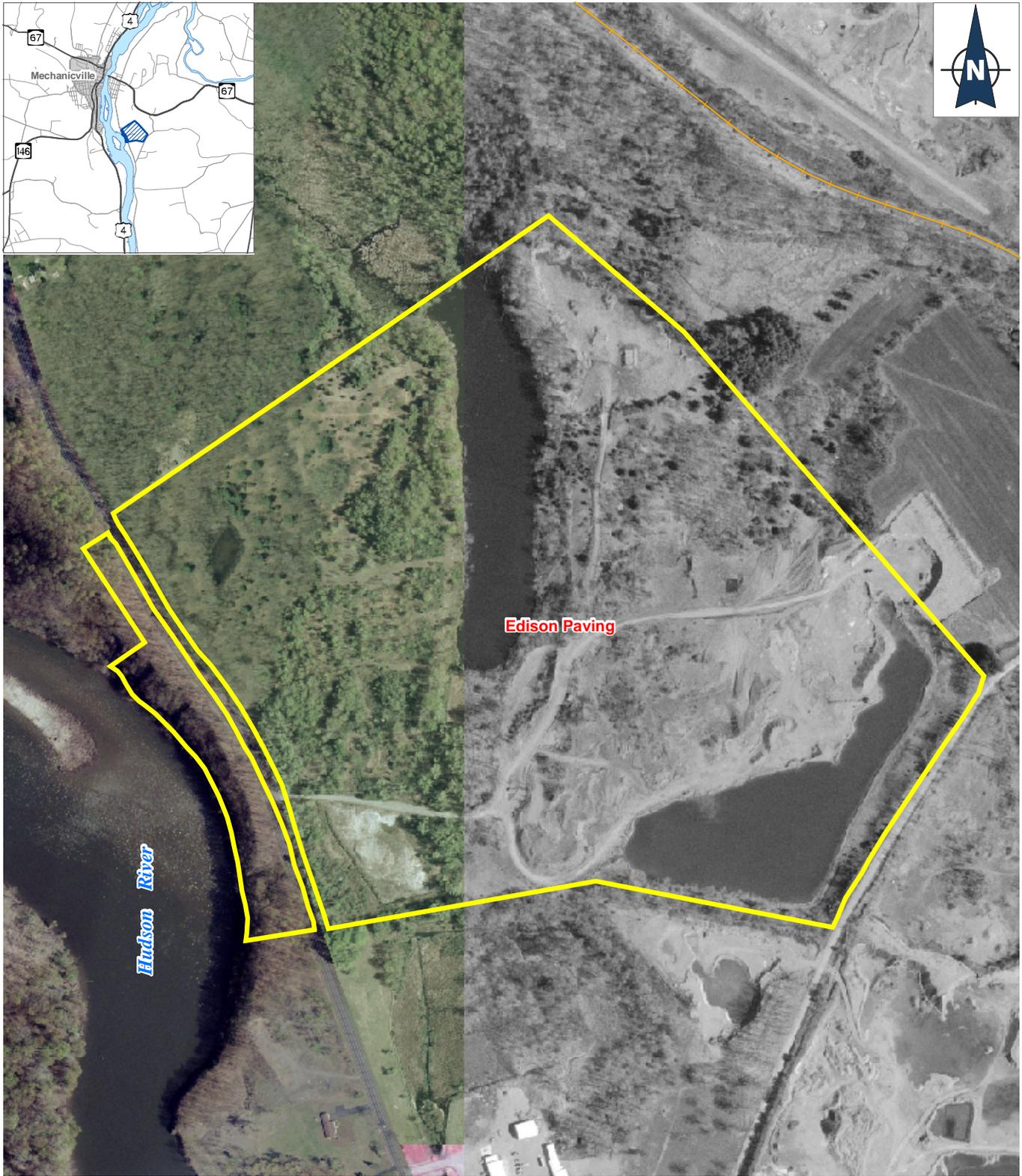
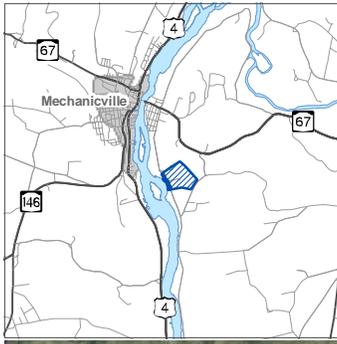
**Table 2.2.3.8-2 Edison Paving Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	The site consists of two parcels, with a majority of the site an unfenced sand and gravel quarry. Areas not quarried are covered by brush and forest. One pit remains from the scale house operation.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and the NHP indicated there were no documented occurrences or information relating to listed species to this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated that the stretch of the river in the vicinity of the Edison Paving site is a wintering area for the bald eagle.
<b>Ease of Purchasing/Land Ownership</b>	One interested property owner.
<b>Wetlands</b>	Approximately 13.0 acres (approximately 12% of the total site area) are NWI wetlands and approximately 9.5 acres (approximately 8% of the total site area) are NYSDEC wetlands.
<b>Geology/Surface Features</b>	Steep topographic gradients may be potential design concerns.
<b>Mapped 100-Year Flood-plains and Floodway</b>	No portion of the property is within either the 100-year or 500-year floodplains.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Available space appears to be sufficient to accommodate a processing/transfer facility, with the potential for additional area available as a buffer between facility operations and surrounding areas.
- Direct river access, with approximately 1,110 feet of river frontage.
- Direct road access to Hudson River Road.
- Proximity to dredge areas; located in River Section 3 where approximately 19% of the material is located.
- Ease of acquisition appears favorable because the site is being offered by an interested landowner.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.8**  
**Edison Paving PCS**



## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- No threatened and endangered species issues identified.
- The site is not mapped as occurring within the 100-year floodplain.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- Rail access is off-site, approximately 645 feet to the north/northeast; potential engineering issues are associated with making the connection to rail due to grade differential from the site to the existing rail line.
- The area of river that parallels the shoreline of the site is non-navigable and shallow; this area is also mapped as a state wetland by NYSDEC.
- Development would require dredging the entire area along the property river frontage; a large portion of this is identified as a NYSDEC wetland.
- River-to-level land would require transferring material up a steep slope and across a road.
- The presence of Quack Island may also present some navigation issues for incoming and outgoing barges.
- Large portions of the site are open water and most of the remaining area has been mined for sand and gravel, thus rendering some of the site unuseable or needing extensive grading and filling.
- Exhibited a high potential for archaeological resources.
- A NYSDEC-mapped wetland is on-site.

### Site Recommendation

The initial assessment of this site indicated that there were benefits associated with many of the Group 1 criteria. The site was also being offered to EPA by an interested landowner. Field observations noted that accessing the river would involve potential design considerations due to the steep topography on the riverside parcel—the site is steeply sloped along the river, rising approximately 85 feet of elevation in 95 horizontal feet. It was also noted that Hudson River travels around Quack Island in front of the site and that the navigational channel in this portion of the river is on the opposite side of that island. The portion of the river directly in front of the site is shallow and identified as a NYSDEC wetland. It was also recognized that there would be design challenges associated with moving dredge material up the steep slope and over Hudson River Road. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.9 Niagara Mohawk – Mechanicville

The site is located in the Town of Halfmoon, Saratoga County (see Figure 2.2.3.9). It has direct access to the Hudson River, is within approximately 100 feet of a rail spur, is adjacent to an existing road, and is classified by NYSORPS as electric power generation – hydro. Although the site appeared to be actively used as a hydroelectric power generation plant, the 20-acre portion located in the northerly part of the property was considered as potential area for the facility. The site is located in the lower half of River Section 3.

Table 2.2.3.9-1 provides a comparison of the Group 1 criteria and the findings at the Niagara Mohawk - Mechanicville PCS. Table 2.2.3.9-2 provides a comparison of the Group 2 criteria and the findings at the Niagara Mohawk - Mechanicville PCS.

**Table 2.2.3.9-1 Niagara Mohawk – Mechanicville Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	42.6 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	No direct access to rail (abandoned rail spur occurs approximately 100 feet to the north of the site).
<b>Road Access</b>	Direct access to Mechanicville Road (U.S. Highway 4/State Route 32).
<b>Proximity to Dredge Areas</b>	The site is located in RS 3 where approximately 19% of the material to be dredged is located.
<b>Utilities</b>	Electric and natural gas services are available on the southern parcel. A high-volume natural gas pipeline traverses the northern parcel.

**Table 2.2.3.9-2 Niagara Mohawk – Mechanicville Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 23 1 mile = 123 Closest = 9 within 120 feet
<i>Educational Facilities</i>	1 mile = 0
<i>Parks/Playgrounds</i>	1 mile = 1 Closest = 2,300 feet (north)
<i>Other Recreational</i>	0.5 mile = 2 1 mile = 1 Closest = 115 feet (west)
<i>Hospitals</i>	1 mile = 0

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

**Table 2.2.3.9-2 Niagara Mohawk – Mechanicville Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<i>Other Health Facilities</i>	1 mile = 0
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	The majority of the southern parcel is paved, has an electrical substation, parking areas, and a hydroelectric generation plant, which has been in operation since the early 1900s. No known use before 1900.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated that the stretch of the river in the vicinity of the Niagara Mohawk – Mechanicville site is a wintering area for the bald eagle.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	Approximately 12.5 acres (approximately 29% of the total site area) are NWI wetlands; approximately 12.6 acres (approximately 30% of the total site area) are NYSDEC wetlands.
<b>Geology/Surface Features</b>	No limiting bedrock or surface features identified on maps
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 33.6 acres (approximately 79% of site) are within the 500-year floodplain, of which approximately 30.7 acres (approximately 72% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during the evaluation of Group 1 and 2 criteria areas follows:

- Direct river access, with approximately 1,100 feet of river frontage.
- Direct road access to U.S. Highway 4/State Route 32.



Niagara  
Mohawk -  
Mechanicville

Hudson  
River

**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.9**  
**Niagara Mohawk - Mechanicville PCS**



## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Rail access to an abandoned rail spur located just off-site to the north with eventual connection to the CPR rail line.
- Site is in River Section 3 where approximately 19% of the dredge material is located.
- Relatively low number of residential parcels within a mile of the site (as compared with other PCSs).

### Summary of Site Limitations

The limitations identified during the evaluation of the Group 1 and 2 criteria are as follows:

- Available space was limited to approximately 20 acres, much of which would be difficult to develop given the wetland issues involving designing for facility layout.
- Most of the area defined as having a potential for development is mapped as wetland, and a NYSDEC-mapped wetland is on-site.
- Most of the area defined as having a potential for development is mapped as occurring within the 100-year and 500-year floodplain.
- The existing Niagara Mohawk facility is listed on the National Register of Historic Places.
- A high potential for archaeological resources.

### Site Recommendation

Due to the limited developable space (i.e., 20 acres), this site would pose potential design considerations and would limit the useability of the property. In addition, wetlands and archaeological resources may further limit useable area. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.10 New York State Canal Corporation

The New York State Canal Corporation parcel is located in the Town of Half-moon in Saratoga County (see Figure 2.2.3.10). This site was not initially identified as a PCS during the First Pass and Second Pass analyses, as described in the PCS Tech Memo (USEPA 2003). However, it was identified as a PCS by expanding the rail criteria from 500 feet to one-quarter mile to assure that no suitable parcels near the river had been overlooked (see Section 3.3 of the PCS Tech Memo).

The NYSCC parcel is adjacent to the Hudson River, approximately 640 feet from rail, adjacent to an existing road (U.S. Highway 4/NYS Route 32), and is classified by NYSORPS as rural vacant property. The site is located in the middle section of River Section 3.

Table 2.2.3.10-1 provides a comparison of the Group 1 criteria and the findings at the New York State Canal Corporation PCS. Table 2.2.3.10-2 provides a comparison of the Group 2 criteria and the findings at the New York State Canal Corporation PCS.

**Table 2.2.3.10-1 New York State Canal Corporation Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	22.4 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	No direct access to rail (access to rail will require crossing U.S. Route 4).
<b>Road Access</b>	There is direct road access to U.S. Route 4
<b>Proximity to Dredge Areas</b>	The site is located in RS 3 where approximately 19% of the material to be dredged is located; the remaining dredge locations are all upstream of the site.
<b>Utilities</b>	Electric and gas services are available

**Table 2.2.3.10-2 New York State Canal Corporation Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 3 0.5 mile = 52 1 mile = 130 Closest = on-site
<i>Educational Facilities</i>	1 mile = 0
<i>Parks/Playgrounds</i>	1 mile = 0
<i>Other Recreational</i>	0.5 mile = 0

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

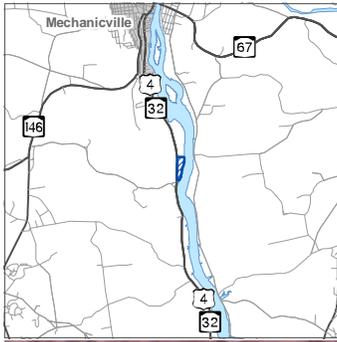
**Table 2.2.3.10-2 New York State Canal Corporation Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	Reportedly used as a dredge spoils disposal area in the early 1900s, but it has not been used since that time for any commercial or industrial purposes.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated that there were no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated that the stretch of the river in the vicinity of the site is a wintering area for the bald eagle.
<b>Ease of Purchasing/Land Ownership</b>	One property owner
<b>Wetlands</b>	Approximately 2.0 acres (approximately 9% of the total site area) are NWI wetlands.
<b>Geology/Surface Features</b>	An abrupt topographic rise occurs 40 feet to 75 feet inland along most of the middle part of the parcel.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 14.4 acres (approximately 64% of the site) are within the 500-year floodplain, of which approximately 11.9 acres (approximately 53% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Area of available space appears to be adequate for the construction and operation of the processing and transfer components of the facility.
- Direct access to river, with a total frontage of 2,150 feet.
- Direct access to U.S. Highway 4/State Route 32.



New York State  
Canal Corporation

Hudson River

**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.10**  
**New York State Canal Corporation PCS**



## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Proximity to dredge material areas; located in River Section 3 where approximately 19% of the dredge material occurs.
- The NYSCC property is public land.
- A relatively small percentage of the site is mapped wetlands.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The site was historically used for disposal of dredge spoil; potential for environmental concerns.
- The site does not have direct rail access.
- Portions of the shoreline are steeply sloped.
- Design complexities and potential interference/safety issues are associated with material crossing U.S. Highway 4/NYS Route 32.
- Three residential parcels abut the NYSCC property; NYSCC leases a portion of the property as a residence and use of the site may displace the tenants.
- Preliminary review of information of record indicated that the NYSCC property exhibited high potential for archaeological resources.
- The stretch of the river in the vicinity of the site is identified as a wintering area for the bald eagle.

### Site Recommendation

The benefits of the site lie with the relatively good agreement with Group 1 criteria, which are fundamental to successful implementation of the project. The site exhibits direct river access, direct road access, and is located in River Section 3 where approximately 19% of the material to be dredged is located. Additionally, a relatively small area of previously mapped wetland occurs on-site. A prominent disadvantage stems from the fact that in order to gain direct rail access, additional properties would have to be used. In order to make the connection to the CPR line would require the crossing of U.S. Highway 4/State Route 32. After evaluating this PCS using Group 1 and 2 criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.11 GE – C

The site is located in the Town of Waterford in Saratoga County (see Figure 2.2.3.11). It has direct access to the Hudson River, is within approximately 1,180 feet of rail, is adjacent to an existing road, and is classified by NYSORPS as vacant land located in industrial areas. Although the site is more than 500 feet from rail, GE Silicones does own adjacent parcels that abut the existing rail line. The site is located near the southern end of River Section 3.

Table 2.2.3.11-1 provides a comparison of the Group 1 criteria and the findings at the GE - C PCS. Table 2.2.3.11-2 provides a comparison of the Group 2 criteria and the findings at the GE - C PCS.

**Table 2.2.3.11-1 GE – C Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	49.1 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	No direct access to rail (active rail line occurs to the west of the site approximately 1,180 feet from the site; rail access would require crossing U.S. Highway 4/State Route 32).
<b>Road Access</b>	Direct access to U.S. Highway 4/State Route 32.
<b>Proximity to Dredge Areas</b>	The site is located in RS 3 where approximately 19% of the material to be dredged is located.
<b>Utilities</b>	A subsurface electrical service line traverses much of the northern end of the site. Natural gas, sewer, and water service, along with additional electrical service, are expected to be available lines along U.S. Highway 4/State Route 32.

**Table 2.2.3.11-2 GE – C Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 1 0.5 mile = 40 1 mile = 414 Closest = 4 within 150 feet
<i>Educational Facilities</i>	1 mile = 1 Closest = 3,755 feet (west)
<i>Parks/Playgrounds</i>	0.5 mile = 0
<i>Other Recreational</i>	0.5 mile = 1 1 mile = 2 Closest = 650 feet (east)

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

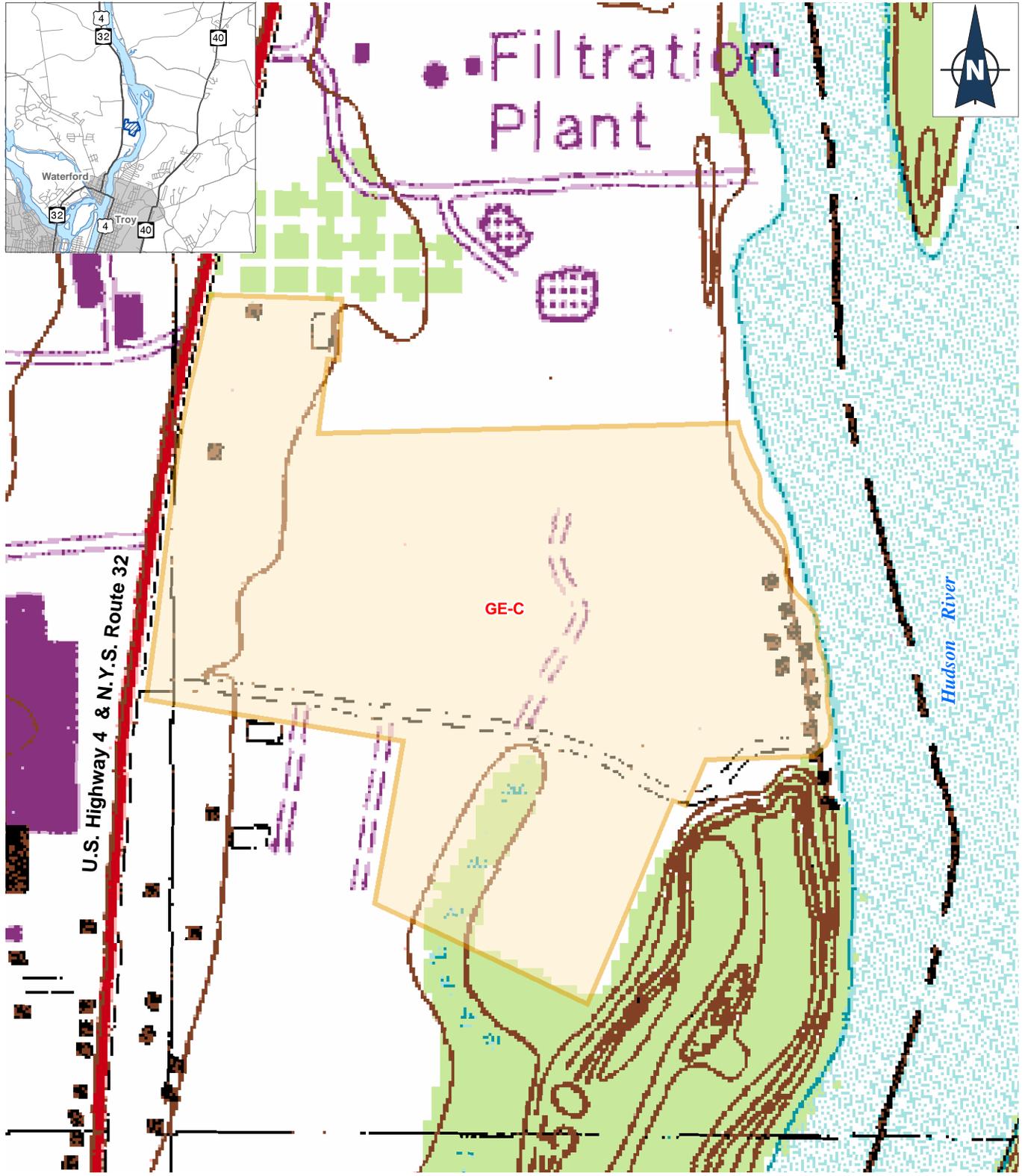
**Table 2.2.3.11-2 GE – C Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	Currently, GE-Silicones operates a groundwater recovery system on the northern part. Previous site use was agricultural until approximately the 1970s.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated that the stretch of the river in the vicinity of the GE-C site is a wintering area for the bald eagle. Additionally, FWS indicated the potential presence of the handsome sedge, which is a federal and state species of concern.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	Approximately 5.1 acres (approximately 10% of the total site area) are NWI wetlands; approximately 6.4 acres (approximately 13% of the total site area) are NYSDEC wetlands.
<b>Geology/Surface Features</b>	No limiting bedrock or surface features identified on maps.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 49.1 acres (100% of the site) are within the 500-year floodplain, of which approximately 48.3 acres (approximately 98% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Adequate space is available for construction of a sediment processing/transfer facility (see below).



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.11  
GE-C PCS**



Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Direct river access.
- Direct road access.
- Because GE owns the parcel, ease of acquisition appears favorable.
- The site is in River Section 3 where approximately 19% of the dredge material is located.
- A relatively low number of residential parcels are within a mile of the site (as compared with other PCSs).

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- No direct rail access; although GE owns property that would be needed to obtain rail access, much of that area is used for existing operations at the GE Silicones Plant, which would likely reduce the amount of available space for constructing access to rail.
- Potential design complexities and safety issues are associated with crossing U.S. Highway 4/State Route 32 close to the GE plant and other industrial, manufacturing, and commercial businesses.
- The potential expansion of GE's wastewater treatment plant may limit the available space needed for the construction and operation of a facility.
- A majority of the site is located in the 100-year and 500-year floodplain; GE staff indicated during the site reconnaissance activities that approximately one-third of the site floods annually.
- Preliminary assessment indicated that the site exhibited high potential for archaeological resources.
- The site contains wetlands mapped by both NWI and NYSDEC.

### Site Recommendation

The need to cross U.S. Highway 4/State Route 32 for rail access, site flooding issues, and potential plant expansion plans were some of the primary considerations. A portion of the site is planned for the future expansion of the existing wastewater treatment plant. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.12 Green Island IDA

The Green Island IDA site is located in the Town of Green Island, Albany County (see Figure 2.2.3.12). This site was selected as a PCS because it exhibited general agreement with the Group 1 criteria. It has direct access to the Hudson River, is adjacent to rail, is adjacent to an existing road, and is classified by NYSORPS as manufacturing and processing property. The site is located in River Section 3.

Table 2.2.3.12-1 provides a comparison of the Group 1 criteria and the findings at the Green Island IDA PCS. Table 2.2.3.12-2 provides a comparison of the Group 2 criteria and the findings at the Green Island IDA PCS.

**Table 2.2.3.12-1 Green Island IDA Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	44.2 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct access to abandoned rail right-of-way
<b>Road Access</b>	Direct access to Delaware Avenue.
<b>Proximity to Dredge Areas</b>	The site is located in RS 3 where approximately 19% of the material to be dredged is located.
<b>Utilities</b>	Electrical service, currently serving nearby buildings, is available. Telephone service also is expected to be available.

**Table 2.2.3.12-2 Green Island IDA Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 521 1 mile = 2,469 Closest = 60 feet with 4 others at 200 feet
<i>Educational Facilities</i>	1 mile = 8 Closest = 450 feet (south)
<i>Parks/Playgrounds</i>	1 mile = 5 Closest = 2,415 feet (east)
<i>Other Recreational</i>	0.5 mile = 6 1 mile = 21 Closest = 450 feet (north)
<i>Hospitals</i>	1 mile = 1 Closest = 3,650 feet (SE)
<i>Other Health Facilities</i>	1 mile = 0

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

**Table 2.2.3.12-2 Green Island IDA Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	A site visit was not conducted on this site because the Green Island IDA indicated that they have plans for developing the site.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	FWS and NHP indicated the potential presence of the handsome sedge, a federal and state species of concern, in the vicinity of Green Island IDA.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	Approximately 18.0 acres are NWI wetlands, approximately 41% of the total site area.
<b>Geology/Surface Features</b>	No bedrock limitations or surface features identified on maps
<b>Mapped 100-Year Flood-plains and Floodway</b>	Approximately 44 acres (approximately 100% of the site) are within the 100-year floodplain.

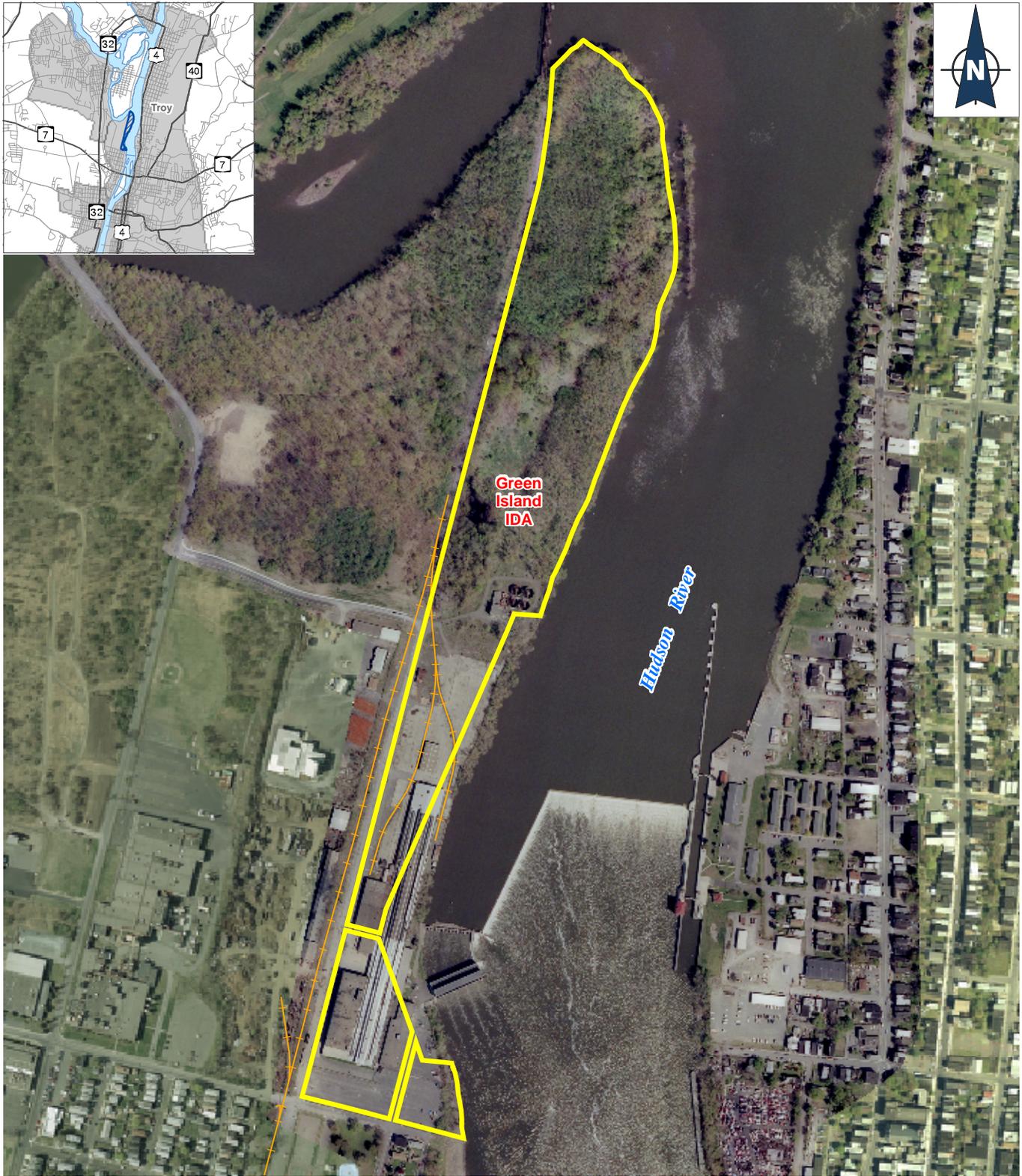
### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Adequate space available for construction of a sediment processing/transfer facility.
- Direct river access.
- Direct road access.
- Site is in River Section 3 where approximately 19% of the dredge material is located.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.12  
Green Island IDA PCS**



## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- Although rail was mapped as being present, the rail along the western boundary has been removed, presumably to allow access to current development within the parcel to the west of the site. Additionally, the rail line running to the south of the site travels through an urban neighborhood with many at-grade crossings.
- Compared to all of the PCSs, this site had the second highest number of residential parcels around it.
- A high number of educational facilities are within 1 mile.
- Approximately 41% of the site is mapped as wetland.
- The entire site is mapped as occurring within the 100-year floodplain.
- A high potential for archaeological resources.

### **Site Recommendation**

The Village of Green Island provided EPA with their plans for site development. Considering these existing plans and after evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.13 Troy Slag/Rensselaer IDA

The Troy Slag/Rensselaer IDA site is located in the City of Troy in Rensselaer County (see Figure 2.2.3.13). It has direct access to the Hudson River, is adjacent to rail, and is adjacent to an existing road. The site comprises six parcels and is located below River Section 3. The Rensselaer IDA parcel included in this site was identified in a study performed by CSX Transportation.

Table 2.2.3.13-1 provides a comparison of the Group 1 criteria and the findings at the Troy Slag/Rensselaer IDA PCS. Table 2.2.3.13-2 provides a comparison of the Group 2 criteria and the findings at the Troy Slag/Rensselaer IDA PCS.

**Table 2.2.3.13-1 Troy Slag/Rensselaer IDA Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	22.8 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct access to rail
<b>Road Access</b>	Access to Monroe Street and East Industrial Parkway.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Electrical, sewer, water, telephone, and natural gas services are present on-site.

**Table 2.2.3.13-2 Troy Slag/Rensselaer IDA Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 888 1 mile = 3,354 Closest = 36 within 210 feet
<i>Educational Facilities</i>	0.5 mile = 3 1 mile = 9 Closest = 80 feet (east)
<i>Parks/Playgrounds</i>	0.5 mile = 4 1 mile = 10 Closest = 1,240 feet (west)
<i>Other Recreational</i>	0.5 mile = 4 1 mile = 10 Closest = 240 feet (SE)
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0

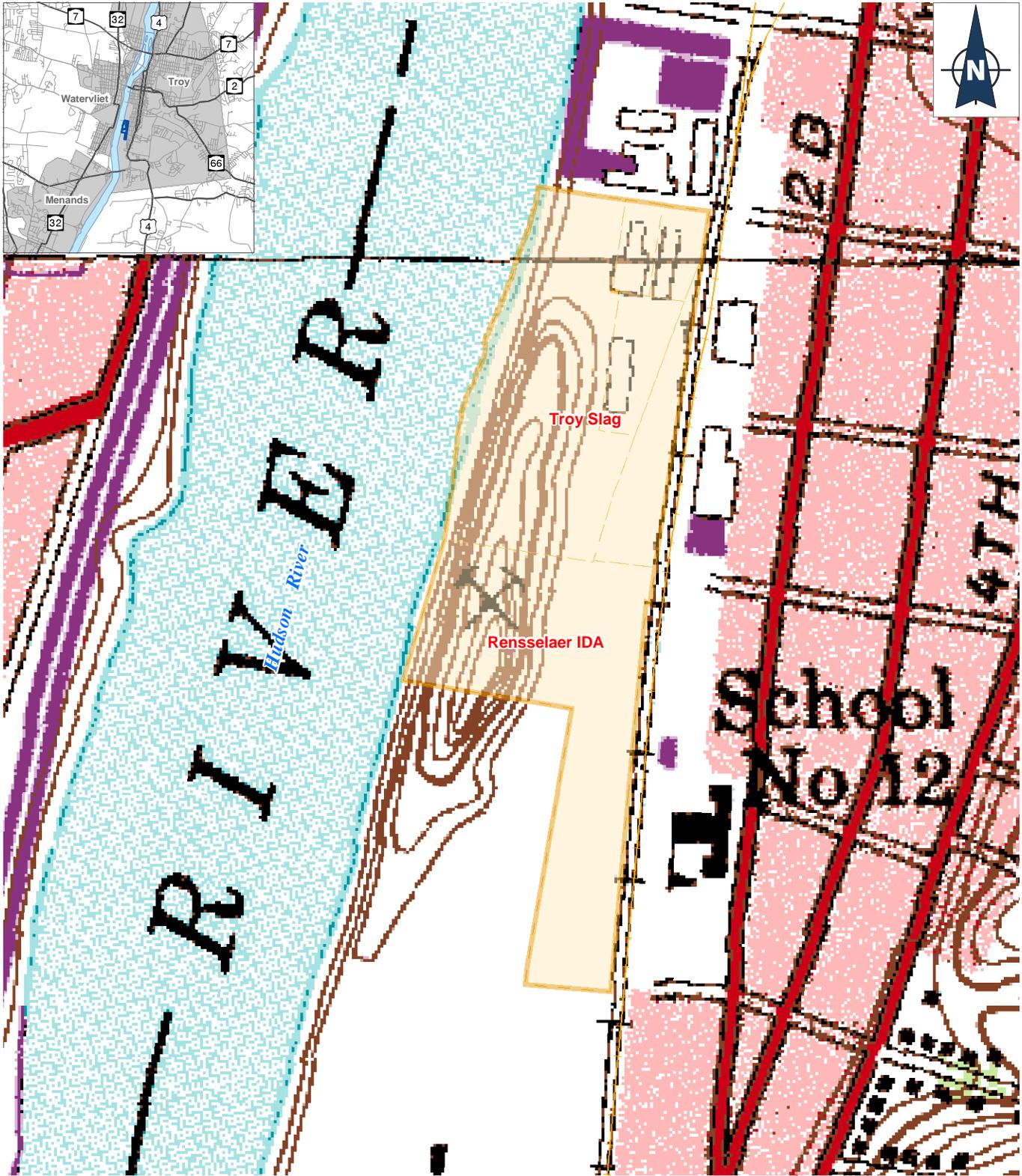
## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

**Table 2.2.3.13-2 Troy Slag/Rensselaer IDA Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property considered to exhibit low potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	<ul style="list-style-type: none"> <li>■ Troy Slag – Five parcels containing large slag and gravel piles mined by the Troy Slag Company. The property was originally used by the Burden Iron Works, and Republic Steel subsequently used this site for slag storage.</li> <li>■ Rensselaer IDA – The eastern half of the site is partially wooded, with piles of slag, concrete, and asphalt covering areas of the parcel. An asphalt plant occupies the south-central part of this site.</li> </ul>
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated that the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	Two property owners.
<b>Wetlands</b>	No NWI or NYSDEC wetlands
<b>Geology/Surface Features</b>	Extensive mounding of slag, concrete, and brick debris along the southern parcel's western border results in a steep embankment; topographic elevation drops more than 50 feet to the river. The steep embankment also extends part way into the northern half of the site.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 18.4 acres (approximately 81% of the site) are within the 500-year floodplain, of which approximately 17.8 acres (approximately 78% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.13**  
**Troy Slag / Rensselaer IDA PCS**



Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Direct river access.
- Rail located adjacent to site.
- Direct road access.
- Previous mapping indicates no wetlands on-site.
- Low potential for archaeological resources.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- Compared to all of the PCSs, this site had the highest number of residential parcels around it.
- A high number of educational facilities are within 1 mile.
- The majority of the site is mapped as being within the 100-year and 500-year floodplain.
- Because of past and existing land uses there were concerns regarding environmental contamination.
- According to the mapping, site elevation is approximately 35 to 40 feet above the river.

### Site Recommendation

Compared to the other PCSs, this site had the highest number of residential parcels within a mile. Additionally, the Troy Slag Company operates an asphalt plant that occupies a large portion of the site and would prefer to continue operations there. Proximity to dredged material is poor because the site is below River Section 3. Existing environmental contamination on-site also is a concern. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.14 Callanan/Rensselaer IDA/City of Troy/King Services

The Callanan/Rensselaer IDA/City of Troy/King Services site is located in the City of Troy in Rensselaer County (see Figure 2.2.3.14). It has direct access to the Hudson River, is adjacent to rail, is adjacent to an existing road, and is approximately 21.0 acres. The site is composed of five parcels and is located below River Section 3. The Callanan and King Services parcels included in this site were identified in a study performed by CSX Transportation.

Table 2.2.3.14-1 provides a comparison of the Group 1 criteria and the findings at the Callanan/Rensselaer IDA/City of Troy/King Services PCS. Table 2.2.3.14-2 provides a comparison of the Group 2 criteria and the findings at the Callanan/Rensselaer IDA/City of Troy/King Services PCS.

**Table 2.2.3.14-1 Callanan/Rensselaer IDA/City of Troy/King Services Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	21.0 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct access to rail
<b>Road Access</b>	Access to Main Avenue. Unpaved roads are on-site.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Electrical service is available on the northern end of the site, and natural gas service is available in the southern end of the site. County sewer and water services are available at adjacent properties to the east and south, indicating availability to this site. Also, the City of Menands' 20-inch water supply line traverses subsurface across much of the Callanan parcel.

**Table 2.2.3.14-2 Callanan/Rensselaer IDA/City of Troy/King Services Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 503 1 mile = 2,196 Closest = 9 within 200 feet
<i>Educational Facilities</i>	0.5 mile = 1 1 mile = 6 Closest = 1,225 feet (NE)
<i>Parks/Playgrounds</i>	0.5 mile = 2 1 mile = 7 Closest = 1,050 feet

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

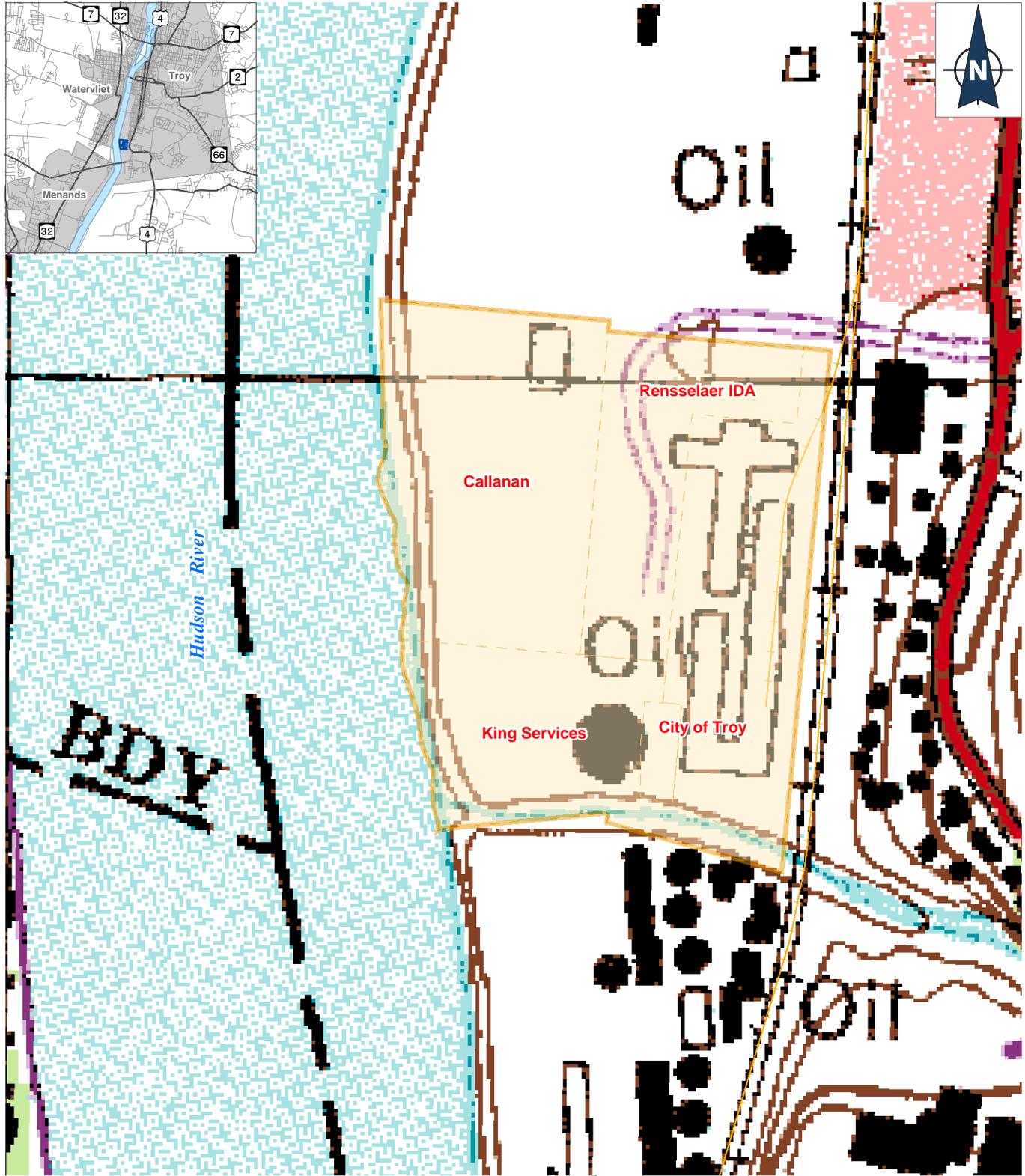
**Table 2.2.3.14-2 Callanan/Rensselaer IDA/City of Troy/King Services Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<i>Other Recreational</i>	0.5 mile = 2 1 mile = 4 Closest = 80 feet
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property considered to exhibit moderate potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	<ul style="list-style-type: none"> <li>■ Callanan – Republic Steel owned a steel-making operation on land now owned by Callanan.</li> <li>■ Troy IDA – Republic Steel owned a steel-making operation on land now owned by Troy IDA.</li> <li>■ King Fuel – The site currently operates a large soil bio-remediation facility at the western end of the King Fuel parcel. The property was previously owned by Niagara Mohawk, which ran a manufactured gas plant on the property.</li> </ul>
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated that the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	Four property owners.
<b>Wetlands</b>	No NWI and NYSDEC wetlands
<b>Geology/Surface Features</b>	No bedrock limitations or surface features are identified on maps.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 20.4 acres (approximately 97% of the site) are within the 500-year floodplain, of which approximately 18 acres (approximately 86% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Direct river access.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.14**  
**Callanan / Rensselaer IDA / City of Troy / King Services PCS**



Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Rail located adjacent the site.
- Direct road access.
- Previous mapping indicated no wetlands are on-site.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- Compared to all of the PCSs, this site had the third highest number of residential parcels around it.
- A high number of educational facilities is within 1 mile.
- The majority of the site is mapped as being within the 100-year and 500-year floodplain.
- Because of past and existing land uses there were concerns regarding environmental contamination.
- There is an existing master plan (per City of Troy representatives) for riverfront development.
- One property owner is considering using the property for an active truck facility.

### Site Recommendation

Of all the PCSs, this site had the third highest number of residential parcels around it. Existing environmental contamination on the site also is a concern. Proximity to dredged material is poor because the site is below River Section 3. There are potential development plans for several of the parcels that comprise the site. It was also learned that the City of Troy was in the process of ratifying a master plan for riverfront development, which could affect the nature of the use of the property. Discussions with representatives from Callanan indicated that they were considering re-locating a trucking facility to their parcel. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.15 Town of North Greenbush

The Town of North Greenbush site is located in the Town of North Greenbush in Rensselaer County (see Figure 2.2.3.15). It has direct access to the Hudson River, is adjacent to rail, is approximately 0.25 mile from an existing road, and is classified by NYSORPS as vacant industrial property. Although the site did not meet the minimum 10-acre site criterion, it was retained in the early phase of facility siting to provide time to investigate whether additional adjacent properties would be available. The site is located below River Section 3.

Table 2.2.3.15-1 provides a comparison of the Group 1 criteria and the findings at the Town of North Greenbush PCS. Table 2.2.3.15-2 provides a comparison of the Group 2 criteria and the findings at the Town of North Greenbush PCS.

**Table 2.2.3.15-1 Town of North Greenbush Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	8.4 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct access to rail
<b>Road Access</b>	There is no existing paved-road access. However, there are unpaved roads or trails on-site. The closest road is approximately 1,350 feet to the north. Accessing this road would require crossing Rensselaer County and Niagara Mohawk property.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Not evaluated because the site had too many disadvantages to be further considered.

**Table 2.2.3.15-2 Town of North Greenbush Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	1 mile = 36
<i>Educational Facilities</i>	1 mile = 2 Closest = 4,195 feet (NW)
<i>Parks/Playgrounds</i>	1 mile = 0
<i>Other Recreational</i>	1 mile = 0
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0

**2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

**Table 2.2.3.15-2 Town of North Greenbush Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property considered to exhibit moderate potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	A site visit was not conducted on this site because the town of North Greenbush has plans for developing the site.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated that the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	Approximately 2.3 acres (approximately 27% of the total site are) are mapped as NWI wetlands; 4.0 acres (approximately 48% of the total site are) are mapped as NYSDEC wetlands.
<b>Geology/Surface Features</b>	No bedrock limitations or surface features are identified on maps that would indicate constraints on design and development.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 8.0 acres (approximately 95% of the site) are within the 500-year floodplain, of which approximately 7.6 acres (approximately 91% of the site) are within the 100-year floodplain.

**Summary of Site Benefits**

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Direct river access.
- Rail located adjacent to the site.
- Compared with all of the PCSs, this site exhibited the lowest number of residential parcels within 1 mile.
- The site is relatively isolated with very few sensitive resources around it.

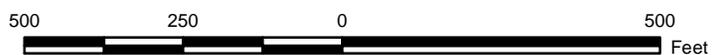


**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.15**  
**Town of North Greenbush PCS**



## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

### **Summary of Site Limitations**

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The available area does not appear to be sufficient to adequately house a sediment processing/transfer facility and options to expand the site to include adjacent parcels appear minimal.
- There is no direct road access; developing access from the north would require crossing two other properties.
- The majority of the site is mapped as occurring within the 100-year and 500-year floodplain.
- There is an existing plan to convert the site to a park.
- A NYSDEC-mapped wetland is on-site.

### **Site Recommendation**

The Town of North Greenbush plans to develop the site into a park and approached EPA in the early stages of the PCS evaluation process to discuss their plans. Other limitations included lack of available space, increased complexity associated with obtaining direct road access, and relatively short rail frontage.

In examining the potential to expand the site it was discovered that Rensselaer Polytechnic Institute (RPI) owns the parcel to the south. RPI has a functioning master plan that reduces the probability that it could be used for a sediment processing/transfer facility. Without additional property the site would likely not accommodate the facility. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.16 Rensselaer Technology Park – A

The Rensselaer Technology Park – A site is located in the City of Rensselaer in Rensselaer County (see Figure 2.2.3.16). It has direct access to the Hudson River, is adjacent to rail, and is classified by NYSORPS as vacant industrial property. The site is located below River Section 3. The eastern portion of the property, on the eastern side of the rail line, is steeply sloped and most likely could not be used for the facility, given the steep ridgeline that occurs along the river in that area.

Table 2.2.3.16-1 provides a comparison of the Group 1 criteria and the findings at the Rensselaer Technology Park -A PCS. Table 2.2.3.16-2 provides a comparison of the Group 2 criteria and the findings at the Rensselaer Technology Park - A PCS.

**Table 2.2.3.16-1 Rensselaer Technology Park – A Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	79.8 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct access to rail
<b>Road Access</b>	No existing paved road access.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Utility services are not present on-site.

**Table 2.2.3.16-2 Rensselaer Technology Park – A Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 13 1 mile = 959
<i>Educational Facilities</i>	0.5 mile = 1 1 mile = 3 Closest = 500 feet (south)
<i>Parks/Playgrounds</i>	1 mile = 1 Closest = 2,420 feet (south)
<i>Other Recreational</i>	1 mile = 1 Closest = 2,420 feet (south)
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 1
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil maps review). Property considered to exhibit high potential for archaeological resources.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

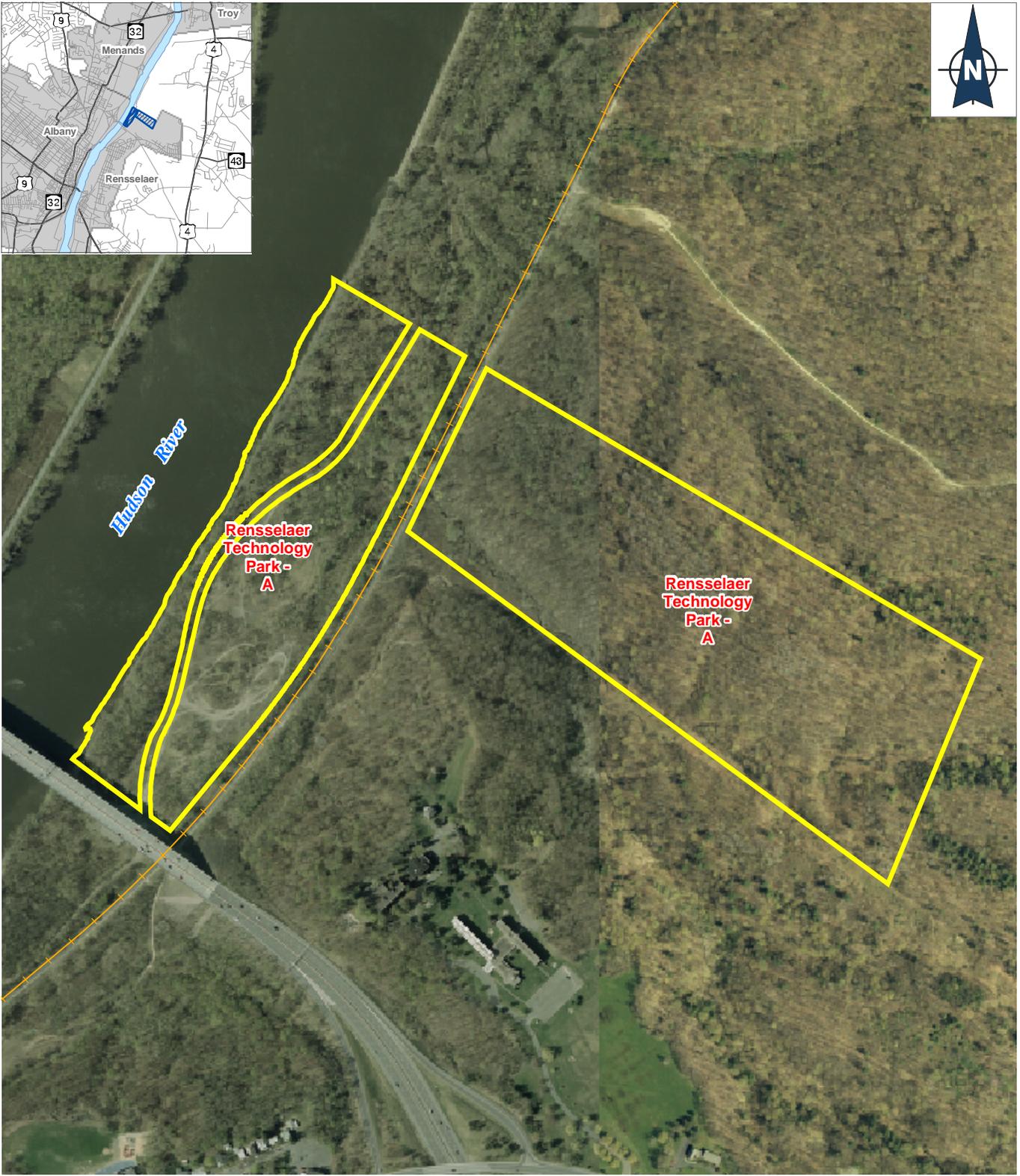
**Table 2.2.3.16-2 Rensselaer Technology Park – A Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Existing and Historic (Previous Land Uses)</b>	Currently inactive. Gravel quarrying activities were conducted in the 1960s on this parcel.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	Coordination with NOAA Fisheries indicated that the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	Approximately 1.5 acres (approximately 2% of the total site area) are mapped as NWI wetlands.
<b>Geology/Surface Features</b>	No bedrock limitations or surface features are identified on maps.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 31.5 acres (approximately 39% of the site) are within the 500-year floodplain, of which approximately 30.7 acres (approximately 38% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Adequate space is available for construction of a sediment processing/transfer facility.
- Direct river access; total river frontage is approximately 2,335 feet.
- The CSX Transportation rail line is active and occurs along the eastern boundary of the site.
- Relatively low numbers of residential parcels (compared with the other PCSs) within 0.5 miles.
- Previous mapping indicates a relatively small area of wetlands relative to the total area of the site.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.16**  
**Rensselaer Technology Park - A PCS**



## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

### **Summary of Site Limitations**

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The active history of the RPI Master Plan and the current state of implementation renders this property unsuitable for the development of a sediment processing/transfer facility.
- There is no direct road access; developing access would require constructing a road from Washington Avenue to the eastern parcel of the property or creating access from RPI property to the south.
- The site exhibited a high potential for archaeological resources.

### **Site Recommendation**

RPI's Master Plan for the Technology Park property, first developed in 1979/1980, is still being implemented. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.17 Rensselaer Technology Park – B

The Rensselaer Technology Park – B site is located in the City of Rensselaer in Rensselaer County (see Figure 2.2.3.17). It has direct access to the Hudson River, is adjacent to rail, is adjacent to an existing road, and is classified by NYSORPS as vacant industrial property. The site is located below River Section 3.

Table 2.2.3.17-1 provides a comparison of the Group 1 criteria and the findings at the Rensselaer Technology Park - B PCS. Table 2.2.3.17-2 provides a comparison of the Group 2 criteria and the findings at the Rensselaer Technology Park - B PCS.

**Table 2.2.3.17-1 Rensselaer Technology Park – B Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	12.8 acres
<b>River Access</b>	Property has direct river access
<b>Rail Access</b>	Direct access to rail
<b>Road Access</b>	There is no direct road access to this site except for an unimproved road, which connects to Forbes Road from the south.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Utility services are not present on the site. A Niagara Mohawk overhead power transmission line traverses the southern end of the parcel.

**Table 2.2.3.17-2 Rensselaer Technology Park – B Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 429 1 mile = 1,303 Closest = 390 feet (SE)
<i>Educational Facilities</i>	0.5 mile = 2 1 mile = 5 Closest = 240 feet (SE)
<i>Parks/Playgrounds</i>	0.5 mile = 1 1 mile = 2 Closest = 2,000 feet (south)
<i>Other Recreational</i>	0.5 mile = 1 1 mile = 2 Closest = 1,430 feet (south)
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 3 Closest = 3,190 feet (SW)

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

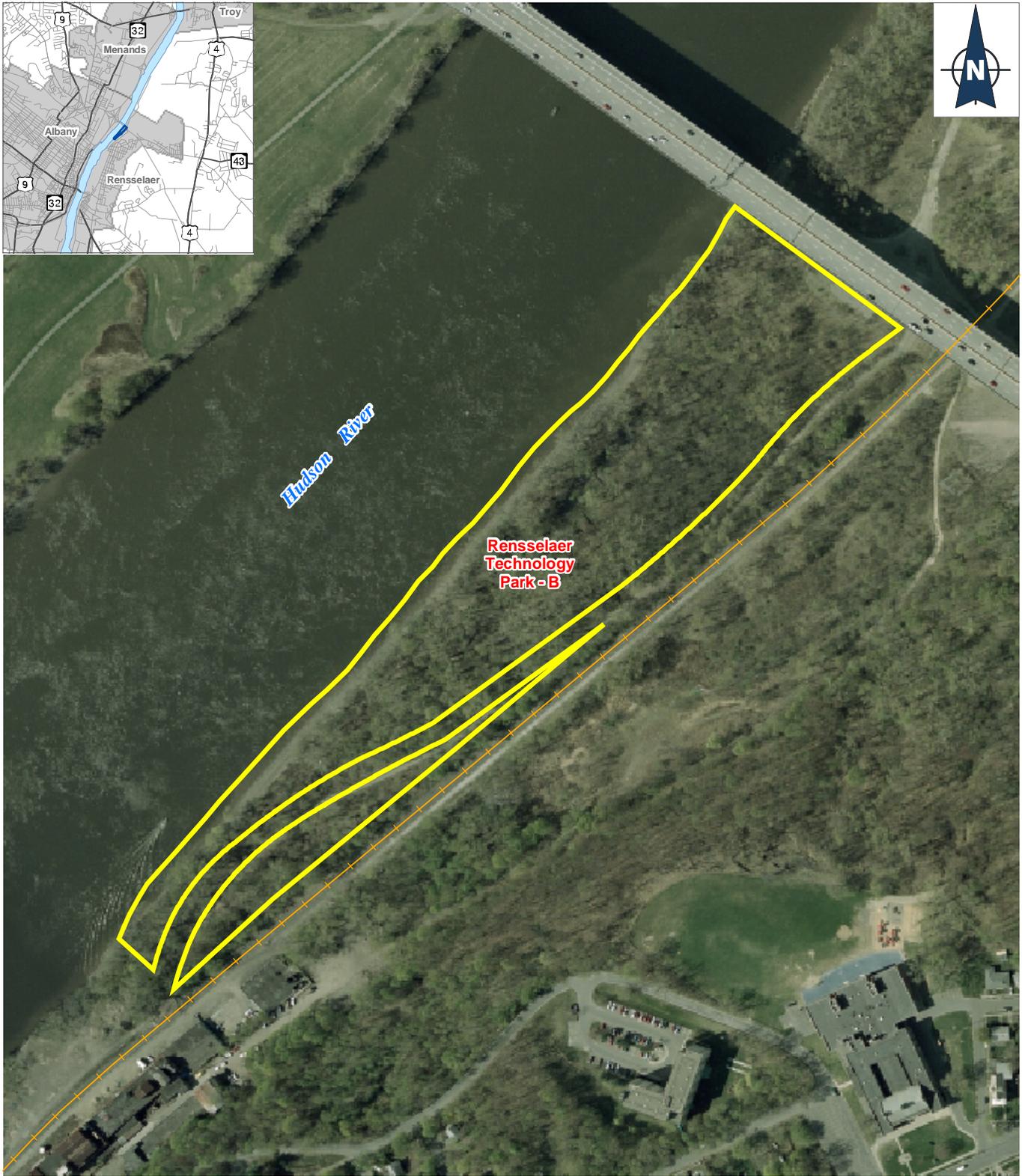
**Table 2.2.3.17-2 Rensselaer Technology Park – B Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil maps review). Property considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	Currently inactive. Hudson River dredge spoil disposal activities were previously conducted on this parcel.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	Approximately 5.7 acres (approximately 45% of the total site area) are NWI wetlands.
<b>Geology/Surface Features</b>	No bedrock limitations or surface features are identified on maps.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 12.1 acres (approximately 95% of the site) are within the 500-year floodplain, of which approximately 11.6 acres (approximately 91% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Adequate space is available for construction of a sediment processing/transfer facility.
- Direct river access; total river frontage is approximately 1,990 feet.
- The CSX Transportation rail line is active and occurs along the eastern boundary of the site.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.17**  
**Rensselaer Technology Park - B PCS**



## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

### **Summary of Site Limitations**

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The active RPI Master Plan and the current state of implementation renders this property unsuitable for the development of a sediment processing/transfer facility.
- There is no direct road access; developing access would require making the connection from an unimproved road to Forbes Road from the south.
- A relatively high number of residential parcels (compared with the other PCSs) is within 0.5 miles.
- A relatively high number of educational facility parcels (compared with the other PCSs) is within 1 mile.
- The site exhibited a high potential for archaeological resources.
- The majority of the site is mapped as occurring with the 100-year floodplain.
- A relatively high percentage of the total site area is mapped as wetland.

### **Site Recommendation**

RPI's Master Plan for the Technology Park property, first developed in 1979/1980, is still being implemented. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.18 State of New York/First Rensselaer/Marine Management

The State of New York/First Rensselaer/Marine Management site is located in the City of Rensselaer in Rensselaer County (see Figure 2.2.3.18). The site comprises 17 parcels and is adjacent to the Hudson River, approximately 120 feet from an existing road. It is classified by NYSORPS as vacant industrial property.

Table 2.2.3.18-1 provides a comparison of the Group 1 criteria and the findings at the State of New York/First Rensselaer/Marine Management PCS. Table 2.2.3.18-2 provides a comparison of the Group 2 criteria and the findings at the State of New York/First Rensselaer/Marine Management PCS.

**Table 2.2.3.18-1 State of New York/First Rensselaer/Marine Management Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	Total acreage is 16.6 acres (NYS, 7.4 acres; First Rensselaer, 6.5 acres; Marine Management 2.7 acres)
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct access to active rail
<b>Road Access</b>	Access to Tracy Street on opposite side of rail
<b>Proximity to Dredge Areas</b>	The site is located below RS 3; all materials to be dredged are located upstream of this site.
<b>Utilities</b>	An overhead electrical transmission line and sewer main bisect the site. Electrical service is also available adjacent to the site.

**Table 2.2.3.18-2 State of New York/First Rensselaer/Marine Management Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	Abutting = 1 0.5 mile = 727 1 mile = 1,767
<i>Educational Facilities</i>	0.5 mile = 2 1 mile = 10 Closest = 1,005 feet (east)
<i>Parks/Playgrounds</i>	0.5 mile = 1 1 mile = 17 Closest = 1,290 feet (SE)
<i>Other Recreational</i>	0.5 mile = 1 1 mile = 7 Closest = 1,055 feet (east)
<i>Hospitals</i>	1 mile = 0

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

**Table 2.2.3.18-2 State of New York/First Rensselaer/Marine Management Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<i>Other Health Facilities</i>	0.5 mile = 2 1 mile = 5
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil maps review). Property considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	Currently, the site is undeveloped, and there are no buildings on the site. Much of the site consists of made land. The made land consists of dredgings of gravel, sand, and mud from the Hudson River, material from building excavations, railroad-associated cinders, and trash placed before 1950.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated that there were no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	There are three property owners. The City of Rensselaer is currently examining the potential of the site to be used for recreational purposes. The city also has a local waterfront revitalization plan that includes this area. The development of the site for facility purposes may be in conflict with the existing plan.
<b>Wetlands</b>	No wetlands are mapped as being on-site.
<b>Geology/Surface Features</b>	A very steep incline of more than 20 vertical feet flanks the northwestern end of the site. This may require consideration during design and development efforts.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 15.9 acres (approximately 96% of the site) are within the 500-year floodplain, of which approximately 13.3 acres (approximately 80% of the site) are within the 100-year floodplain.



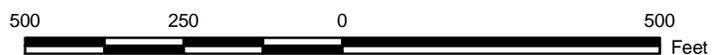
**LEGEND**

-  Railroad
-  Approximate Site Boundary

Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.



**Figure 2.2.3.18**  
**State of New York / First Rensselaer / Marine Management PCS**



## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- This site is somewhat smaller in total area, but initial analysis indicated that available space should be adequate for the construction and operation of a sediment processing/transfer facility.
- Direct access to river is available, with a total frontage of 1,400 feet.
- Direct access to the active CSX rail line is available, with a total frontage of approximately 2,020 feet.
- The site is close (approximately 120 feet) to local roads.
- Site topography is relatively level.
- Previous NWI mapping indicated no wetlands are on-site.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- A portion of the site is allegedly the former City of Rensselaer landfill; site reconnaissance activities indicated domestic dumping throughout most of the site, which could result in environmental concerns.
- There are more than 700 residential parcels within 0.5 mile of the site and approximately 1,772 within 1 mile; approximately 50% of those are likely to contain multi-family dwellings.
- Preliminary review of the information of record indicated that the site exhibited a high potential for archaeological resources.
- The City of Rensselaer is currently investigating the site for potential development.
- The majority of the site is mapped as being within the 100-year and 500-year floodplain.
- Ten educational parcels are located within 1 mile of the site, with the closest being St. Joseph's School, which is located approximately 1,005 feet easterly.
- There are 24 parks/playgrounds/other recreational areas within 1 mile of the site.



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## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- The stretch of the river in the vicinity of the site is identified as a known spawning area for the shortnose sturgeon, a federally listed endangered species.

### **Site Recommendation**

The benefits of the site lie with the relatively good agreement with Group 1 criteria, which are fundamental to the successful implementation of the project. After evaluating this PCS using Group 1 and 2 criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.19 Albany Rensselaer Port District Commission/BASF

The Albany Rensselaer Port District Commission/BASF site is located in the City of Rensselaer in Rensselaer County (see Figure 2.2.3.19). It has direct access to the Hudson River, is adjacent to rail and an existing road, and is classified by NYSORPS as either manufacturing and processing or vacant industrial property.

Table 2.2.3.19-1 provides a comparison of the Group 1 criteria and the findings at the Albany Rensselaer Port District Commission/BASF PCS. Table 2.2.3.19-2 provides a comparison of the Group 2 criteria and the findings at the Albany Rensselaer Port District Commission/BASF PCS.

**Table 2.2.3.19-1 Albany Rensselaer Port District Commission/BASF Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	121.7 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct rail access
<b>Road Access</b>	Riverside Avenue runs through the south portion of the site and provides direct access.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Electric, natural gas, telephone, and water services exist on the site.

**Table 2.2.3.19-2 Albany Rensselaer Port District Commission/BASF Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 90 1 mile = 1,207 Closest = 3 within 150 feet
<i>Educational Facilities</i>	1 mile = 5 Closest = 920 feet (north)
<i>Parks/Playgrounds</i>	0.5 mile = 1 1 mile = 8 Closest = 90 feet (north)
<i>Other Recreational</i>	1 mile = 3 Closest = 1,840 feet (north)
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 4 Closest = 2,315 feet (east)
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property considered to exhibit low potential for archaeological resources.

**2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

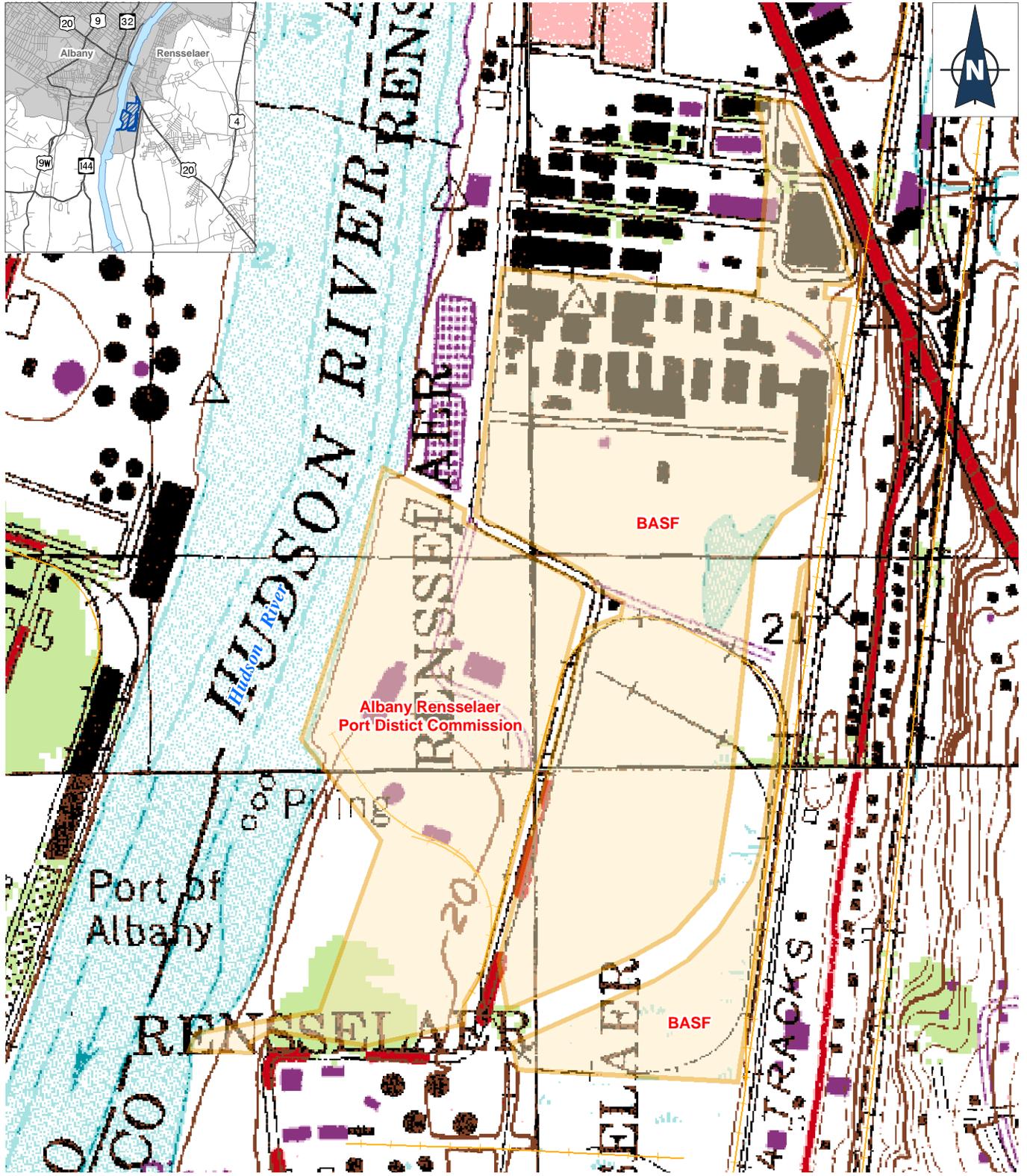
**Table 2.2.3.19-2 Albany Rensselaer Port District Commission/BASF Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Existing and Historic (Previous Land Uses)</b>	<ul style="list-style-type: none"> <li>■ BASF – The BASF parcel is the location of a former dye-stuffs plant. This site is currently undergoing closure and environmental remediation for VOC and heavy metal contamination. The owner stated that Besicorp is currently in the process of finalizing a purchasing contract for converting the property into a newspaper recycling facility.</li> <li>■ Albany Rensselaer District Port – Currently, this site is partially used by El Paso/Merchant Energy North America for the conversion of gas to electricity and steam, by Rensselaer Iron and Steel for scrap steel recycling, and by the Albany Port for special event overflow parking and storage of the USS Slater between November and April.</li> </ul>
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	Two property owners.
<b>Wetlands</b>	Approximately 12.4 acres (approximately 10% of the total site area) are NWI wetlands
<b>Geology/Surface Features</b>	Extensive debris piles on the BASF parcel and a steep topographic slope to the river at the Albany Rensselaer Port District parcel may pose design considerations.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 120.9 acres (approximately 99% of the site) are within the 500-year floodplain, of which approximately 109.2 acres (approximately 90% of the site) are within the 100-year floodplain.

**Summary of Site Benefits**

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Direct river access with a mooring basin and loading dock.
- Direct road access.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.19**  
**Albany Rensselaer Port District Commission / BASF PCS**



Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.

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## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- Direct rail access to an active rail line; rail spurs are on-site.
- Low potential for archaeological resources.

### **Summary of Site Limitations**

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- Site is currently in active operation; a portion of the site is going to be developed as a newspaper recycling facility.
- Due to active operations and re-development plans, available space would not be sufficient to construct a sediment processing/transfer facility.
- Extensive dumping and filling may result in environmental concerns.
- The steep slope to the river from the site may pose challenges for the design of river-to-land access.
- The majority of the total site area is mapped as occurring within the 100-year and 500-year floodplain.

### **Site Recommendation**

The majority of the site is in active industrial use or has development plans. Additionally, there are environmental concerns about portions of the site that are not currently being used. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.20 Bray Energy

The Bray Energy site is located in the City of Rensselaer in Rensselaer County (see Figure 2.2.3.20). It has direct access to the Hudson River, is within 500 feet of rail, is adjacent to an existing road, and is classified by NYSORPS as gasoline, fuel, oil, liquid petroleum storage and/or distribution property. This site was identified in a study performed by CSX Transportation. The owner of the property was identified as an interested landowner in the PCS Tech Memo (USEPA 2003).

Table 2.2.3.20-1 provides a comparison of the Group 1 criteria and the findings at the Bray Energy PCS. Table 2.2.3.20-2 provides a comparison of the Group 2 criteria and the findings at the Bray Energy PCS.

**Table 2.2.3.20-1 Bray Energy Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	18.7 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Indirect rail access (approximately 40 feet east of the site)
<b>Road Access</b>	Direct access to Riverside Avenue, which bisects the property.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Electric, water, and telephone services are available on-site.

**Table 2.2.3.20-2 Bray Energy Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 87 1 mile = 676 Closest = 2 at 375 feet (east)
<i>Educational Facilities</i>	1 mile = 2 Closest = 4,080 feet (east)
<i>Parks/Playgrounds</i>	1 mile = 1 Closest = 4,600 feet (north)
<i>Other Recreational</i>	1 mile = 1 Closest = 3,225 feet (east)
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 2 Closest = 2,690 (NE)
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property considered to exhibit moderate potential for archaeological resources.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

**Table 2.2.3.20-2 Bray Energy Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Existing and Historic (Previous Land Uses)</b>	Bray acquired the site from City Services Group (CITGO) in 1968. The western and central parcels have been used for fuel storage operations since the 1920s. That parcel was reportedly used to contain dredge spoils from prior dredging operations.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	Approximately 2.0 acres (approximately 11% of the total site area) are NWI wetlands.
<b>Geology/Surface Features</b>	No bedrock limitations or surface features identified on maps.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 18.7 acres (approximately 100% of the site) are within the 500-year floodplain, of which approximately 16.1 acres (approximately 86% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

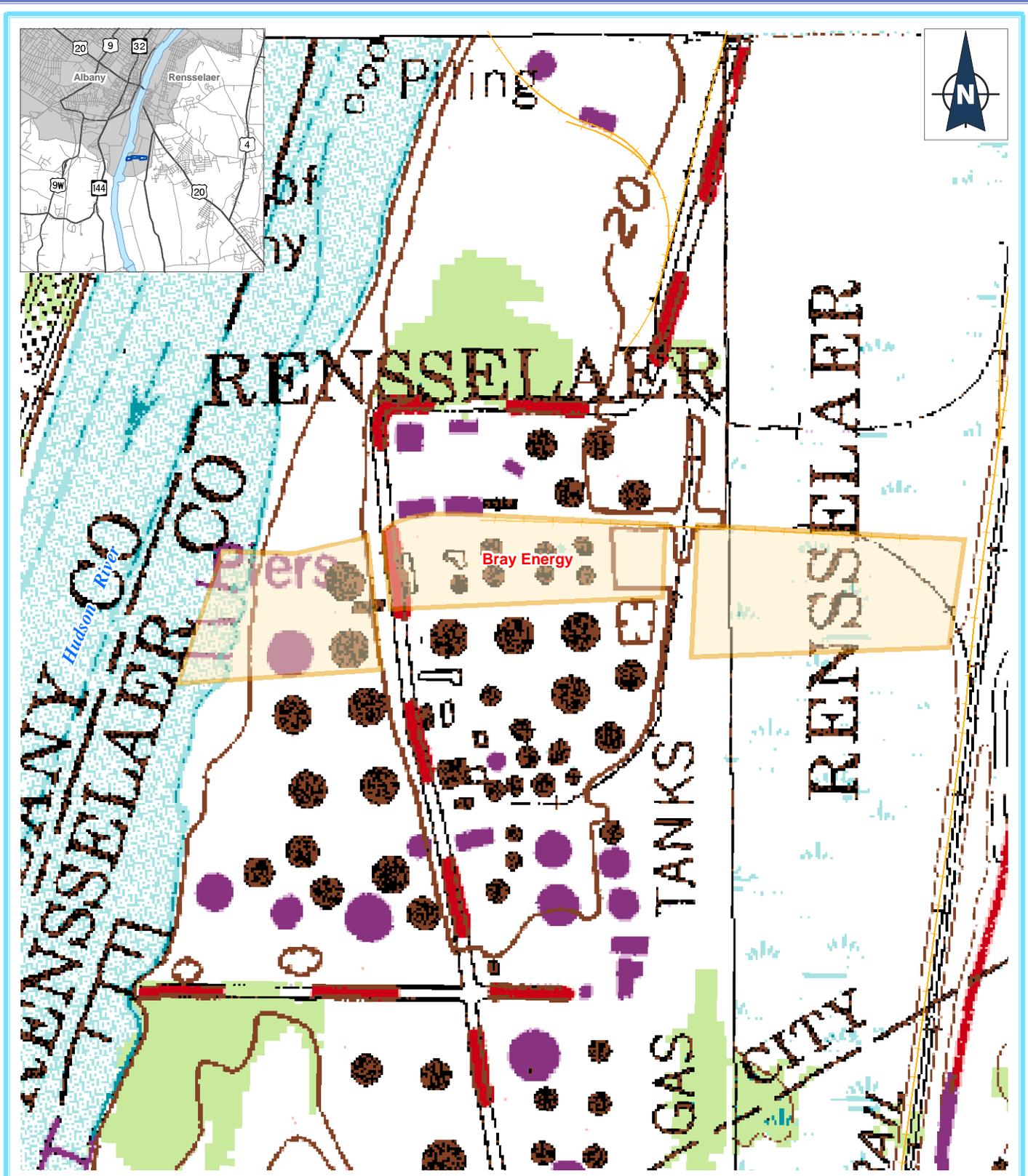
The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Direct river access.
- Existing loading dock/terminal on-site.
- Abandoned rail spur on-site.
- Interested landowner.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The site is located below River Section 3.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.20  
Bray Energy PCS**

Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.



## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- Fuel storage tanks would need to be decommissioned in order to create sufficient space to construct and operate a sediment processing/transfer facility.
- There is a potential for environmental concerns.
- Truck-traffic road crosses river parcel and middle parcel on a regular basis.
- The entire site is in the mapped 100-year floodplain.

### **Site Recommendation**

Overall site configuration presents some design and operational efficiency challenges, given that one parcel is bisected by two road rights-of-way. One of these roads is Riverside Avenue, which maintains a steady volume of truck traffic on a daily basis. Existing site infrastructure would also require decommissioning bulk fuel storage tanks. Given the site's land use history there is some potential for environmental concerns. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.21 Bray/Petroleum/Gorman/Transmontaigne

The Bray/Petroleum/Gorman/Transmontaigne site is located in the City of Rensselaer in Rensselaer County (see Figure 2.2.3.21). The site is composed of six parcels of land that are classified by NYSORPS as gasoline, fuel, oil, liquid petroleum storage and/or distribution or vacant land located in industrial areas. The owner of the Bray parcel approached EPA as an interested landowner.

Table 2.2.3.21-1 provides a comparison of the Group 1 criteria and the findings at the Bray/Petroleum/Gorman/Transmontaigne PCS. Table 2.2.3.21-2 provides a comparison of the Group 2 criteria and the findings at the Bray/Petroleum/Gorman/Transmontaigne PCS.

**Table 2.2.3.21-1 Bray/Petroleum/Gorman/Transmontaigne Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	29.2 acres
<b>River Access</b>	No direct river access
<b>Rail Access</b>	No direct rail access (rail access is approximately 40 feet east of the eastern property line).
<b>Road Access</b>	Unpaved road connects to Riverside Avenue
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Subsurface gas service and overhead power rights-of-way traverse the western side of the site.

**Table 2.2.3.21-2 Bray/Petroleum/Gorman/Transmontaigne Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 291 1 mile = 786 Closest = 3 at 375 feet
<i>Educational Facilities</i>	1 mile = 1 Closest = 4,070 feet (east)
<i>Parks/Playgrounds</i>	1 mile = 0
<i>Other Recreational</i>	1 mile = 1 Closest = 3,225 feet (east)
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 1 Closest = 2,690 feet (NE)

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

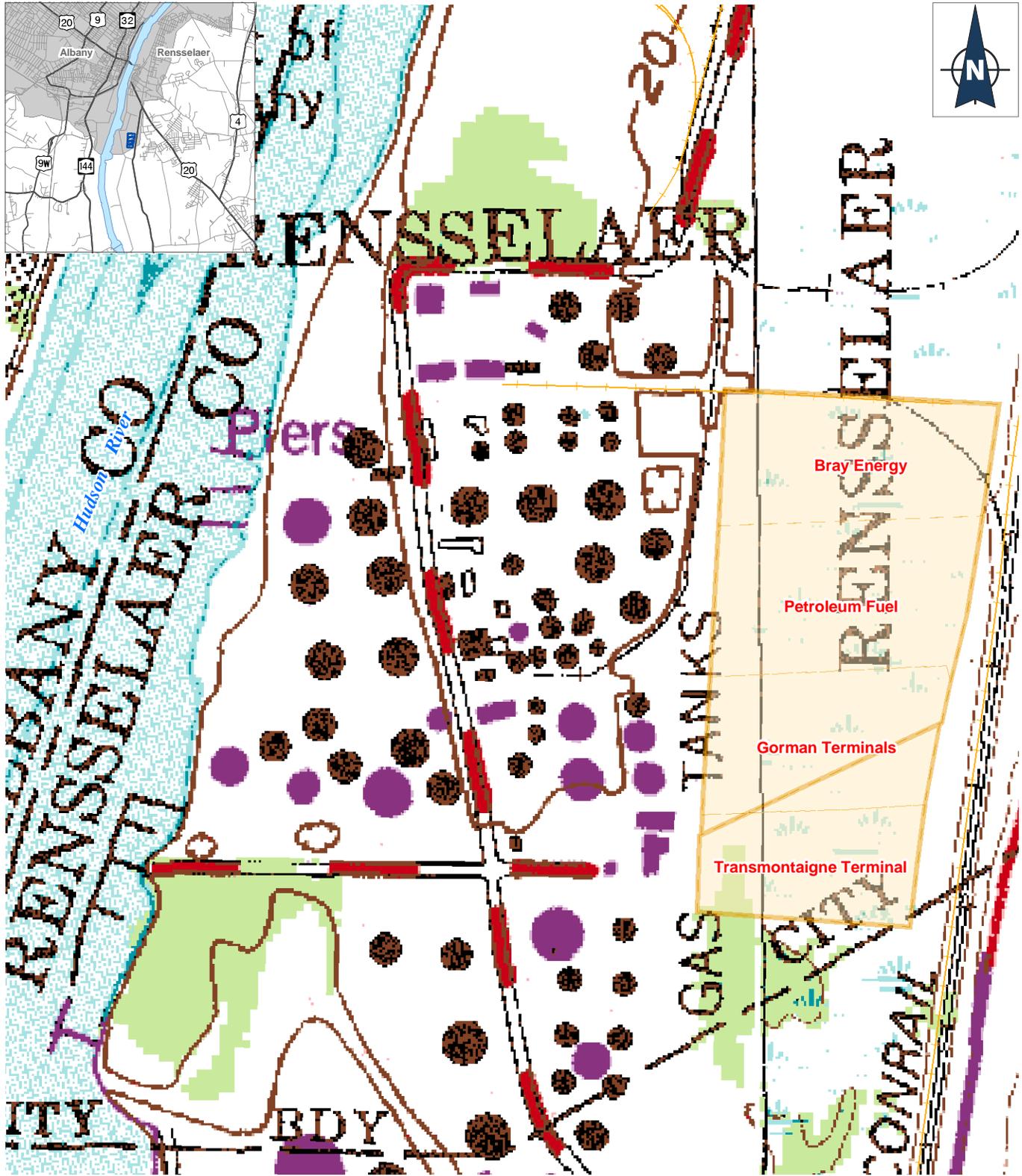
**Table 2.2.3.21-2 Bray/Petroleum/Gorman/Transmontaigne Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit high potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	Currently, the site consists of four mostly wooded parcels. The site was used as a Hudson River dredge spoils repository from dredging done in the 1940s or 1950s. Transmontaigne currently monitors site groundwater through a quarterly monitoring program.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	Four property owners.
<b>Wetlands</b>	Approximately 20.1 acres (approximately 69% of the total site area) are NWI wetlands.
<b>Geology/Surface Features</b>	No bedrock limitations or surface features identified on maps.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 29.2 acres (approximately 100% of the site) are within the 500-year floodplain, of which approximately 24.1 acres (approximately 83% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Rail access is within 40 feet of the site; total rail frontage is approximately 1,650 feet.
- Existing roads are nearby. Access to the site could be created through the Bray Energy property to the west or the Polsinello Fuels, Inc. property directly to the north.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.21**  
**Bray / Petroleum / Gorman / Transmontaigne PCS**



Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### **Bray/Petroleum/Gorman/Transmontaigne - Summary of Site Limitations**

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The site is below River Section 3.
- No riverfront access, which increases the potential for increased complexity of design associated with transferring dredge material from the edge of the river, across additional parcels, to the processing and transfer portions of the facility.
- Previous NWI mapping shows wetlands across most of the site (approximately 69%).
- A majority of the site (83%) is mapped as within the 100-year floodplain.
- High potential for archaeological resources.
- Relatively higher number of residential parcels (291) within 0.5 miles.

### **Site Recommendation**

The site does not have direct river access and therefore transferring the dredged material from the shoreline to the processing and rail transfer portion of the site would be complex. Obtaining rail access would be complicated given the infrastructure (bulk fuel storage tanks) on these parcels between the site and the river. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.22 Norwest

The Norwest site is in East Greenbush, Rensselaer County (see Figure 2.2.3.22). It has direct access to the Hudson River, is approximately 850 feet from rail, is adjacent to an existing road, and is classified by NYSORPS as vacant land located in industrial areas. Although the site did not meet the Group 1 rail criteria (location within 500 feet of rail) it was considered as a PCS because it was one of eight sites submitted to EPA by landowners who were interested in offering their property. Additionally, this site was identified in a study performed by CSX Transportation.

Table 2.2.3.22-1 provides a comparison of the Group 1 criteria and the findings at the Norwest PCS. Table 2.2.3.22-2 provides a comparison of the Group 2 criteria and the findings at the Norwest PCS.

**Table 2.2.3.22-1 Norwest Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	30.0 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	No direct rail access (at the closest point, rail is located approximately 850 feet east of the site).
<b>Road Access</b>	Direct access to Riverside Avenue.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Natural gas, electric, telephone, and water utility services are reportedly available along American Oil Road on the east side of the property.

**Table 2.2.3.22-2 Norwest Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 17 1 mile = 478
<i>Educational Facilities</i>	1 mile = 0
<i>Parks/Playgrounds</i>	1 mile = 0
<i>Other Recreational</i>	1 mile = 0
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property was considered to exhibit low potential for archaeological resources.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

**Table 2.2.3.22-2 Norwest Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Existing and Historic (Previous Land Uses)</b>	Norwest has owned this entire site for approximately three years; it was acquired from Sun Oil Company, which acquired it from American Oil Company several decades ago.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	Approximately 1.0 acre (approximately 3% of the total site area) is NWI wetland.
<b>Geology/Surface Features</b>	No bedrock limitations or surface features are identified on maps.
<b>Mapped 100-Year Floodplains and Floodway</b>	The entire 30.0-acre site is within the 100-year floodplain.

### Summary of Site Benefits

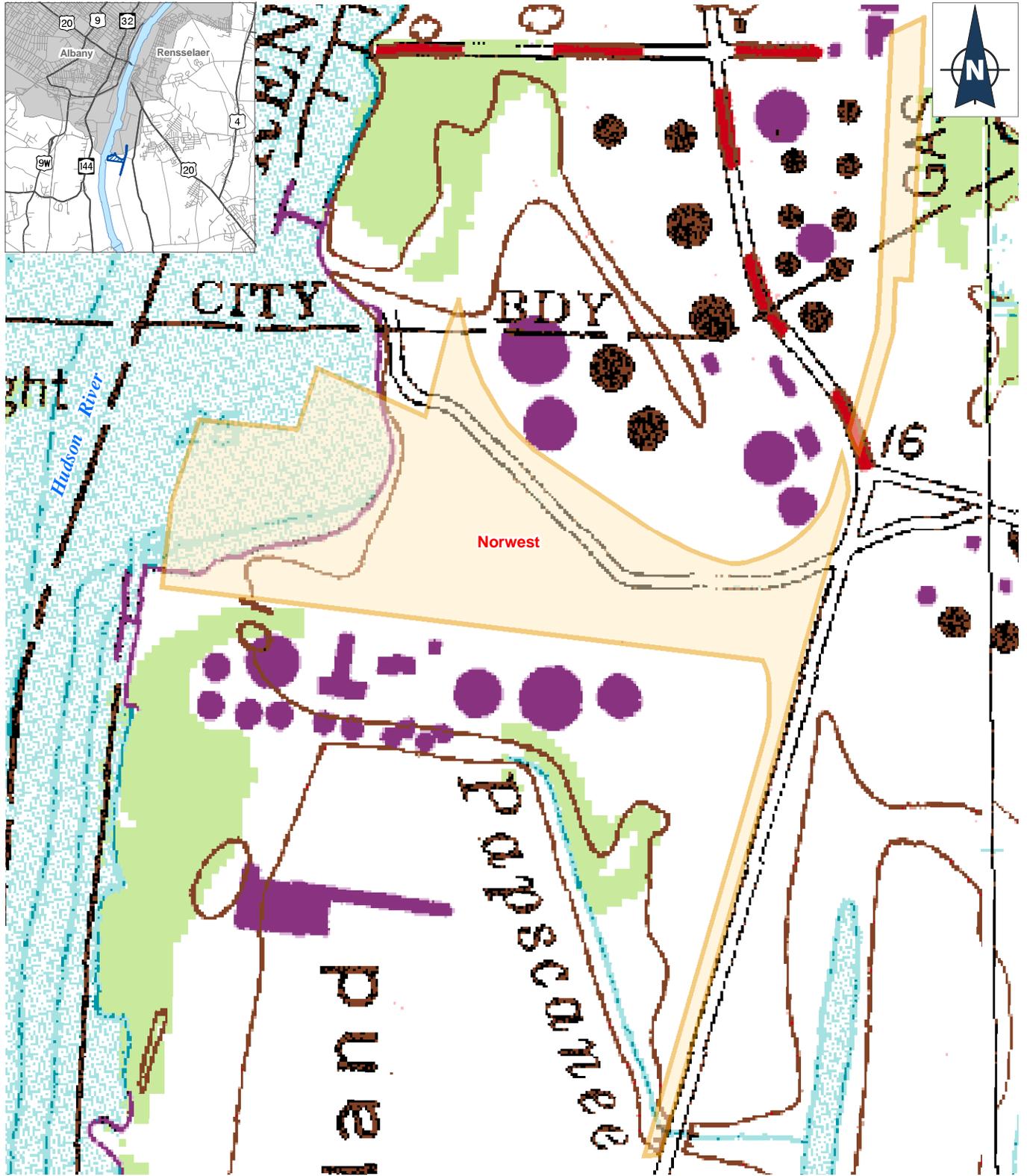
The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Direct river access.
- Interested landowner.
- Relatively isolated.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The site is below River Section 3.
- Rail access is approximately 850 feet east of the site.
- Requires additional property to access rail.
- Vessel turning basin appears shallow and may need to be dredged for access.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.22  
Norwest PCS**

Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.





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## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- Available space is limited and site configuration may pose limitations for development as a sediment processing/transfer facility.
- Environmental concerns.
- Entire site is mapped as occurring within the 100-year floodplain.

### **Site Recommendation**

Design issues, particularly as they relate to the configuration of the site, may pose limitations due to the limited space. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.23 OG Real Estate

The OG Real Estate site is located in the Town of Bethlehem in Albany County, below River Section 3 (see Figure 2.2.3.23). This site is relatively large, is adjacent to the Hudson River, adjacent to rail, has good access to River Road and Old River Road along the western property boundary, and is classified by NYSORPS as vacant industrial property.

Table 2.2.3.23-1 provides a comparison of the Group 1 criteria and the findings at the OG Real Estate PCS. Table 2.2.3.23-2 provides a comparison of the Group 2 criteria and the findings at the OG Real Estate PCS.

**Table 2.2.3.23-1 OG Real Estate Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	93.6 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	Direct access to rail
<b>Road Access</b>	Indirect access to River Road and Old River Road
<b>Proximity to Dredge Areas</b>	The site is located below RS 3; all materials to be dredged are located upstream of this site.
<b>Utilities</b>	A high-voltage overhead power line and two high-pressure natural gas pipelines traverse the site.

**Table 2.2.3.23-2 OG Real Estate Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 46 1 mile = 225 Closest = 6 within 130 feet
<i>Educational Facilities</i>	1 mile = 1 Closest = 4,255 feet
<i>Parks/Playgrounds</i>	1 mile = 0
<i>Other Recreational</i>	1 mile = 1; closest = 1,340 feet
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property considered to exhibit a high potential for archaeological resources.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

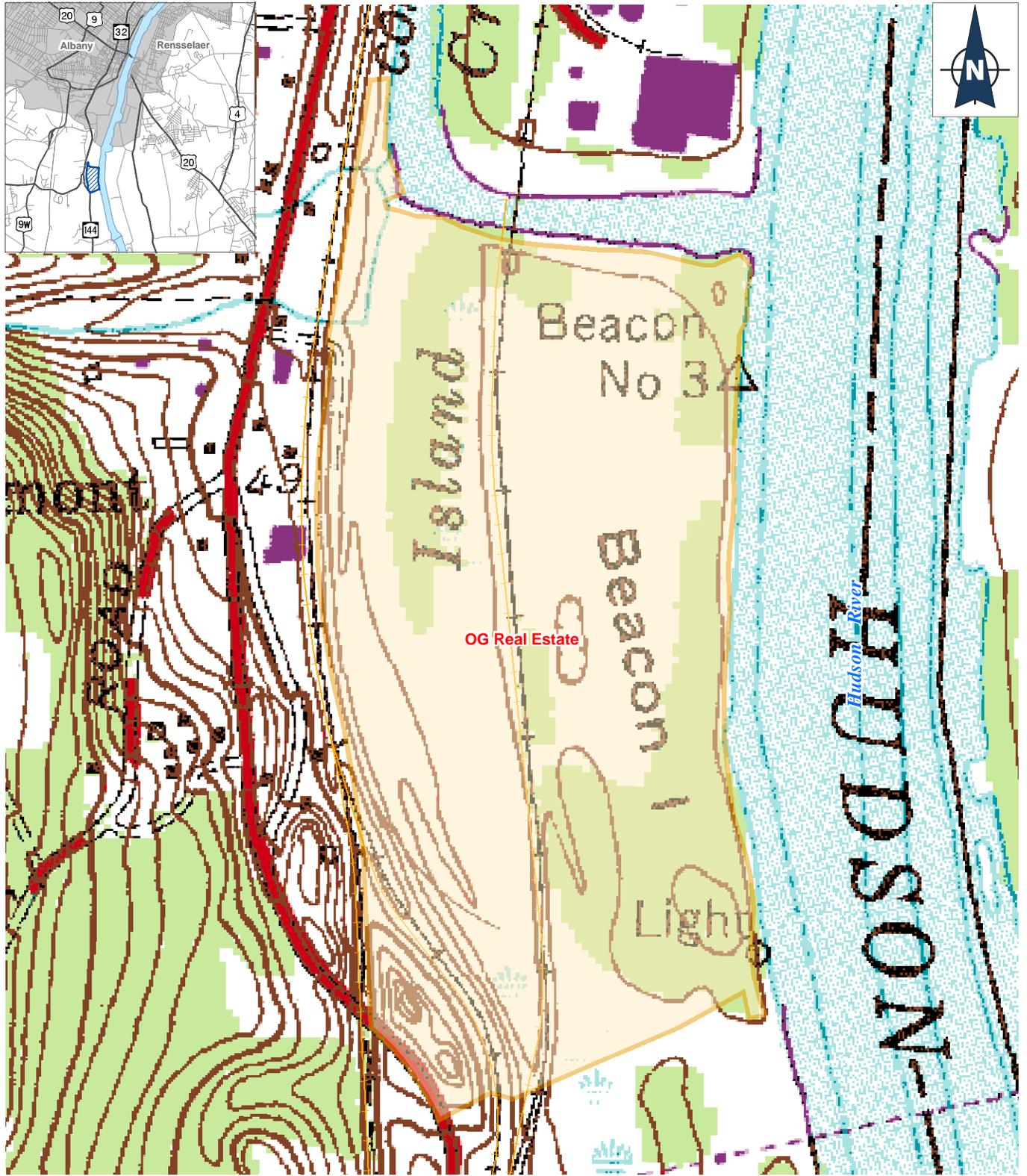
**Table 2.2.3.23-2 OG Real Estate Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Existing and Historic (Previous Land Uses)</b>	The site is currently vacant and is located in an industrial area on the west side of the Hudson River. The site is reportedly the former coal ash-dumping site of the former Niagara Mohawk power plant that is adjacent to the southern side of the site.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	There are 2 property owners. There are some existing plans for the site, including the development of Beacon Harbor. However, the landowner has maintained interest in providing the property to EPA.
<b>Wetlands</b>	Approximately 56.8 acres (approximately 61% of the total site area) are NWI wetlands; approximately 72.9 acres (approximately 78% of the total site area) are NYSDEC wetlands.
<b>Geology/Surface Features</b>	No bedrock limitations or surface features are identified on maps.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 90 acres (96% of the site) are within the 500-year floodplain, of which approximately 88.6 acres (approximately 95% of the site) are within the 100-year floodplain.

### Summary of Site Benefits

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- The available space should be adequate for the construction and operation of the processing/transfer facility; the total area may allow a buffer between on-site operations and off-site locations.
- Direct access to river is available, with a total frontage of 2,500 feet.
- Direct access to the active CSX rail line is available, with a total frontage of 3,370 feet.
- Direct access to River Road and Old River Road is available.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.23**  
**OG Real Estate PCS**



Due to the presence of "sensitive content," certain data/imagery is unavailable as directed by the NYS Office for Public Security.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- The topography is relatively level across the entire site.

### Summary of Site Limitations

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The site is located approximately 50 miles downstream from the midpoint of River Section 1.
- Preliminary review of the information of record indicated that the site exhibited a high potential for archaeological resources.
- Approximately 95% of the total site area is mapped as occurring within the 100-year floodplain.
- The stretch of the river in the vicinity of the site is identified as a known spawning area for the shortnose sturgeon, a federally listed endangered species.
- Previous mapping by NWI and NYSDEC indicates approximately 56.8 acres and 72.9 acres of wetland, respectively.

### Site Recommendation

It was learned after the site had been identified that there were plans to develop the site. The proposal is referred to as the Beacon Harbor Project. However, the landowner has maintained an interest in providing the land to EPA. After evaluating this PCS using Group 1 and 2 criteria, this site was selected as a FCS and was retained for further consideration in the facility siting process.

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

### 2.2.3.24 P&M Brickyard

The P&M Brickyard site is located in Coeymans, Albany County (see Figure 2.2.3.24). The site was selected as a PCS primarily because it was submitted to EPA by an interested landowner. The site has direct access to the Hudson River, is adjacent to an existing road, is classified by NYSORPS as other mining and quarrying property, and is approximately 116 acres. However, the closest rail line is approximately 5,000 feet (0.95 mile) from the property. The site is located approximately 7.4 miles south of the southern extent of the study area identified in the Concept Document (USEPA 2002).

Table 2.2.3.24-1 provides a comparison of the Group 1 criteria and the findings at the P&M Brickyard PCS. Table 2.2.3.24-2 provides a comparison of the Group 2 criteria and the findings at the P&M Brickyard PCS.

**Table 2.2.3.24-1 P&M Brickyard Comparison with Group 1 Criteria**

Criteria	Site-specific Information
<b>Available Area</b>	116.0 acres
<b>River Access</b>	Direct river access
<b>Rail Access</b>	No direct rail access (there is a CSX track lease for loading/unloading cars approximately 2 miles north of the site).
<b>Road Access</b>	There is a site access road off State Route 144.
<b>Proximity to Dredge Areas</b>	The site is located below RS 3.
<b>Utilities</b>	Electrical, water, and natural gas services exist on-site.

**Table 2.2.3.24-2 P&M Brickyard Comparison with Group 2 Criteria**

Criteria	Site-specific Information
<b>Identification/Proximity to Sensitive Resources</b>	
<i>Residential Properties</i>	0.5 mile = 11 1 mile = 276 Closest = 100 feet (south)
<i>Educational Facilities</i>	0.5 mile = 1 1 mile = 5 Closest = 605 feet (SW)
<i>Parks/Playgrounds</i>	1 mile = 1 Closest = 2,020 feet (SW)
<i>Other Recreational</i>	0.5 mile = 1 1 mile = 3 Closest = 410 feet (south)
<i>Hospitals</i>	1 mile = 0
<i>Other Health Facilities</i>	1 mile = 0

**2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

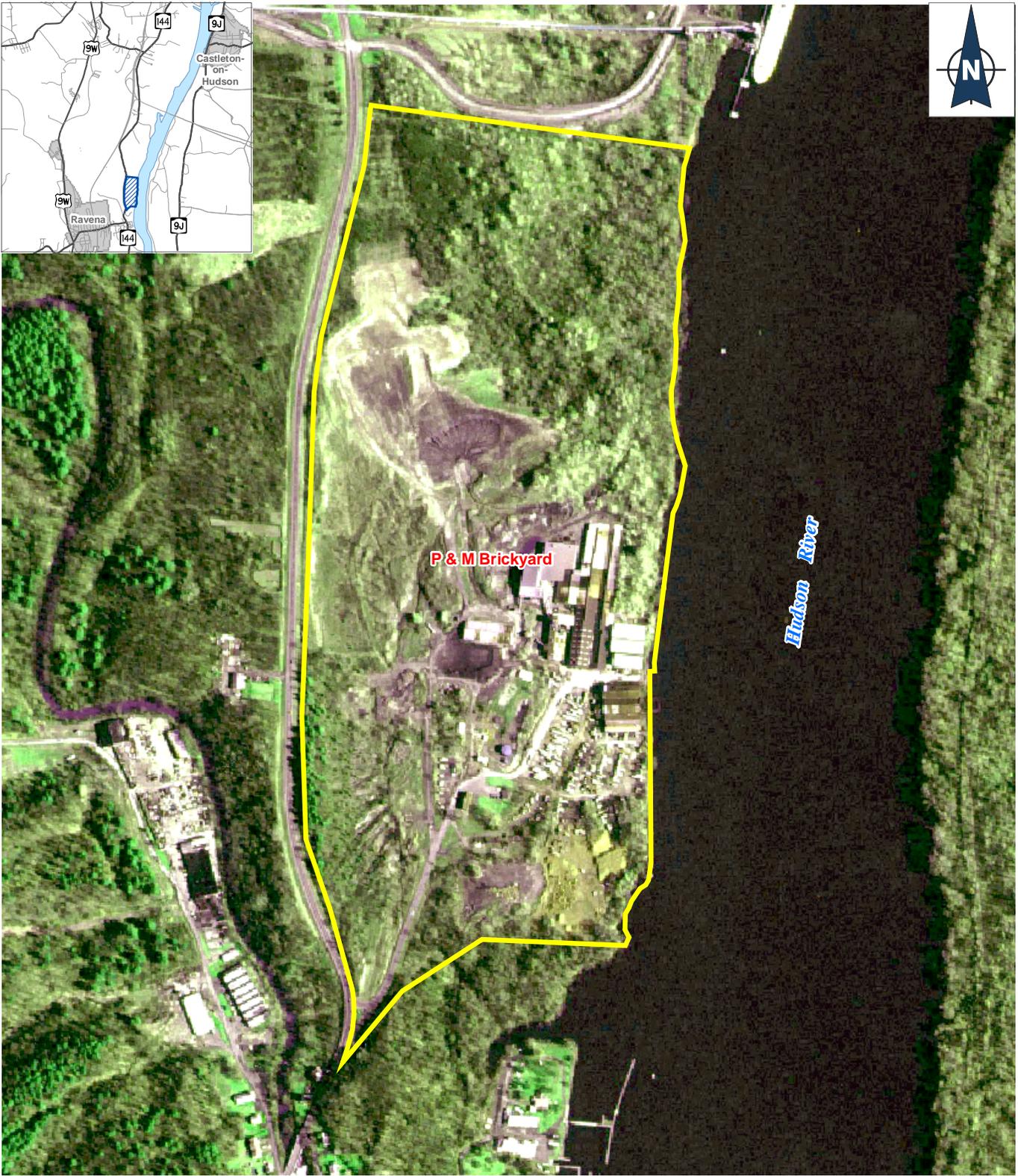
**Table 2.2.3.24-2 P&M Brickyard Comparison with Group 2 Criteria**

<b>Criteria</b>	<b>Site-specific Information</b>
<b>Cultural Resources</b>	Preliminary Cultural Resources Assessment (TAMS Phase IA mapping, OPRHP records search, and aerial photo and soil map review). Property considered to exhibit low potential for archaeological resources.
<b>Existing and Historic (Previous Land Uses)</b>	Brick was manufactured on the site since the mid-1800s.
<b>Documented Rare/Unique Ecological Communities</b>	FWS and NHP indicated no documented occurrences or information relating to the presence of rare or unique ecological communities on this site.
<b>Threatened/Endangered Species Issues</b>	NOAA Fisheries indicated the river in the vicinity of the site is a known spawning area for the shortnose sturgeon, a federally listed endangered species.
<b>Ease of Purchasing/Land Ownership</b>	One property owner.
<b>Wetlands</b>	NWI wetland mapping was not available for this site. No NYSDEC wetlands were previously mapped on this site.
<b>Geology/Surface Features</b>	Extensive berming near the site’s northeast corner creates a steep and potentially unstable slope. The site has extreme topographic relief in some areas.
<b>Mapped 100-Year Floodplains and Floodway</b>	Approximately 36.1 acres (approximately 31% of the site) are within the 500-year floodplain, of which approximately 34 acres (approximately 29% of the site) are within the 100-year floodplain.

**Summary of Site Benefits**

The benefits identified during evaluation of Group 1 and 2 criteria are as follows:

- Direct river access.
- Level space available.
- Interested landowner.
- Relatively isolated.



**LEGEND**

-  Railroad
-  Approximate Site Boundary



**Figure 2.2.3.24**  
**P & M Brickyard PCS**



## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

### **Summary of Site Limitations**

The limitations identified during evaluation of Group 1 and 2 criteria are as follows:

- The site is below River Section 3, approximately 10 river miles south of the Port of Albany and 55 miles south of River Section 1.
- Rail access is approximately 1 mile west of the site.
- Potential environmental concerns as a result of past land use history and practices.
- Preliminary assessment indicated a low potential for archaeological resources.

### **Site Recommendation**

There is no direct access to rail from this site. Construction of a railroad spur would require obtaining a right-of-way agreement to travel across neighboring properties. The railroad spur would also have to cross Coeymans Creek and State Route 144. This site is located below River Section 3 and is approximately 55 miles south of River Section 1. After evaluating this PCS using Group 1 and 2 criteria, this site was not selected as a FCS and was not retained for further consideration in the facility siting process.

## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

### **2.2.4 Coordination with the RD Team**

Given the time frame of the project and the volume of dredge material to be processed, a viable site must be able to process material and transfer (by rail or barge) that material in an efficient manner. Information was received from the RD Team regarding the potential rail facility requirements. During the preliminary design phase of the project, the RD Team took a closer look at designing a transfer-by-rail facility that could accommodate the project's dredging productivity goals.

This led to a preliminary evaluation of logistics fundamental to designing a rail transfer facility: types of rail cars, rail yard needs, on-site transfer and loading equipment, coordination of rail car staging and circulation of incoming and outgoing rail cars, rail infrastructure throughout the Upper Hudson River Valley, total area needs, relationships between area and length of rail frontage, rail line ownership, etc. The evaluation took into consideration each of the PCSs relative to the potential for siting a rail transfer facility on-site.

Coordination with the RD Team during the PCS evaluation process determined that, due to the size and orientation requirements for rail on a sediment processing/transfer site, areas larger than the original 10-acre assumption would be needed to house both a sediment processing/transfer facility and a rail transfer area. Additionally, it was recognized that long stretches of rail frontage would enhance the feasibility and operational efficiency of a rail yard facility. This information had a direct effect on the evaluation of PCSs. Those sites that were smaller in area (relative to other parcels) and/or of configurations that could prohibit the design and operation of an efficient rail transfer facility were eliminated from further consideration (typically in consideration of additional limitations posed by the sites relative to the Group 1 and Group 2 criteria), or adjacent PCSs were combined or additional parcels were added to existing PCSs to meet the size requirements.

### **2.2.5 Modification of PCSs**

As a result of coordinating with the RD Team on these rail design considerations and information regarding river access, which had been gathered during site visits, some of the PCSs were combined and other properties were added to enhance the suitability of sites. These included:

- Combining the Energy Park and Longe PCSs with the New York State Canal Corporation (NYSCC) parcel;
- Adding NYSCC property to the south of the Old Moreau Dredge Spoils Area PCS;
- Combining the Bruno and Brickyard Associates PCSs and adding the Alonzo property;

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Acknowledging NYSCC ownership of a small area along the river of the Georgia Pacific PCS; and
- Adding the Allco and Leyerle properties to the NYSCC PCS.

### 2.2.6 Identification of the Final Candidate Sites

A number of variables were examined in order to narrow the list of potential sediment processing/transfer facility locations from the PCSs to the FCSs. Sites were compared against Group 1 and Group 2 criteria, and benefits and limitations were identified for each site. Group 2 criteria were used by EPA to avoid and reduce potential environmental and community impacts where possible while still meeting the objective of locating sites that could be used for the successful removal of PCB-contaminated materials from the river and the processing and transfer of dredged materials. As a result of the examination and evaluation of the PCSs, the following sites were selected as FCSs (see Figures 2-3 and 2-4).

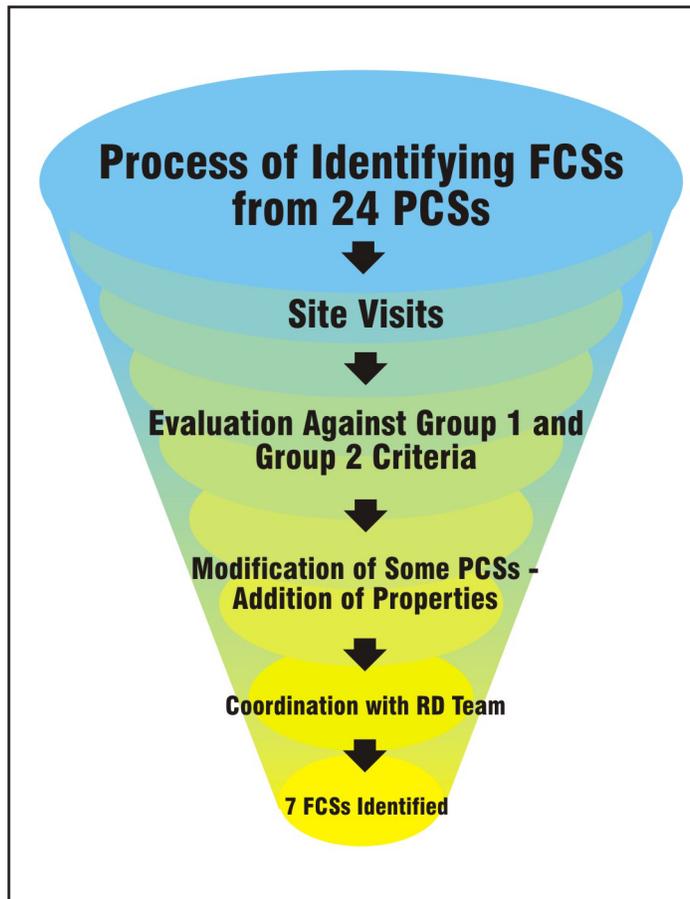
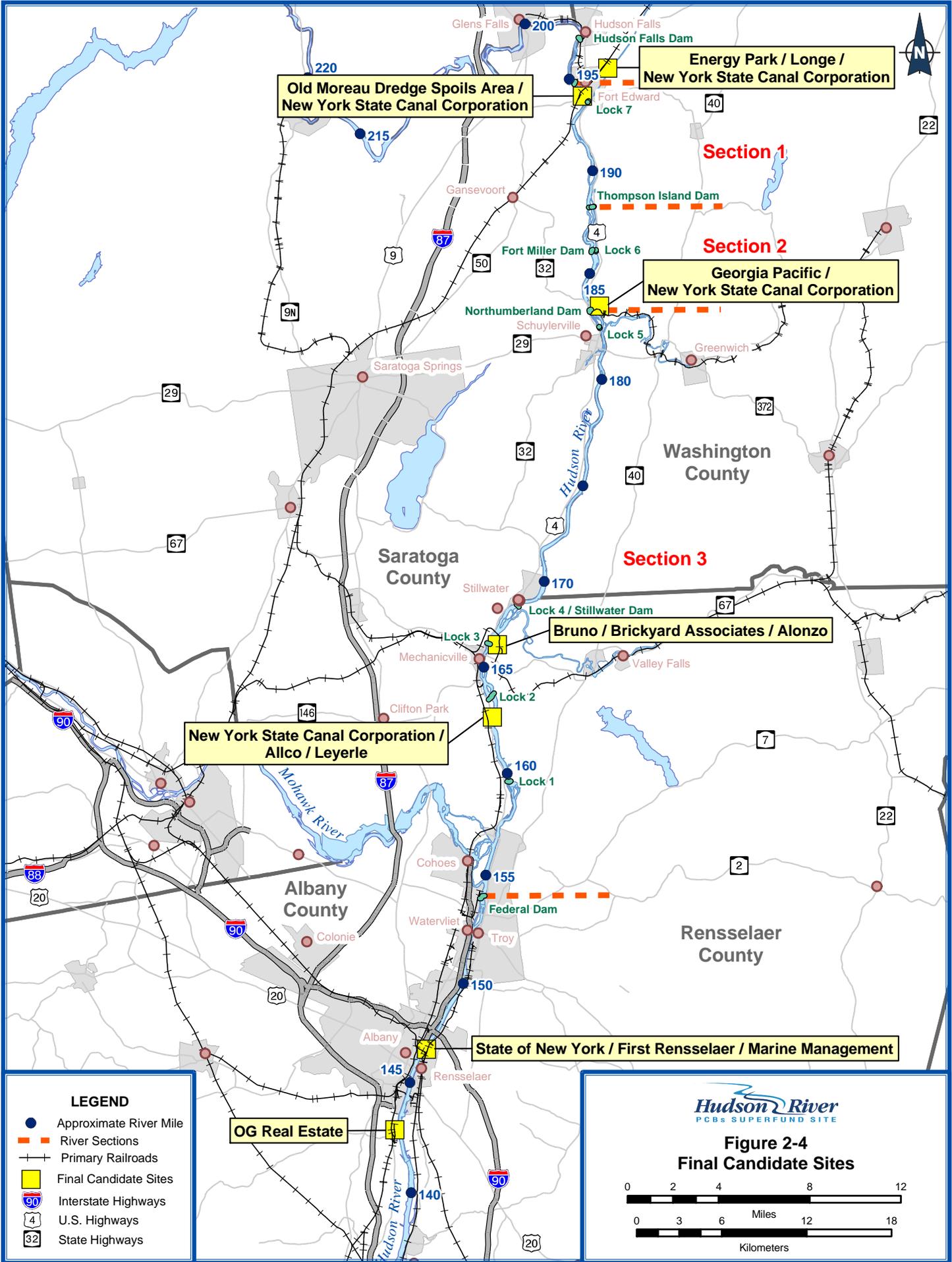


Figure 2-3 Process of Identifying FCSs from 24 PCSs

- Energy Park/Longe/NYSCC
- Old Moreau Dredge Spoils Area/NYSCC



**Energy Park / Longe /  
 New York State Canal Corporation**

**Old Moreau Dredge Spoils Area /  
 New York State Canal Corporation**

**Georgia Pacific /  
 New York State Canal Corporation**

**Bruno / Brickyard Associates / Alonzo**

**New York State Canal Corporation /  
 Allco / Leyerle**

**State of New York / First Rensselaer / Marine Management**

**OG Real Estate**

**LEGEND**

- Approximate River Mile
- River Sections
- Primary Railroads
- Final Candidate Sites
- 🛣 Interstate Highways
- 🛣 U.S. Highways
- 🛣 State Highways

**Hudson River**  
 PCBs SUPERFUND SITE

**Figure 2-4**  
**Final Candidate Sites**

0 2 4 8 12  
 Miles

0 3 6 12 18  
 Kilometers

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Georgia Pacific/NYSCC
- Bruno/Brickyard Associates/Alonzo
- NYSCC/Allco/Leyerle
- State of New York/First Rensselaer/Marine Management
- OG Real Estate.

### 2.3 Characteristics of the FCSs Relative to Group 1 and 2 Criteria

As described in Section 2.2.5, in order to better accommodate river and rail access considerations, a number of the PCSs were combined and new parcels were added. Six new properties adjacent to five of the PCSs were identified in this process.

The seven FCSs comprise 32 parcels owned by 12 separate owners. Portions of five of the FCSs include parcels that have been offered to EPA by interested land-owners.

In general, there are a number of characteristics that are shared by the FCSs. Group 1 and Group 2 criteria were used to identify benefits and potential limitations of each of the FCSs and, in doing so, provided a basis for the evaluation of the sites. It is important to note that all sites have some potential issues and challenges or relative complexities associated with them. Sites that exhibited the greatest degree of agreement with the design-based (Group 1) criteria while having the potential for minimizing impacts to local resources and communities (Group 2 criteria) were identified as FCSs. A summary list of characteristics that contributed to the selection of these sites is provided below.

- Sites appear to have sufficient available space to contain a sediment processing/transfer facility.
- Many of the sites contain enough acreage to potentially provide additional buffer zones between on-site activities and off-site areas.
- All sites have direct access to the Hudson River or the canal system, with five of the sites containing more than 2,000 feet of river frontage, with the assumption that the greater the length of frontage, the more flexibility when considering development options for river access.
- All sites have direct access to rail via either on-site rail spurs that connect to rail lines or active rail lines adjacent to the site property boundaries.

## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- Many sites are relatively close to a larger percentage of the dredge locations.
- All sites have either direct access to local roads or are close to local roads and would not require the purchase of additional properties to construct access roads.
- Portions of five of the seven FCSs have been offered to EPA by interested landowners, presumably making some aspects of acquisition more favorable. In addition, portions of five of the sites are also owned by the State of New York.
- Many of the sites, compared with the entire list of the PCSs, are in lower density residential areas.
- According to the EDR database search and the site visits, most sites indicated lower potential for environmental concerns.
- According to previous mapping, three of the sites contained relatively smaller areas identified as wetlands.

### **2.4 Characteristics of Eliminated Preliminary Candidate Sites Relative to Group 1 and 2 Criteria**

As described in Section 2.2, the screening and evaluation of the PCSs involved evaluating field information and comparing each of the sites with Group 1 and Group 2 criteria. As a result, 15 PCSs were eliminated from further consideration. With the exception of sites considered too small and those confirmed to either be active facilities or to have existing and functioning development plans, none of the issues listed below, by themselves, eliminated sites. Rather, sites were eliminated from further consideration for exhibiting a combination of limitations.

These sites are listed below:

- State of New York – A (Moreau, Saratoga County)
- Edison Paving (Schaghticoke, Rensselaer County)
- Niagara Mohawk-Mechanicville (Halfmoon, Saratoga County)
- General Electric C (Waterford, Saratoga County)
- Green Island IDA (Green Island, Albany County)
- Troy Slag\Rensselaer IDA (Troy, Rensselaer County)
- Callanan\Rensselaer IDA\City of Troy\King Services (Troy, Rensselaer County)

## 2. Overview and Application of Facility Siting Criteria in the PCS Identification Process

- Town of North Greenbush (North Greenbush, Rensselaer County)
- Rensselaer Tech Park – A (City of Rensselaer, Rensselaer County)
- Rensselaer Tech Park – B (City of Rensselaer, Rensselaer County)
- Albany Rensselaer Port District\BASF (City of Rensselaer, Rensselaer County)
- Bray Energy (City of Rensselaer, Rensselaer County)
- Bray Energy\Petrol\Gorman\Transmontaigne (City of Rensselaer and East Greenbush, Rensselaer County)
- Norwest (East Greenbush, Rensselaer County)
- P&M Brickyard (Coeymans, Albany County)

In general, various factors led to the elimination of the above-listed sites. A summary list of the factors that contributed to the elimination of the PCSs is provided below.

- Site area appeared insufficient for the siting of a facility.
- Development occurred or was occurring on-site, or development plans were confirmed that could interfere with the feasibility of constructing and operating a facility.
- Historic or current land uses increased the potential for environmental concerns.
- Access to the river would require a relatively more complex design because of steep shoreline slopes.
- Characteristics of sites would introduce potential design limitations associated with rail access (e.g., rail was located some distance off-site; accessing rail would mean crossing additional properties or a road; or grade differential conditions existed between the site and rail).
- The density of residences within 0.5 and 1.0 miles was higher.
- The number of educational facilities within 0.5 and 1.0 miles was higher.
- Site topography was an issue (e.g., topography varied across a site; level areas were relatively small).



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## **2. Overview and Application of Facility Siting Criteria in the PCS Identification Process**

- Proximity to dams and locks raised potential navigation concerns.
- Relatively large areas of previously mapped (NWI and NYSDEC) wetlands were noted.
- The sites provided reduced proximity to dredge areas and exhibited other limitations.