

**FACT SHEET****State Superfund
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: Campagnolo Property
DEC Site #: 755013
Address: 503-511 North Meadow Street
Ithaca, NY 14850

Have questions?
See
"Who to Contact"
Below

NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Campagnolo Property site ("site") located at 503-511 North Meadow Street, Ithaca, Tompkins County under New York State's State Superfund Program have been or will be met. Please see the map below for the site location.

NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion regarding the site. A copy of the report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

The cleanup activities were performed by Benedetto Campagnolo and Giuliana Campagnolo with oversight provided by NYSDEC.

Completion of Project

Following site cleanup, NYSDEC reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed – requires continued management) for the following reason(s):

People are not drinking the groundwater because the area is served by a public water supply that is not affected by site-related contaminants. Additionally, there are enforceable restrictions on the use of groundwater beneath the site and plans for monitoring groundwater to confirm the continued breakdown of contaminants.

No site-related soil contamination of concern was identified during investigations. Even accounting for those results, people are not expected to come into direct contact with the soils because the entire site is covered with buildings and paved surfaces. There are also enforceable restrictions on the land use for the site and plans for management of any excavation that occurs on-site.

Sub-slab depressurization systems (systems that ventilate/remove the air beneath the building) have been installed in the two on-site buildings and one off-site building to prevent the indoor air quality from being affected by the contamination in soil vapor beneath the buildings. Investigation sampling indicates the extent of soil vapor contamination has been defined and is not a concern for other off-site buildings.

Final Engineering Report Approved

The NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

Institutional and Engineering Controls

Institutional controls and engineering controls are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

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

- Ground Water Use Restriction
- Site Management Plan
- Operation and Maintenance Plan
- Institutional Control/Engineering Control Plan
- Easement

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

- Vapor Mitigation (Sub-slab depressurization systems)

Next Steps

With its receipt of a Certificate of Completion, the remedial party is eligible to redevelop the site. In addition, the remedial party has no liability to the State for contamination at or coming from the site, subject to certain conditions.

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

Background

Location: The Campagnolo Property (the site) is located on North Meadow Street (Route 13) between Cascadilla and Esty Streets in the City of Ithaca, Tompkins County.

Site Features: The site is approximately 0.5 acres in size and includes two commercial buildings. The buildings are both slab-on-grade structures. Asphalt and/or concrete paved parking surfaces surround the buildings on all sides. The grade at the site is generally flat with an elevation of 386 feet above mean sea level. The north-flowing Cayuga Inlet, a NYSDEC Class C(T) stream, is approximately 1,000 feet west of the site. The 315 North Meadow Street inactive hazardous waste site (Site No. 755014) is located two blocks to the south.

Background (continued)

Current Zoning/Uses: The site is zoned for commercial use and the buildings are currently leased for various commercial services. Adjacent parcels are currently used for a combination of commercial and residential purposes.

Historic Uses: The site was used for a dry cleaning service from the late 1960s through 1977. An approximately 18-pound dry cleaning machine was located in the building, and an aboveground solvent tank was formerly located outside on the east side of the building. Tetrachloroethene (PCE) had previously been used in dry cleaning operations as a cleaning solvent but is not currently used at the site.

Site Geology and Hydrogeology: The generalized site geology indicates a layered system characterized at the surface with a fill layer ranging from 2 to 4 feet thick across the area. The fill material consists primarily of clay and silt mixed with some ash, wood, cinder, and gravel. The fill overlies an approximately 11- to 12-foot thick silt and clay unit containing thin and discontinuous sand and silt layers.

The silt and clay unit overlies a silty fine sand unit ranging in thickness from approximately 11.5 to 12.5 feet. The silty fine sand unit overlies a clayey silt unit present at approximately 28 feet below ground surface (bgs).

Groundwater at the site was first encountered within the discontinuous sand and silt layers of the silt and clay unit. The depth to groundwater measured in shallow monitoring wells has ranged from approximately 4 to 8.5 feet bgs. The general direction of groundwater flow is to the west-northwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=755013>

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

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

Tompkins County Public Library
101 East Green Street
Ithaca, NY 14850
phone: 607-272-4557

New York State Department of Environmental Conservation
Region 7 - Kirkwood Sub office
1679 NY Route 11
Kirkwood, NY 13795-1602
phone: 607-775-2545

Who to Contact

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

Project Related Questions

Gary Priscott
Department of Environmental Conservation
Division of Environmental Remediation
1679 NY Route 11
Kirkwood, NY 13795-1602
607-775-2545
gwprisco@gw.dec.state.ny.us

Site-Related Health Questions

Mark Sergott
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
518-402-7860
beei@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

Approximate Site Location
Campagnolo Property
755013
503-511 North Meadow Street
City of Ithaca, Tompkins County

