RETEC

Phase I Environmental Site Assessment
City of Rome Industrial Redevelopment Area
Rome, New York

Prepared for:

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
City Hall
Rome, NY 13440

Prepared by:

REMEDIATION TECHNOLOGIES, INC.
1001 W Seneca Street, Suite 204
Ithaca, NY 14850-3329

RETEC Project No.: 3-2013-200

Subcontractor to:

THE SARATOGA ASSOCIATES
443 Broadway
Saratoga Springs, NY 12866

OCTOBER, 1995

Notice: This report is intended for planning purposes only and is subject to limitations described within. It is not intended to serve as a basis for property transfer or for final definition of remedial actions or redevelopment construction requirements.

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nlm

OCTOBER, 1995

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1.0 INTRODUCTION

Remediation Technologies, Inc. (RETEC) was retained on behalf of the City of Rome, New York by The Saratoga Associates to conduct a preliminary or "Phase I" environmental site investigation of W an area defined by the City of Rome, Oneida County, New York as an Industrial Redevelopment Area. This investigation was authorized by Mr. Ronald Conover of the City of Rome Planning Department through a contract with The Saratoga Associates.

This report was prepared for the use of the City of Rome and its agents for industrial and urban planning purposes. This report is not intended for use in the sale or transfer of property. Additional limitations are described below in Section1.7.

1.1 Site Location

The Industrial Redevelopment Area is located in the east-central portion of the City of Rome (Figure 1-1). The site is approximately 200 acres in size, and is bounded by East Dominick Street to the north, the Mohawk River to the west, the New York State Barge Canal to the south, and an irregular line extending from the eastern side of 1212 Dominick Street to the Barge Canal at the east (Figure 1-2). Residences along Kingsley Avenue and Mill, Essex, Race, Railroad Streets which fall within these boundaries are excluded from the Redevelopment Area.

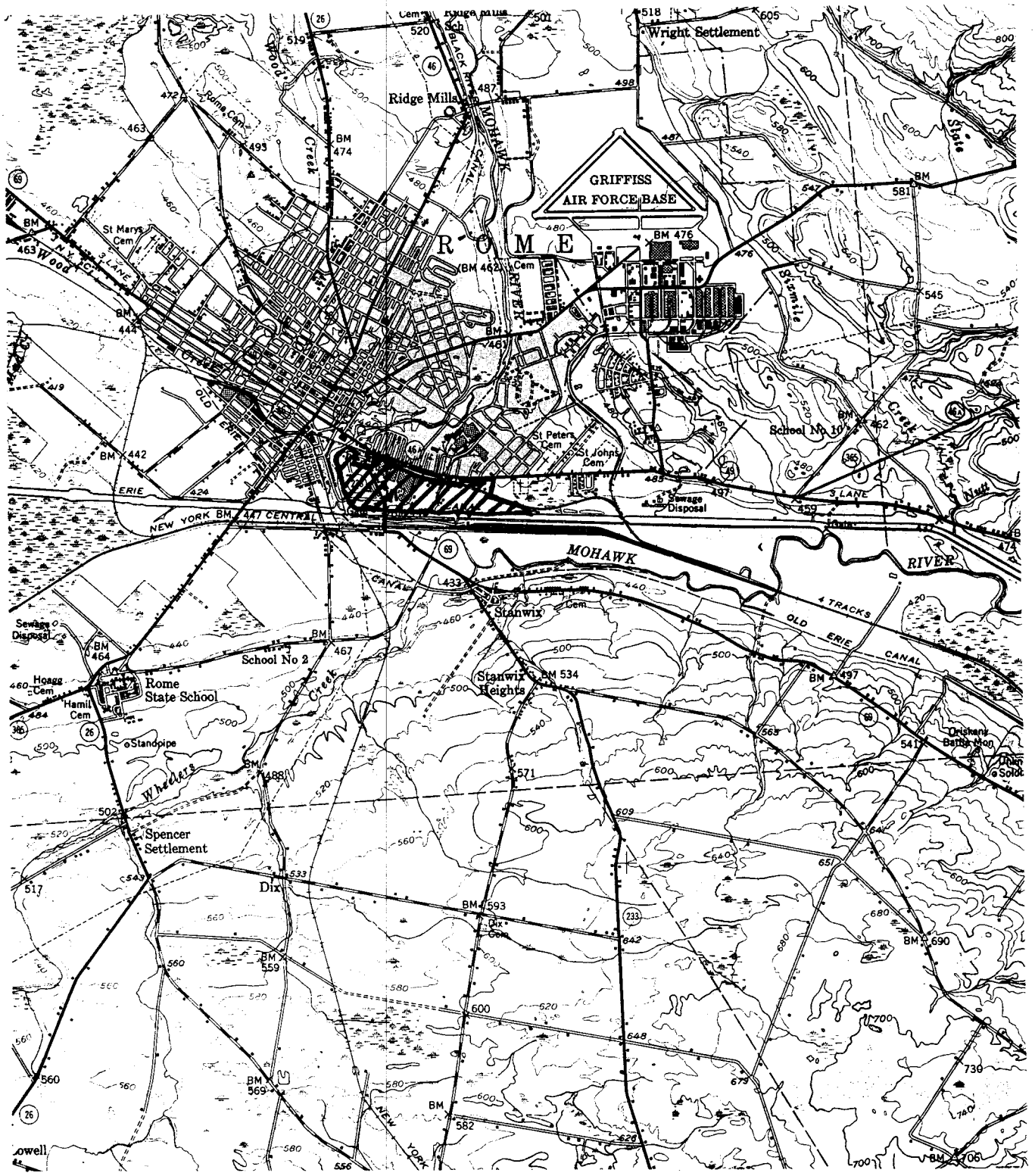
1.2 Objectives and Methods

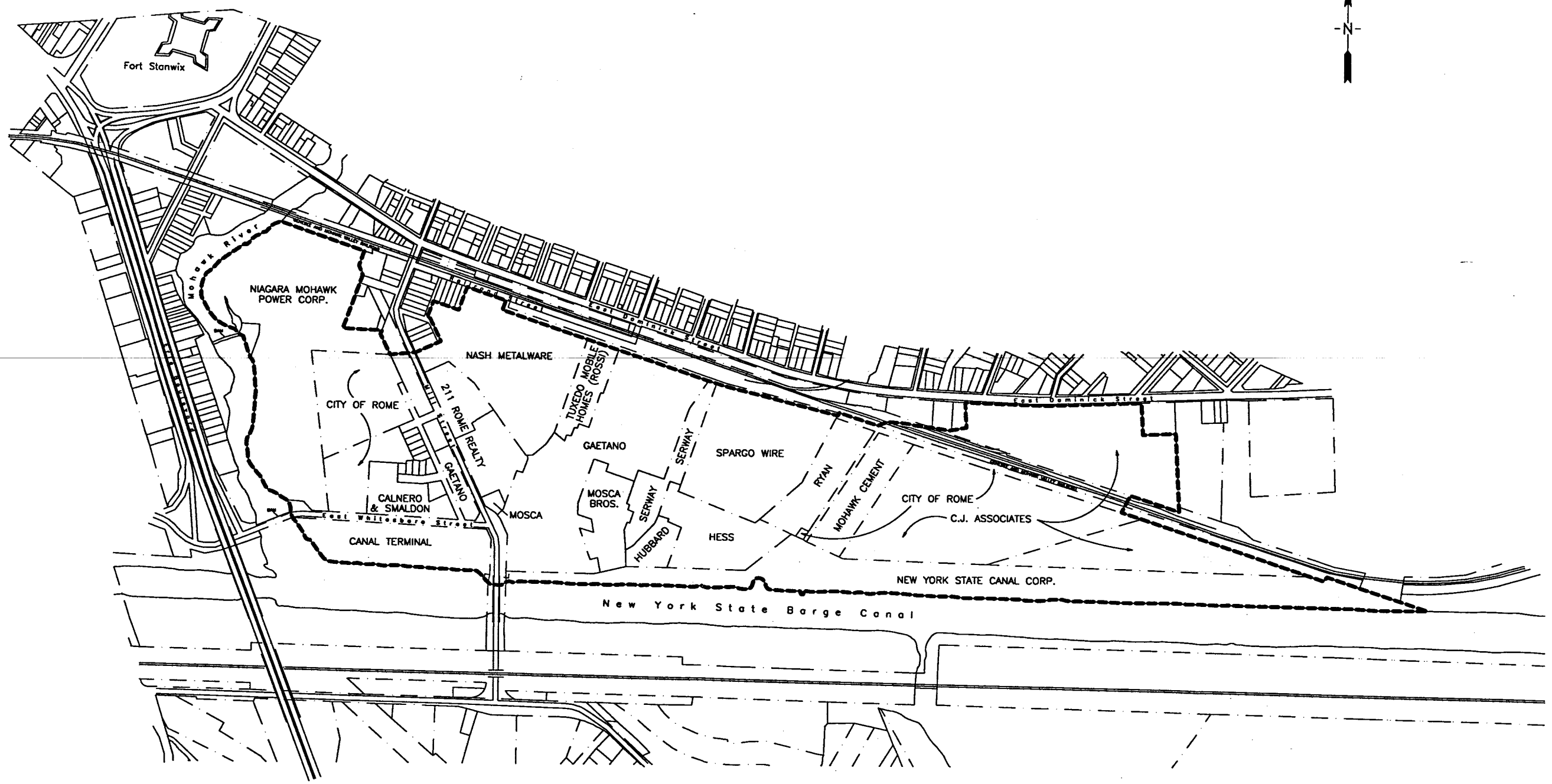
The purpose of this investigation was to assess the likelihood of whether environmental degradation had occurred within this area as a result of the use, storage, or disposal of hazardous materials. In general, the investigation was performed in accordance with the American Society of Testing Materials (ASTM) standards E1527-94 and E1528-93. By intentional design, the investigation did not include the following elements required by these ASTM standards:

- On-site inspection of individual properties. Observations of properties were limited to views made from the perimeters of properties and to areas of public access. Property and business owners were not contacted to obtain access agreements.

Figure 1-1

SITE LOCATION MAP





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REFERENCE DWG | DESCRIPTION

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3-2013-200

CURRENT DATE: 10/4/95 | CAD FILE: 2013-S01

FIGURE 1-2
SITE PLAN SHOWING
PROPERTY OWNERSHIP

ROME, NEW YORK

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DRAWING NUMBER 2013-S01 | REV 1

- Owner questioning and records searches. This investigation was performed using public records, and did not include interviews with owners and operators of sites. Owner- supplied records and site data were not requested.

This report was prepared to present a framework for assessing the environmental issues of the Redevelopment Area. The environmental concerns discussed in this report will be addressed in the planning and redevelopment program on a site-wide basis. The mechanism for further investigation of these issues will be outlined in the Letter of Intent between the City of Rome and the New York State Department of Environmental Conservation (NYSDEC). The investigation of specific concerns during redevelopment will be negotiated with NYSDEC and implemented under Consent Orders contemplated by the Letter of Intent.

1.3 Site Inspection

The Industrial Reuse Area was visited on several occasions by Bruce Coulombe of RETEC between June and September, 1995. Site usages and conditions were observed, and photographs taken.

No observations regarding asbestos containing materials (ACMs) were made since on-site inspections of properties was not conducted in this investigation. It can be assumed given the age of most structures within the industrial redevelopment zone that ACMs are present in most of the structures. A formal asbestos survey and abatement, conducted in accordance with New York State Department of Labor regulations, must be performed prior to any building renovation or demolition.

1.4 Historical Review

The following agencies were contacted and the listed publicly available documents were obtained or reviewed during this investigation.

- NYSDEC Spills Database
- NYSDEC Department of Hazardous Waste Remediation, Region 6
- NYSDEC Freedom of Information Officer, Region 6
- NYSDEC Petroleum and Chemical Storage Tank Registry
- City of Rome Engineering Office
- City of Rome Planning Office

- Oneida County Clerk's Office (property transaction records)
- Aerial Photographs: 1938 (northwest area only), 1948 (western portion only), 1955, 1968, 1975, 1977
- USEPA NPL and CERCLIS lists
- NYSDEC Directory of Inactive Hazardous Waste Sites
- U.S. Geological Survey publications
- Geologic Maps
- City of Rome Historical Society
- Niagara Mohawk Power Corporation documents, Jervis Public Library
- Sanborn Fire Insurance Maps: 1884, 1888, 1894, 1899, 1904, 1909, 1914, 1924, 1930, 1949, 1971
- National Wetlands Inventory Map (1991)

The title search of properties extended to roughly the early 1920s. All deed and title records older that this are maintained in the Oneida County archives and were not reviewed.

The NYSDEC records were obtained through the Freedom of Information Law procedures. Copies of all documents describing properties within the Redevelopment Area were purchased from the NYSDEC.

1.5 Other Sources of Information

Several reports were obtained during this investigations pertaining to properties within the Redevelopment Area:

- The Niagara Mohawk site is described in a series of documents which are available to the public in a repository at the Jervis Public Library. These documents include preliminary environmental reports and work plans.

- Investigation and monitoring reports describing activities at the City of Rome Department of Public Works (DPW) garage were obtained from the NYSDEC Region 6 Spills Unit.

- Copies of NYSDEC records on all reported spills within or bordering the Redevelopment Area were obtained and are cited in this report.

- Environmental investigation reports were obtained from the NYSDEC Region 6 Division of Hazardous Waste Remediation which describe investigations at the Gaetano property. A Phase II Site Assessment Report contains information from property owners on the history of the former General Cable complex.

- A Phase I environmental site investigation was performed at the Nash Metalware and Gaetano properties by Plumley Engineering, P.C. This report is cited extensively as it provides information on the interior of site buildings which were not inspected in the RETEC investigation. The copy of the report provided for review was incomplete and did not include any figures. This report was prepared in 1992 for a potential private developer.

Phase I reports have been written for the Spargo Wire site and the New York State Canal Corporation terminal site. These reports were not made available for this investigation but will be reviewed when available.

1.6 Report Organization

The remainder of this report is organized into three sections: Section 2 describes the general setting of the Redevelopment Area, and then describes each property which comprises the 200 acre zone. Section 3 summarizes the environmental issues which affect the Redevelopment Area. Section 4 presents the report conclusions.

1.7 Limitations

The purpose of this report is to provide information that may be useful for planning the redevelopment of this Rome, New York, site. In preparing this report, Remediation Technologies, Inc. (RETEC) has relied upon and presumed accurate certain information provided by others about the site and adjacent property. RETEC has not attempted to verify the accuracy or completeness of all such information. Based upon this information, RETEC has prepared opinions about the site, utilizing certain assumptions, as necessary. Where assumptions were used, they are believed to be

reasonable. However, as conditions are to vary from those assumptions used in this report, the opinions made may also vary.

The opinions presented herein are subject to the above-mentioned limitations. No warranty or guarantee, whether expressed or implied, is made with respect ot the conclusions expressed in this report.

2.0 DESCRIPTION OF THE INDUSTRIAL REDEVELOPMENT AREA

2.1 Hydrogeologic Setting

The Industrial Redevelopment Area is located in the western Mohawk River valley of the Hudson-Mohawk Lowlands physiographic province of New York State. This lowland lies between the Appalachian Plateau to the south, and the Adirondack Region to the north, and is dominated by the river valley and floodplain of the Mohawk River. The City of Rome is situated near the headwaters of the Mohawk River. The river flows through the city from a point 12 miles to the north. In Rome, the river then flows to the east along the base of the Appalachian Plateau to a point north of Albany where it joins the Hudson River. The regional drainage pattern, and the Mohawk River in particular, have been heavily modified since the Eighteenth Century by the construction of canals and diversion and impoundment of surface water bodies. The Mohawk River north of Rome has been modified by the creation of Delta Lake, and by the construction of the Black River Canal.

Bedrock at the site is mapped as shale and siltstone of the Middle to Upper Ordovician Lorraine, Trenton, and Black River Groups (Fisher and Rickard, 1970). The bedrock in this area is fractured by a set of orthogonal joints which typically control the direction of weathering and erosion of the bedrock surface. The surface of the bedrock formations has been modified by both glacial erosion and by fluvial action. The site is located over the bedrock trough of the Mohawk River, which has been filled with a combination of glacial outwash sediments and post-glacial alluvial materials (Casey and Reynolds, 1989). The bedrock valley of the Mohawk River at the site is mapped at approximately 100 feet below the ground surface (Figure 2-1). A cross-section of the valley between the Barge Canal to the south and Griffiss Air Force Base to the north shows that the valley is filled by a sequence of sediments, consisting of alluvial deposits over lacustrine sand, over a basal till layer emplaced on bedrock (Figure 2-2). Borings from detailed investigations within the Redevelopment Area have shown that a silt-clay unit is present within this sequence at approximately 50 to 60 feet below the ground surface (Atlantic, 1993, Empire Soils, 1991).

Surface water at the site drains generally to the south to the Barge Canal; flow along the western margin of the site flows to the west to the Mohawk River. The Mohawk River joins the Barge Canal at the southwest corner of the site. At this point they flow together for approximately 3,500 feet to where the river follows its natural course to the south and the Canal continues east.

Figure 2-1

BEDROCK ELEVATION MAP (FEET ABOVE MEAN SEA LEVEL)
(Casey and Reynolds, 1989)

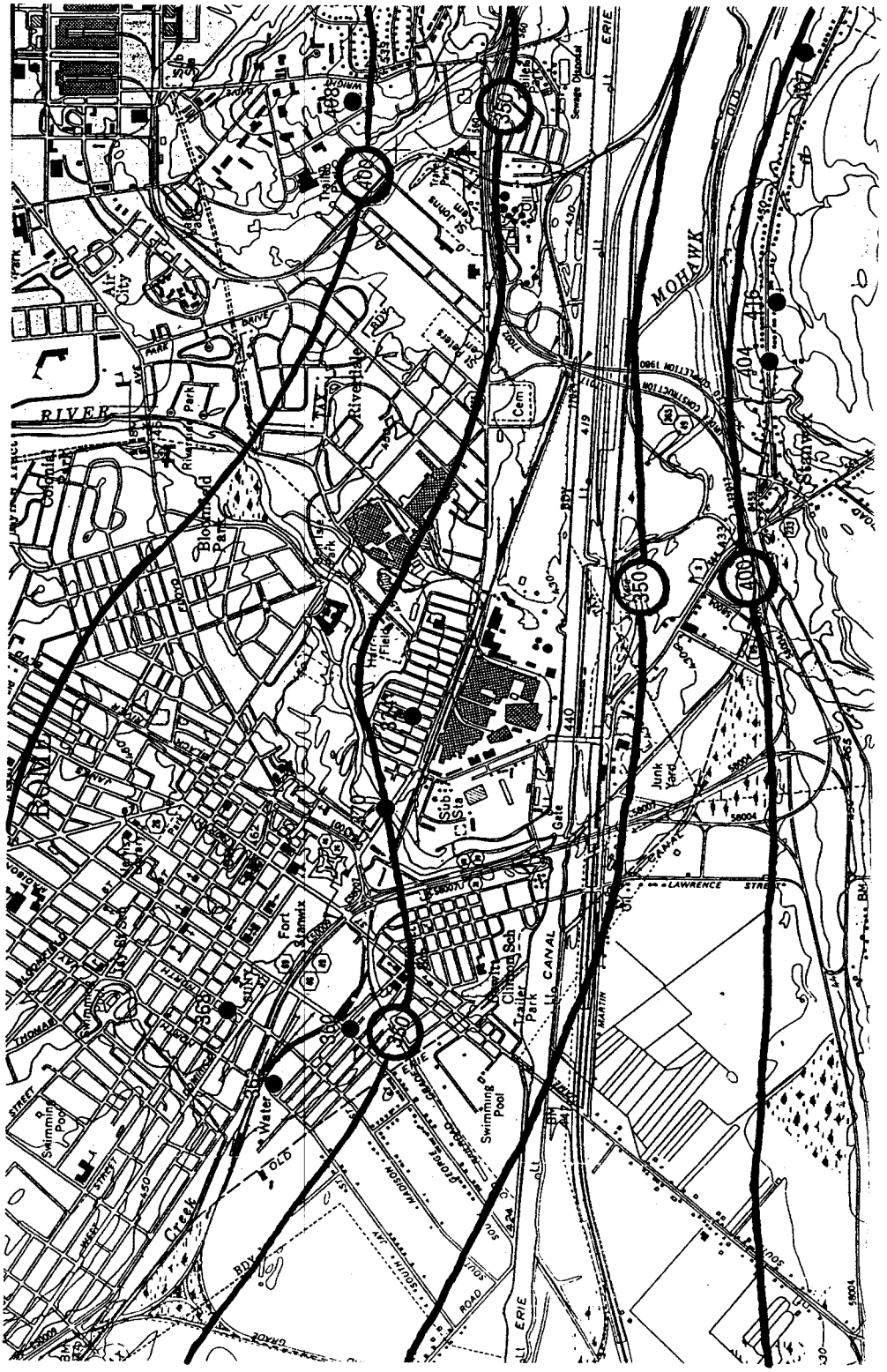
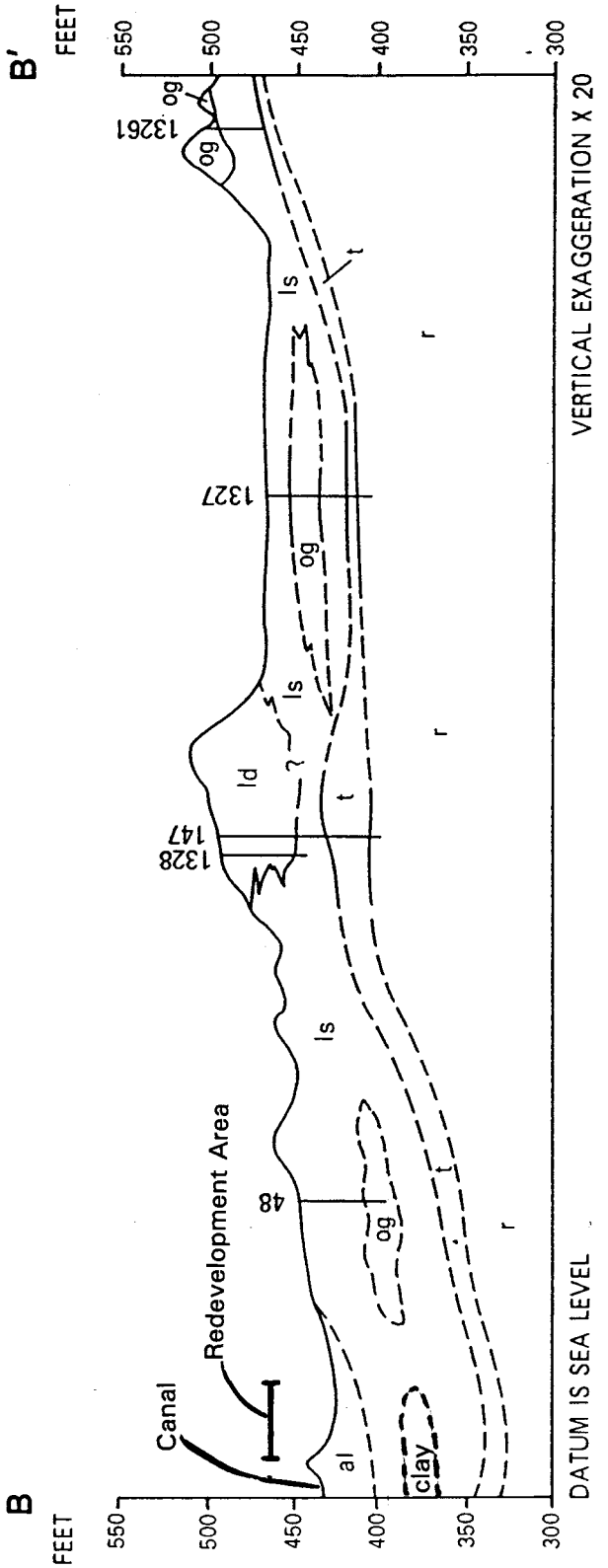


Figure 2-2

GEOLOGIC CROSS-SECTION

(Casey and Reynolds, 1989)



al	alluvium	k	kame	t	till
ls	lacustrine sand	s	swamp	og	outwash gravel
lg	lacustrine delta				

A regional surface water divide is found immediately to the west of the site, approximately 100 to 200 feet west of the Mohawk River (Figure 2-3). Erie Boulevard East (NY Route 69) marks the approximate position of the divide between flow to Oneida Lake and the Great Lakes/St. Lawrence drainage system to the northwest, and flow to the Hudson River drainage to the southeast.

Groundwater flow in this area generally follows the same pattern as surface water. Groundwater flows into the Mohawk River valley from the north, with a regional groundwater divide in nearly the same location as the surface water divide (Figure 2-3). Groundwater flows across the Redevelopment Area from north to south, with a slight westerly component to the flow near the north-south reach of the Mohawk River.

Groundwater is reported to be 11 to 14 feet below the ground surface across the Redevelopment Area. Approximately 100 feet of saturated sediments are present between the water table and the bedrock surface beneath the site. Casey and Reynolds show the greatest thickness of saturated sediments in this area to be located beneath the north-central portion of the site (Figure 2-4). This valley fill is classified as a potential aquifer by Reynolds (1990) with potential yields of 10-100 gallons per minute. There are, however, no known users of groundwater within the City of Rome. The site is not classified as a Primary Water Supply Aquifer by NYSDEC or the USEPA (NYSDEC, 1990).

2.2 Description of the Industrial Redevelopment Area

The Industrial Redevelopment Area is approximately 200 acres in size. The property is irregular in shape (Figure 2-5), with general dimensions of 5,000 feet along Railroad and East Dominick Streets to the north, 2,000 feet along the Mohawk River to the west, 5,500 feet along the New York State Barge Canal to the south. The eastern border of the property runs approximately 700 feet due south from East Dominick Street to a city right-of-way along a railroad line, then follows the right-of-way to the southeast to the Barge Canal. The area is divided into 26 parcels, with 18 different property owners. At least 29 major buildings are present within the area. Most of the buildings are concentrated within the central portion of the site. The site is generally flat, with relief mapped at less than 20 feet. Wooded, undeveloped areas are present at the extreme western, southern, and eastern portions of the Redevelopment Area.

Table 2-1 presents a listing of the properties which comprise the area. The locations of the properties are shown on Figure 1-2 and on Plate 1.

Figure 2-3

WATER TABLE MAP (FEET ABOVE MEAN SEA LEVEL)

(Casey and Reynolds, 1989)

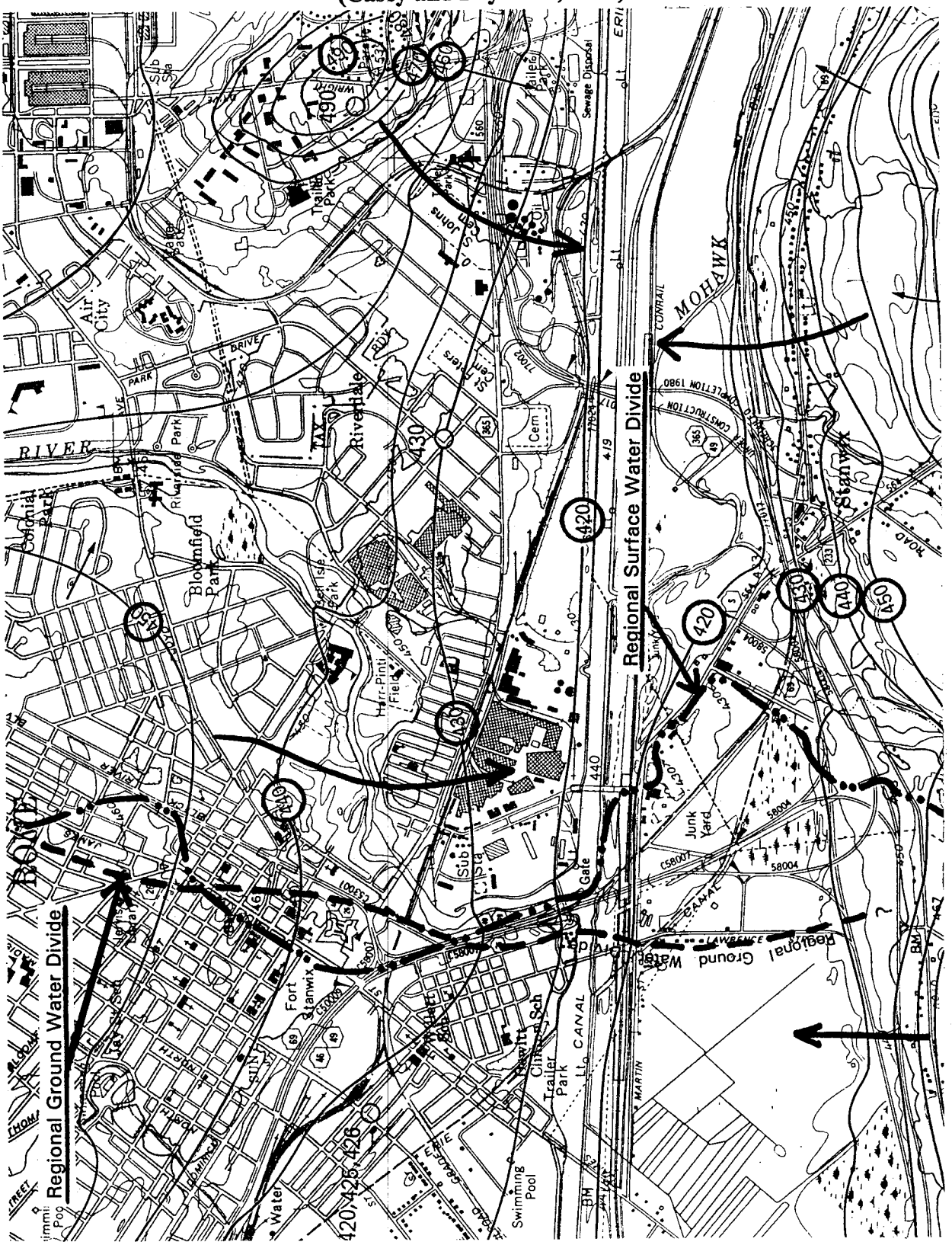
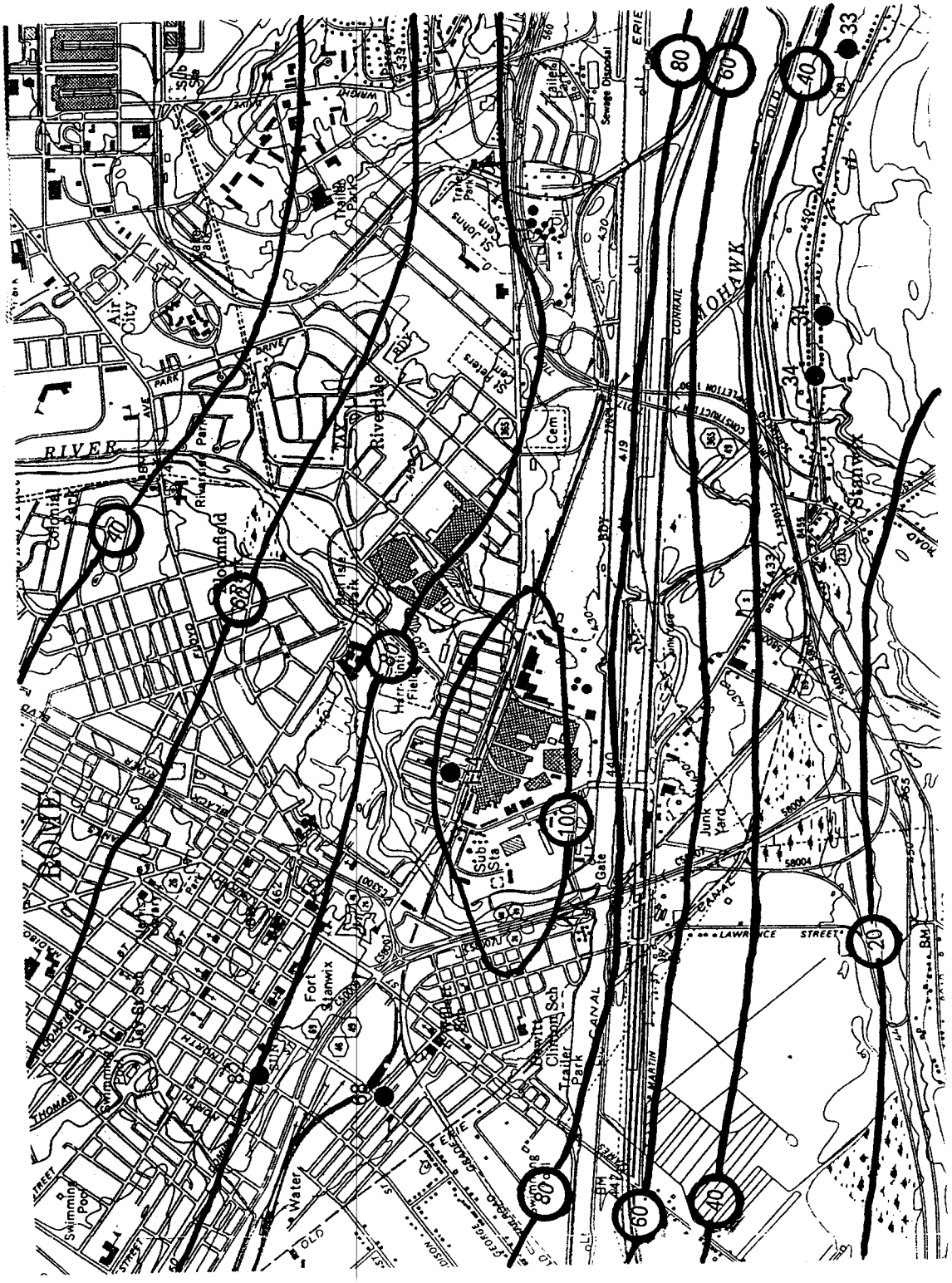
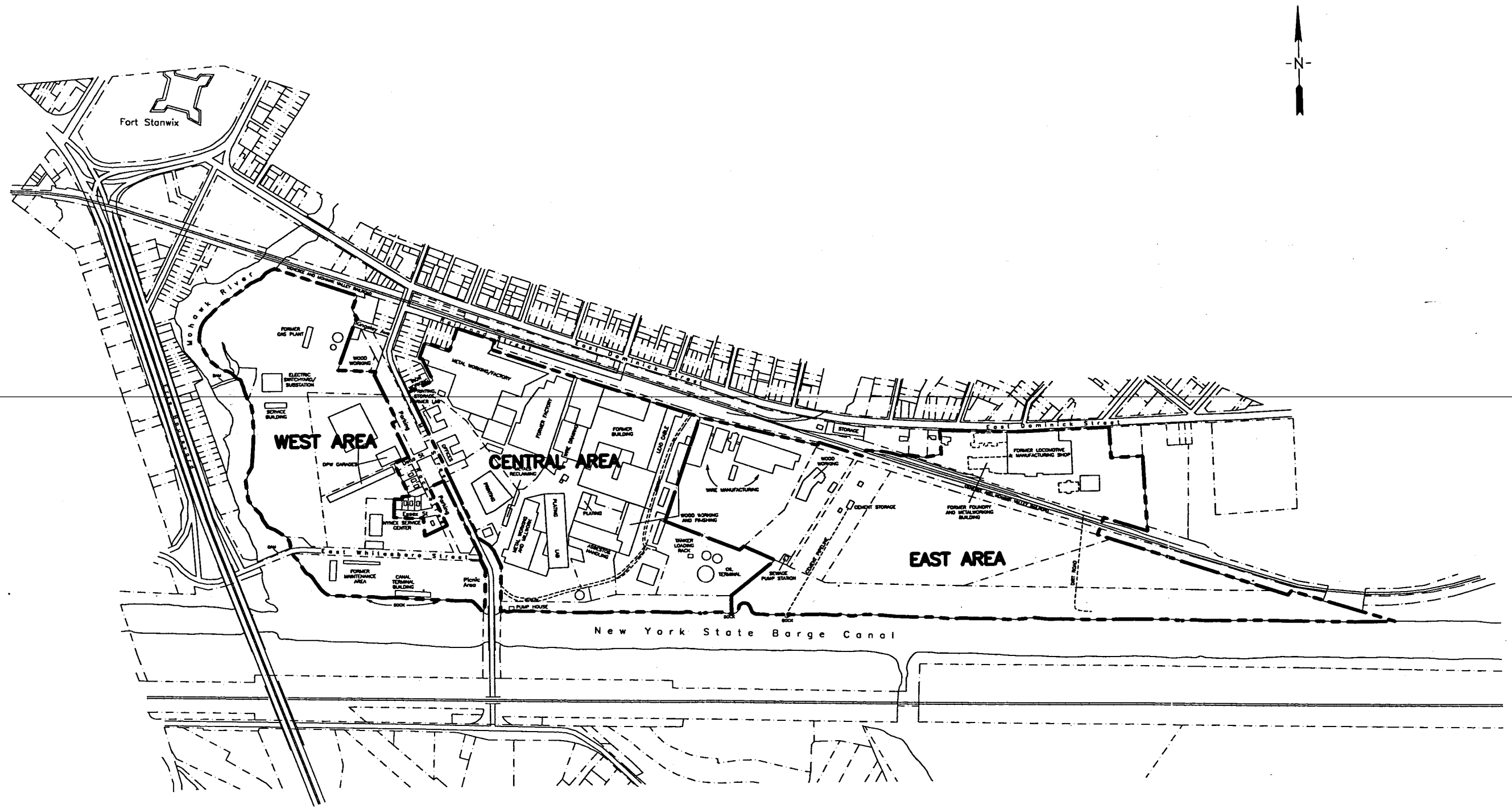


Figure 2-4

SATURATED AQUIFER THICKNESS (IN FEET)
(Casey and Reynolds, 1989)





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PLANNING DEPARTMENT
ROME, NEW YORK
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FIGURE 2-5
REDEVELOPMENT AREA SUBDIVISIONS

ROME, NEW YORK

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DRAWING NUMBER 2013-S02 | REV 0

Table 2-1 Properties Included Within the Industrial Redevelopment Area

Property Owner (# of Parcels)	Acreage	Property Usage	# of Buildings/Square Footage
City of Rome (3)	16.3	City Public Works & bus garages	3 / 83,625
Calnero & Smaldon	2.6	NYNEX garage and stockyard	2 / 2,480
Canterbury Printing	3.2	printing press	1 / 52,000
Nash Metalware	13.2	manufacturing, storage, commercial sales	2 / 993,622
211 Rome Realty	4.4	office buildings, storage, print shop	2 / 62,994
Tuxedo Mobil Homes	2.6	storage / vacant	1 / 96,712
John Serway (2)	2.9	woodworking	2 / 42,726
Amerada Hess	5.5	petroleum bulk storage, garage	1 / 4,488
F.C and R.J. Hubbard	1.6	Hubbard Tool and Die Company	1 / 12,416
Mosca Bros. Moving (2)	4.0	moving company warehouse and garage	2 / 45,321
Thomas Ryan	3.9	McIntosh Box (woodworking)	2 / 20,517
Mohawk Valley Cement Co.	4.2	cement storage and distribution	1 / 750
C.J. Associates (3)	37.9	industrial building & vacant land	2 / NA
Genesee & Mohawk Valley RR	21.4	railroad line and yard	none
Charles A. Gaetano (2)	18.5	vacant industrial buildings (old General Cable)	1/ 757,000
NYS Thruway (2)	25	canal terminal and right-of-way	3 / 10,000
Niagara Mohawk Power Corp.	22.3	substation & service building, former gas plant	1 / NA
Spargo Wire Company	12.5	wire manufacturing	2 / 94,824

Notes: Buildings which have been merged together in large complexes are counted as one.
NA information not available

In order to simplify the presentation of data and to help in future planning discussions the entire Redevelopment Area is divided into three segments: a central core area, an eastern zone, and a western zone (Figure 2-5). The properties within each zone are described in detail below. Each property description contain the following information:

- Listed property owner and county tax map number;
- Description of the property location, size, and physical features;
- Description of cultural features (buildings, roads, industrial development, etc.);
- Description of site and business use;
- History of property ownership and use; and
- Environmental concerns reported or observed.

The significance of the environmental observations is discussed in Section 4 of this report.

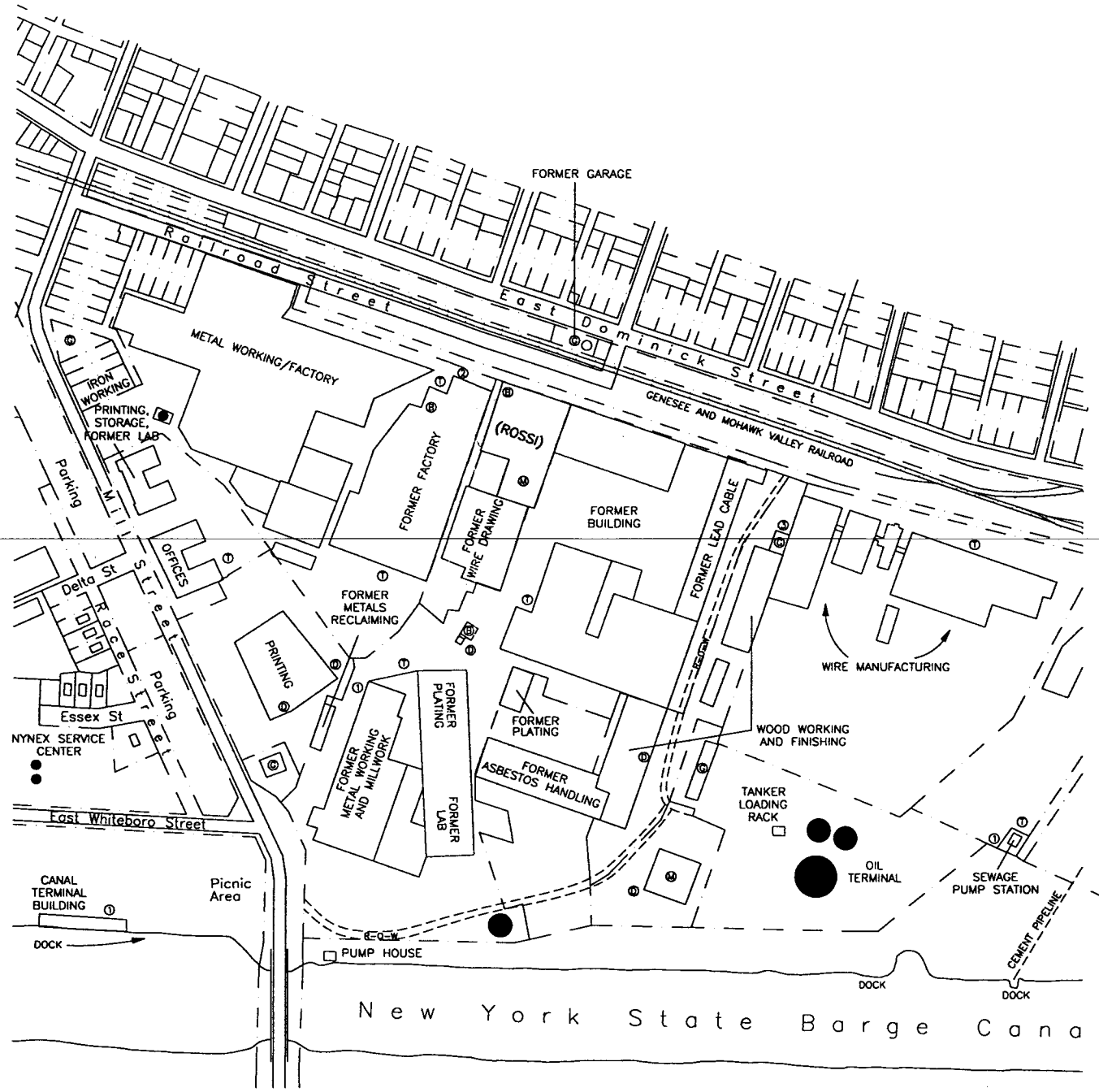
2.3 Description of the Central Core Area

The central core of the Redevelopment Area is heavily developed and contains both active and abandoned industrial property. At one time this area was divided between the industrial complexes of the General Cable Company and Rome Copper and Brass. This area is the primary focus of redevelopment planning.

2.3.1 Nash Metalware
Tax Map 242.020-0001-016.001

This property comprises the northwest portion of the central core (Figure 2-6). It is 13.2 acres is size, and borders Railroad Avenue to the north, residential properties to the west, and commercial properties to the south and east. The property is mostly covered by a set of industrial/commercial buildings. The balance of the site appears to be paved. Vehicle access to the site is from Mill Street to a set of loading docks.

A portion of the property is used by Nash Metal Products for the production of stamped aluminum cooking pans. Other tenants include a wooden fence vending company and a surplus roofing sales company. In addition to these uses, the Plumley Engineering survey noted that the site



N

LEGEND

- PETROLEUM ABOVEGROUND STORAGE TANK
- PETROLEUM UNDERGROUND STORAGE TANK (NUMERAL INDICATES NUMBER OF TANKS)
- TRANSFORMER
- BOILER ROOM
- DRUM STORAGE, SHIPPING AREA
- MACHINE SHOP
- GARAGE/SERVICE STATION
- PROPERTY LINE

400 300 200 100 0 400

APPROXIMATE SCALE IN FEET

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FIGURE 2-6
CENTRAL AREA

ROME, NEW YORK

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was also used by a retail music and electronics store, a wire harness maker, a sign maker, a dance studio, and for storage. At the time of the Plumley inspection not all of the buildings were heated.

History

The first Sanborn map entry for this property was in 1899. From this time forward the site has been used for production of metal cookware, first as the Rome Manufacturing Company, later as Revere Copper and Brass, and currently as Nash Metal Products. The property was purchased by Nash Metalware from Revere Copper and Brass, Inc. in 1987. Revere Copper created the property by acquiring and joining eight separate small pieces of land. Previous owners of these parcels included General Cable/Rome Wire Company, the Rome Community Chest, the City of Rome, Revere Copper and Brass, and Rome Brass and Copper.

1899 - First Sanborn listing showing The Rome Manufacturing Company building adjacent to Railroad Street, with stamping, soldering, and lacquering facilities
- Bingham Harness Company - building adjacent to Mallory Street

1904 - Rome Manufacturing buildings expanded
- Bingham Harness - building expands to east
- (City Creamery Company of Brooklyn built across Railroad Street, adjacent to railroad tracks, on an area now vacant.)

1909 - Continued expansion of Rome Manufacturing Company buildings to south and on adjacent parcel of land (see Tuxedo Mobil Homes/Rossi description)

1924 - Continued expansion of facilities, creamery no longer shown on maps

1930 - Shown on Sanborn as Revere Copper and Brass, Rome Manufacturing Division

1949 - Unchanged

1987 - Purchased by Nash Metalware

Environmental Concerns

Various metalworking activities have been carried out across this site involving the use of lubricants, plating compounds, and metal treating (pickling) compounds. The Plumley survey noted that several pits, sumps, and floor drains are present within this building complex. Some of these structures contain oil or other residues. Drums, pails, and tanks were observed throughout the property in various conditions, many of which contained liquids (Plumley, 1992).

The Plumley report also noted that the transformers in three substation areas on the site were tested for PCBs. Elevated levels of PCBs were found, and the oil in three transformers was replaced with non-PCB oil. The Sanborn maps for the site indicate that transformers were located at the northeast side of the site. Plumley noted that six transformers are or were present on the roof of one building, and at a third location which is adjacent to "Building 21". (Note that the copy of the Plumley report obtained for this investigation did not contain maps, therefore it was not possible to isolate this location.) Known transformer locations are shown on Figure 2-6.

Gasoline tanks were reported by Plumley to have been present near Mill Street but removed at an unspecified date. Plumley also reported that two 32,280 gallon underground storage tanks were present at the front of the site adjacent to Railroad Street. These tanks were reportedly used for the storage of #6 fuel oil, but are no longer in use. These tanks are the subject of an active NYSDEC spill investigation which began in 1993 (see below). One petroleum storage tank for the site is registered with NYSDEC. The Sanborn maps indicate that a 10,000 gallon underground gasoline tank was located south of the water tower, and an "oil house" was located further south of the main building (1914 map) and at the Mill Street entrance to the site (1930).

Petroleum spills at this site which were reported to NYSDEC are listed below:

NYSDEC Spill #	Year	Event
737 (NYSDOT)	1978	Discharge of #6 fuel oil to Barge Canal
8402290	1984	Oil discharged via storm sewer system to Barge Canal
8504363	1985	Vapors reported at plant from storm sewer
8803940	1988	Oil leakage from boiler room to storm sewer
8803962	1988	Oil leak from Niagara Mohawk transformer
9303482	1993	Oil and water in underground tank vault

All except the 1993 spill were investigated and remediated to the satisfaction of NYSDEC and are closed. The 1993 spill file is listed by NYSDEC as "active".

2.3.2 Charles A. Gaetano (the "General Cable" site) Tax Map 242.020-0001-018

This property extends from Railroad Street at the north to the Canal right-of-way to the south through the middle of the central core area (Figure 2-6). A complex of abandoned industrial

buildings is present over most of the site. Most of these buildings are in poor condition. The building fronting Railroad Street appears to be intact, but is unoccupied. A 75,000 gallon capacity water tower is located at the southern side of the property. A small pump house associated with the industrial buildings is located on the Barge Canal right-of-way directly south of the property. A large aboveground storage tank of approximately 150,000 gallon capacity within a concrete secondary containment cell is located at the southeast corner of the site.

The entire site is covered by the buildings or concrete and asphalt pavement. A city right-of-way which serves as an access road to other properties within this industrial area crosses the northeastern and southern sides of the property. Abandoned railroad tracks enter the central and eastern portions of the site from the north.

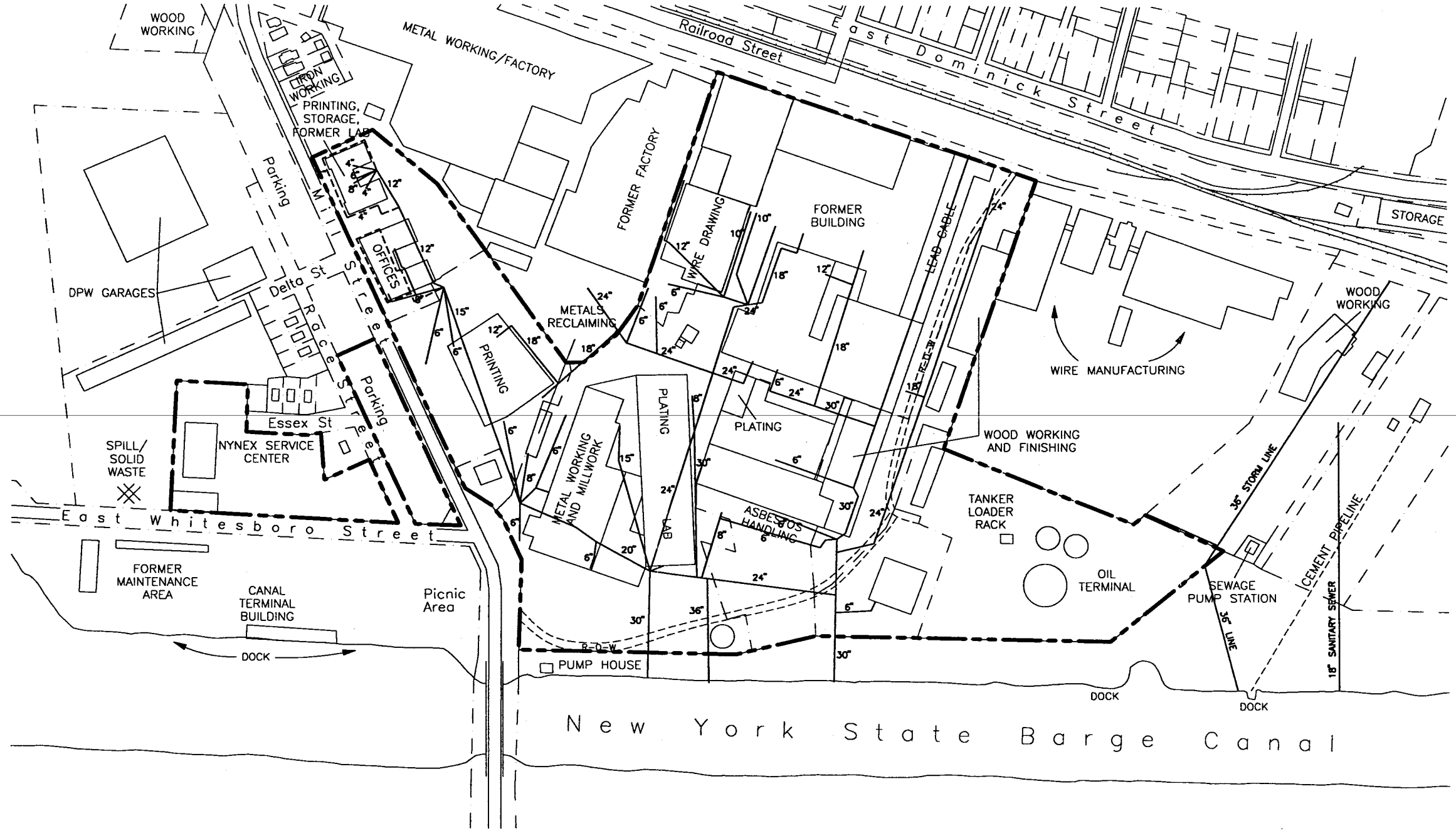
History

The Sanborn maps indicate that this site was developed in its current configuration in the late 1800s and early 1900s. The New York State Barge Canal was constructed at this location in approximately 1918 (Canal Society, 1993). Prior to this time the site was largely undeveloped, as the predecessor to this canal, the Erie Canal, was located approximately 2,000 feet south of the site.

This property is commonly referred to as the "General Cable" site. General Cable Corporation and its predecessor, the Rome Wire Company, at one time owned all this site plus the following additional adjoining properties (Figure 2-7):

- Amerada Hess
- Mosca Moving and Storage / Sam and Mildred Mosca
- Hubbard Tool and Die
- Serway Manufacturing
- 211 Rome Avenue
- Canterbury Printing
- Tuxedo Mobil Homes
- City of Rome DPW
- Gaetano property between Mill and Race Streets

Although the General Cable buildings were sold to various parties, the subsurface infrastructure which serviced the complex was not modified. Water, sanitary sewer, storm sewer, steam tunnels, and other utilities cross-cut the present property lines (Rotundo and Walker, 1992).



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1	EAP	9/28/95	REVISED GENERAL CABLE HOLDING AREA				
0	EAP	9/19/95	INITIAL ISSUE				

REFERENCE DWG | DESCRIPTION

PLANNING DEPARTMENT
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3-2013-200

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FIGURE 2-7
GENERAL CABLE HOLDINGS

ROME, NEW YORK

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DRAWING NUMBER 2013-S06 | REV 1

General Cable appeared to be at its greatest size in the 1940s and 1950s. At this point the company began divesting property at the site by conveying it to the Rome Community Chest and others. The Community Chest (and its successor, the Rome United Fund) then sold the property to other businesses. A history of the major events from the records reviewed is shown below:

1899 - First construction at northeast side of site - Rome Tube Company shown as under construction

1904 - First construction on property at northwest side - "Electric Wire Works" (wire drawing and picking facilities)

- Rome Tube Company complete, with machine shop, casting, and pickling facilities.

1909 - Expansion of Electric Wire Works, now identified as Rome Wire Company.

- Rome Tube Company identified as owned and operated by Rome Brass and Copper

1914 - Expansion of Rome Wire Company into north-central area, construction of boiler house

1924 - Construction of all buildings in southern half of property, expansion of boiler house (still known as Rome Wire Company)

- Rome Hollow Wire and Tube Co. buildings shown as owned by Rome Wire

1930 - Expansion of Rome Tube Company building to south, now known as Rome Hollow Wire and Tube, and part of the Rome Wire Company

1943 - Property shown as General Cable on building plans

1971 - Property sold by General Cable Corporation to Thomas DeMare and William C. Gaetano for $1.00

1975 - Property sold to Charles Gaetano

Environmental Concerns

The Sanborn maps for the facility showed that the production of wire and cable at this site involved a wide-range of metalworking activities, including machining, stamping and drawing, plating, pickling, and coating with rubber, asbestos, and paints. The Plumley investigation noted that underground tanks were observed or reportedly formerly present at several locations around the site. Four underground tanks are still apparently present in an area to the west of the boiler house at the center of the site. These tanks could not be located in the Plumley inspection. A tank vent pipe was noted between the General Cable buildings and Mosca Brothers, but the presence of a tank could not be verified (Plumley, 1992). A tank vent pipe was also observed during this investigation at the southwest side of the site near the Canterbury Printing building. NYSDEC records indicate that there is one registered tank at the site.

The Plumley report also noted the presence of stained floors and ground surfaces throughout the complex. A number of 55-gallon drums were noted by Plumley, several of which were found to contain liquids. Several piles of demolition debris were observed both during the Plumley survey and this investigation within the Gaetano property. This debris is piled in an open area at the north-central part of the site, and it appears to be a portion of the remains of a building which was formerly present at this location. It was reported that this building had been damaged by fire. Drums and pails with plastic scrap materials were observed during the RETEC investigation in this area and on the loading dock to the east. According to Mr. Gaetano, this material had been staged at the site prior to transportation to recycling facilities. The company which had collected these materials for recycling no longer occupied the Gaetano site and the recyclable materials have been abandoned.

Spill #8402290, recorded for Revere Copper and Brass in 1984, led to a clean-up on the Gaetano property. Oil which was discharged from what is now the Nash Metalware facility entered a storm sewer which passed through the Gaetano site, and accumulated in a manhole which acted as an oil-water separator. Figure 2-7 shows the storm sewer system. It is clear from this figure that numerous pathways exist for conveying stormwater from the entire central area of the site to the canal.

Rome Energy Project

The southernmost portion of this site was investigated previously for the construction of a small wood-fired independent power plant. A portion of the site approximately 400 feet by 250 feet, located between the existing General Cable buildings to the north and the Canal right-of-way to the south was to be subdivided from the larger Gaetano property. A Phase I site assessment was prepared for the site in 1990 by Empire Soils Investigations. A limited Phase II investigation and geotechnical investigation were performed by Empire Soils in 1991, and a focused environmental investigation was performed by Empire Soils in 1992. A copy of the Phase I report, portions of the Phase II report, the focused environmental investigation work plan, and limited results from the focused investigation project were obtained from the NYSDEC Region 6 Office of Hazardous Waste Remediation.

The subsurface investigation of the proposed power plant site found that chlorinated compounds related to solvent use were present in a dissolved state in the groundwater. The concentrations of these compounds, 1, 2 dichloroethane and trichloroethene exceeded NYSDEC groundwater standards in both water table wells (water table at 11 to 14 feet below the ground

Figure 2-8

SOLVENT CONCENTRATE IN GROUNDWATER - WATER TABLE WELLS

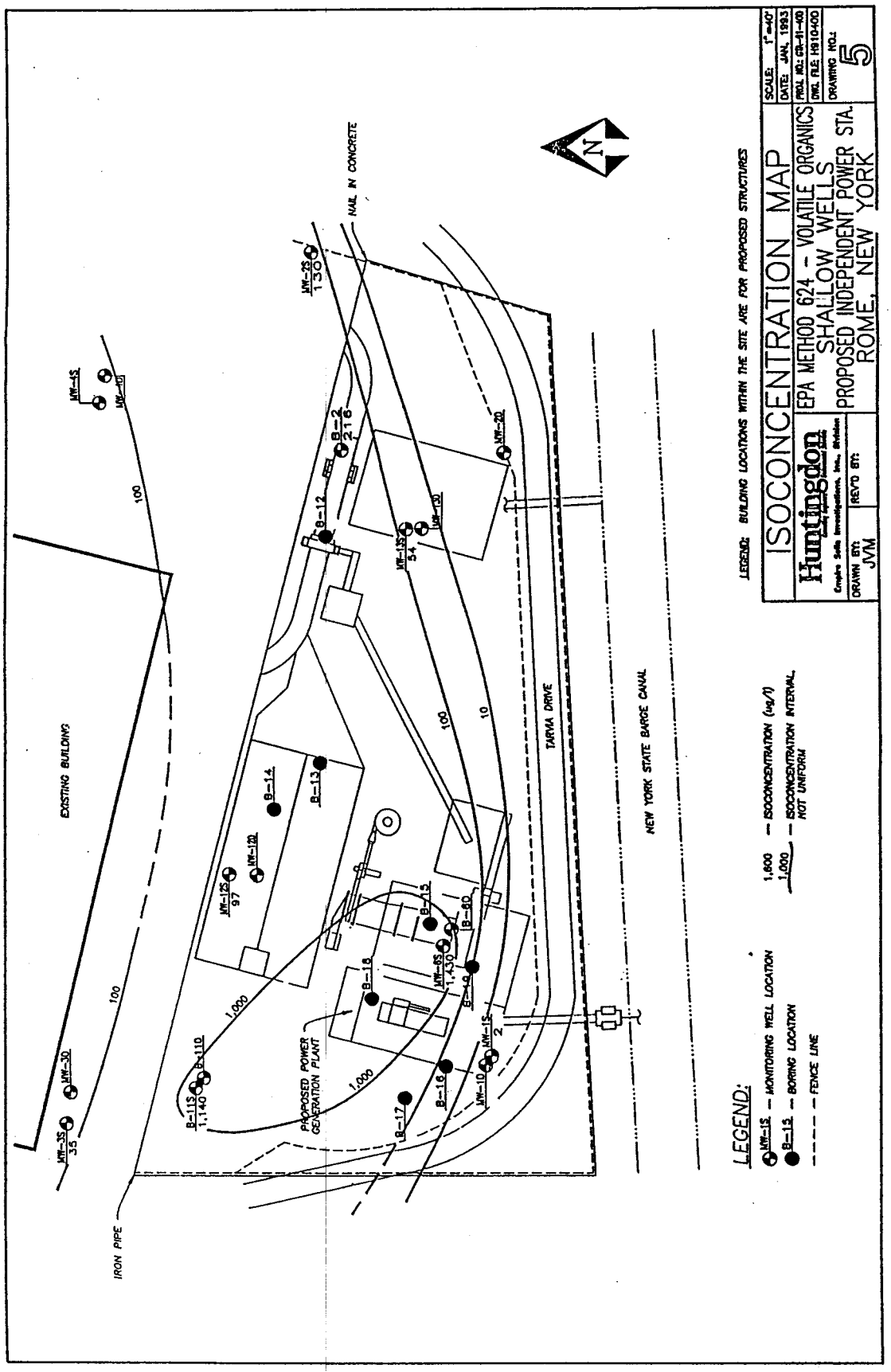
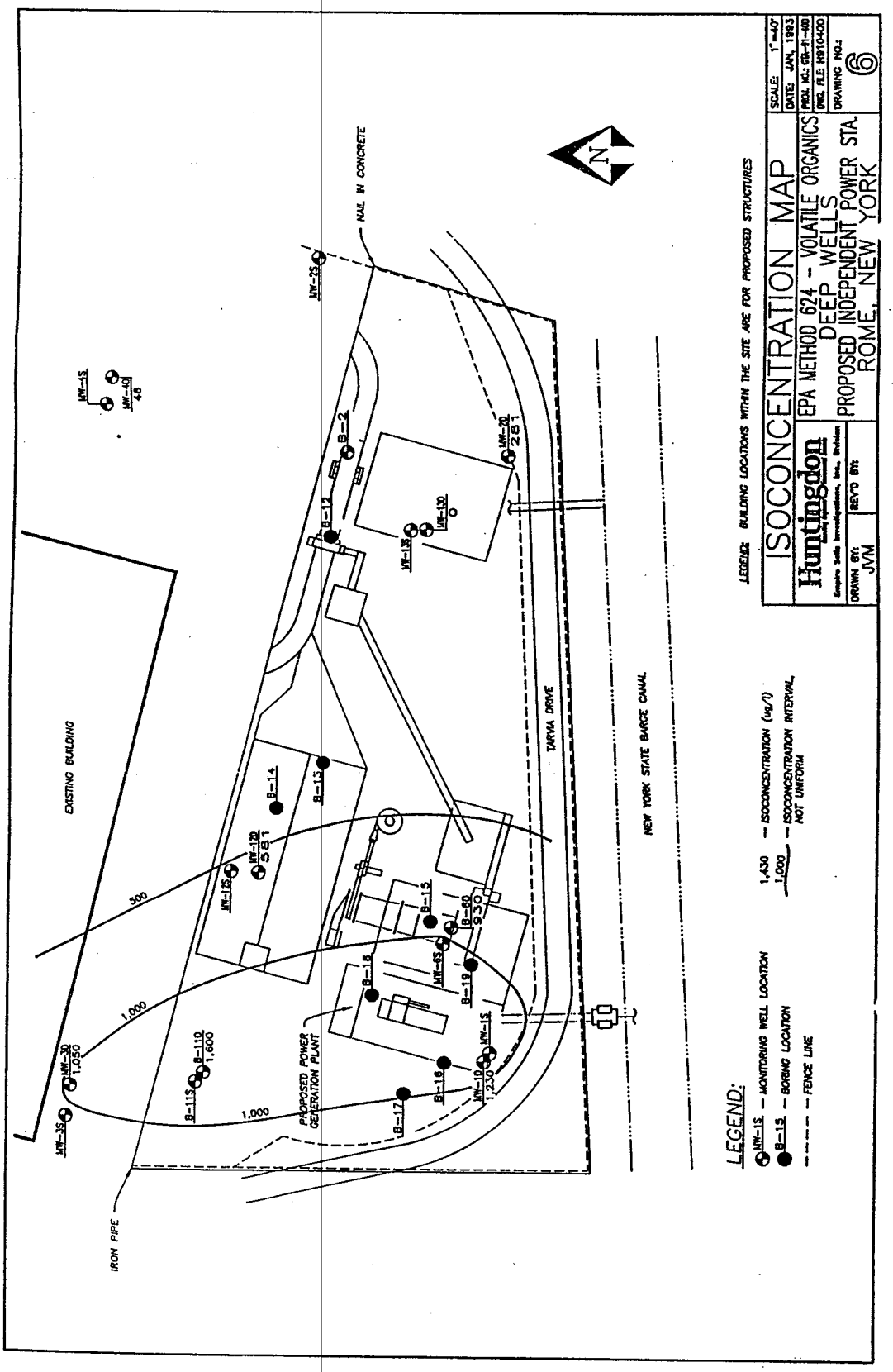


Figure 2-9

SOLVENT CONCENTRATION IN GROUNDWATER - INTERMEDIATE WELLS



surface) and deeper wells screened at 30 to 35 feet below the ground surface. Figures 2-8 and 2-9 show the locations of the groundwater sampling points and the concentrations of compounds detected. In general, the total chlorinated compound concentration ranged up to 1,140 ppb at the water table, and up to 1,600 ppb in the deeper wells.

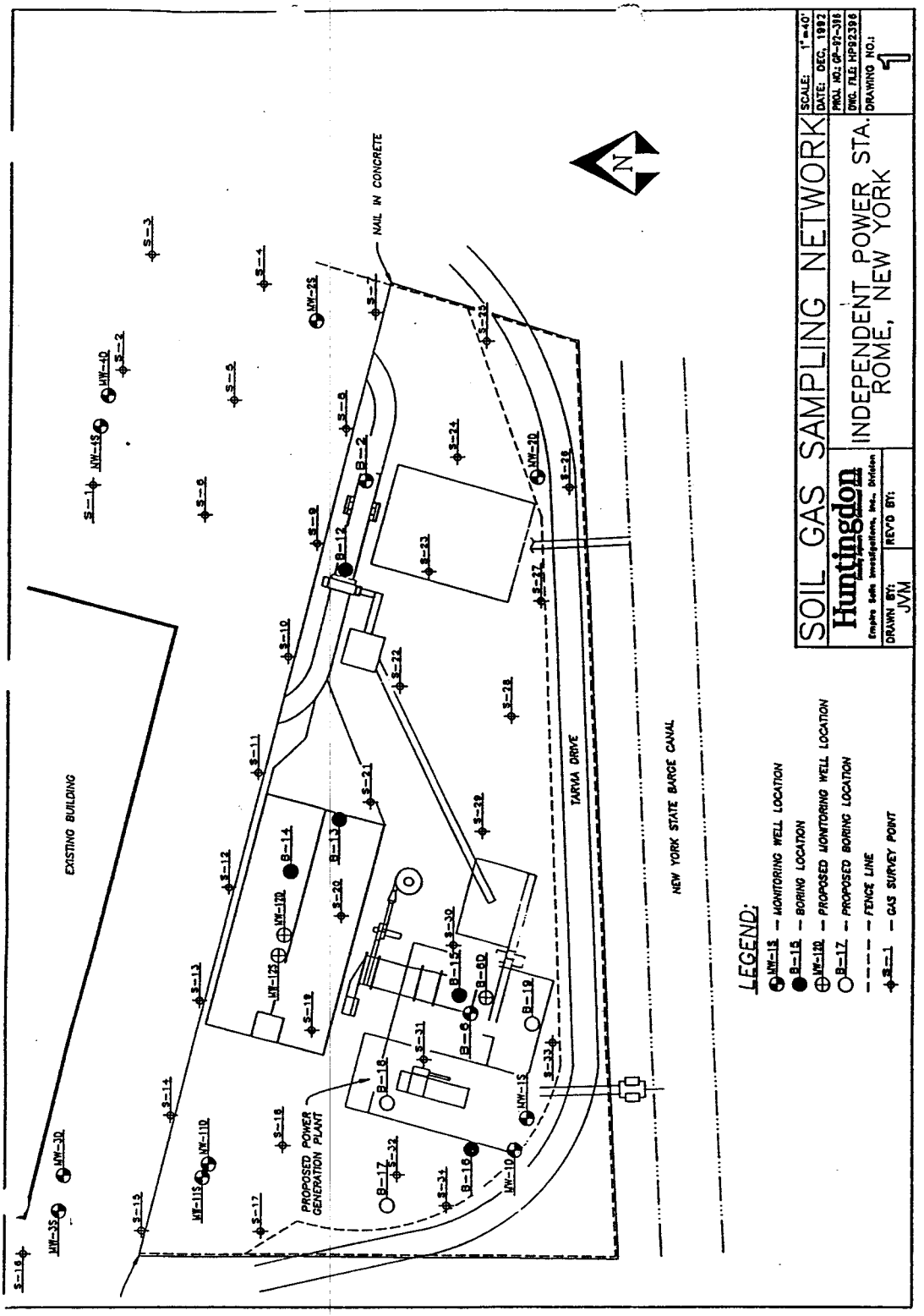
An analysis of soils beneath the concrete slab in this area found elevated levels of metals. The concentrations of some metals exceed NYSDEC soil clean-up guidelines. TCLP analysis was also performed on soil samples, with one subsurface location exceeding the hazardous waste limit for TCLP lead (100 ppm found, versus a standard of 5 ppm). This sample was obtained from boring B-16 (Figure 2-8) at a depth of six to eight feet below the ground surface. It is likely that this result was due to the inclusion of a piece of solid lead in the sample. No other exceedance of TCLP standards was reported.

A soil gas survey was performed by Empire Soils over the proposed power plant site. This survey found that volatile organic compounds were not present above the detection limit of 50 micrograms per cubic meter ($\mu g/m^3$) of air at most locations. (The report stated that this detection limit corresponds roughly to an equivalent of 12 to 17 ppb in air.) The locations of the sampling points are shown in Figure 2-10. Volatile organic compounds were detected in two of 32 samples obtained. Toluene and xylenes were found at location S-1 at concentrations of 63.6 and 76.4 $\mu g/m^3$, respectively, and toluene only was found at the detection limit at location S-8.

Based on these investigation results the Region 6 NYSDEC Office of Hazardous Waste Remediation completed a Classification Package for the General Cable site in late 1991 for listing of the property in the state directory of inactive hazardous waste sites. The justification for this listing was the presence of chlorinated compounds above state groundwater standards, and the single lead TCLP exceedance. In January 1992 the Classification Package was reviewed and signed by regional and central NYSDEC staff as well as the New York State Department of Health (NYSDOH). The site was to be given a Class 2a listing, and a Preliminary Site Assessment (PSA) was to be performed in 1995 by a NYSDEC contractor. The PSA contractor was requested not to go ahead with the investigation when the City of Rome expressed its interest in pursuing the investigation. It is uncertain if there has been a formal completion of the listing process; the 1995 NYSDEC Directory of Inactive Hazardous Waste Sites does not include a listing for the property.

Figure 2-10

SOIL GAS SAMPLING LOCATIONS



PCBs

The Sanborn maps show that transformers were located in two locations at the site (Figure 2-6). NYSDEC records indicate that a PCB removal action occurred at the site in 1990 (NYSDEC spill file #9006535). Several transformers and capacitors containing PCB oils were in the process of being removed from the site when the matter was brought to the attention of NYSDEC. The removal action was completed by Environmental Oil Company for Mr. Gaetano, and the PCB materials disposed of at a licensed facility. NYSDEC requested that the "capacitor room" where some of this equipment had been operated be investigated for releases of PCBs. Surface wipe samples ranging from 2.7 to 51 micrograms/100 cm^2 were obtained from the floor of the capacitor room following a clean-up. The floor was to be encapsulated according to EPA PCB clean-up guidelines in the spring of 1991. It is unknown from the records whether this work was performed.

2.3.3 Charles A. Gaetano
Tax Map 242.020-0001-13

This is a 1.1 acre parcel of land owned by Mr. Charles A. Gaetano (Figure 1-2). The property is a paved strip of land between Mill Street, Race Street, and East Whitesboro Street. Historical photographs show that this area was used for automobile parking, and that no structures were ever present. This property was purchased by Mr. Charles A. Gaetano in 1987 from Oneida County. Records reviewed indicate that the property previously belonged to General Cable.

No indication of environmental problems were noted at this location. It is possible that the property contains or is located adjacent to a former mill race which was used for water power and for transport of materials to and from the Mohawk River (Figure 2-12). This channel was subsequently filled. An industrial railroad spur was later constructed in this general location.

2.3.4 Tuxedo Mobil Homes Corporation (The "Rossi" Property)
Tax Map 242.020-0001-017

This 2.6-acre property is taken up almost entirely by a single multi-story building (Figures 1-2, 2-6). A paved open area is present at the southern end of the site where a loading dock is located. The building is reportedly owned by Mr. George Rossi, Sr. This building is located at the northwest corner of the former General Cable facility. The Plumley investigation described the building as being vacant, with a few empty drums and pails present. The basement of the building was flooded at the time of the Plumley inspection, and much of the second floor was reported as being unsafe for inspection. The building was reported not to be heated and used only for storage.

History

1904 - First construction of buildings on Rossi property - The Rome Novelty Company, "manufacture of copper covered curtain poles"
1909 - Expansion as part of Rome Manufacturing Company
1924 - Expansion to current building configuration
1949 - Now shown as part of Revere Copper and Brass
1950? - General Cable acquires property, date unknown
1964 - Property conveyed to Rome United Fund
1967 - Property conveyed to Utica Carting, Storage, and Contracting Company, Inc.
1981 - Property conveyed to Tuxedo Mobile Homes, Inc. (George A. Rossi)

Environmental Concerns

As part of the metalworking industry which surrounds the property, this site has the potential for the same environmental concerns as have been discussed above.

2.3.5 Canterbury Printing
Tax Map 242.020-0001-015

This property, located on Mill Street, is 3.2 acres in size and contains a single industrial building (Figures 1-2, 2-6). A paved parking lot is found between the building and Mill Street. The building is used by Canterbury Printing as a print shop. It appears that a portion of the southern end of the building has been used by other businesses. The 1980 city directory lists Kynex Corp., a tube welding company, at the site.

History

This property was acquired by Canterbury Printing from General Cable. According to the Sanborn maps this building housed the magnet wire and enamel departments.

1924 - First appearance of this building (north and east portions) as part of Rome Wire Company
1930 - Completion of building to its present size as part of General Cable Company
1959 - Property conveyed by General Cable to Rome United Fund, Inc.
1967 - Property conveyed to A. Ward West

1971 - Shown as Canterbury Printing on Sanborn map
1981 - Canterbury Printing takes title to the property

Environmental Concerns

During the previous site inspections (Plumley, 1992, and Empire Soils, 1991) drums were noted stockpiled behind the building. The Empire Soil Phase II investigation noted that these drums contained petroleum-based chemicals used in the printing operations. Transformers are identified at the rear of the property by the 1924 Sanborn map (Figure 2-6).

2.3.6 John Serway (Serway Brothers, Inc.) Tax Map 242.020-0001-019 and 242.020-0001-022

These two properties, 1.5 and 1.37 acres each, stretch along the northeastern side of the central zone of the Redevelopment Area (Figures 1-2, 2-6). They are both paved by concrete, and contain one major building per lot. The southern building is attached at the north to a building on the Gaetano property, and to the west to a building on the Mosca property. The Serway property and buildings were formerly part of the General Cable complex. A railroad spur enters the property from the north between the two buildings along the city right-of-way.

History

1959 - Northern parcel purchased by John Serway and George Serway
1959 - Southern parcel conveyed from General Cable to Rome United Fund/Rome Community Chest
1969 - Northern parcel conveyed to John Serway
1963 - Southern parcel purchased by Carl's Drug Real Estate, Inc. from Rome United Fund, Inc. (used as warehouse space)
1972 - Southern parcel purchased by John Serway

Environmental Concerns

Three tanks were reported on a 1959 site map in the area now occupied by Serway (Figure 2-6). A number of 55-gallon drums were observed during the RETEC investigation along the loading docks at the southeast side of the property. Markings indicate that the drums contained varnishes and other wood finishing compounds. The Empire Soils Phase II report noted that unusual

odors have been found to emanate from a storm drain in the loading dock for the southern building. Due to the design of the building ventilation system these odors were pulled into the building on several occasions, each time in the spring, and several people reportedly felt ill. No source could be located for the odors. It was suspected by the plant manager for Serway that the source of the odors was chemicals leaking into the storm sewer upgradient of the property on the former General Cable site (Figure 2-7). The source of the odors was not found by NYSDEC (Empire Soils, 1992).

2.3.7 Amerada Hess Corp.
Tax Map 242.020-0001-020

This property is 5.45 acres in size, and is located in the southeast portion of the central zone adjacent to the Barge Canal (Figure 1-2, 2-6). Access to the site is via the City of Rome right-of-way which runs from Railroad Street to Mill Street. The property contains a petroleum bulk storage facility. This facility is composed of three above-ground tanks located within a bermed secondary containment cell. A set of above-ground pipelines conveys the petroleum product to a truck loading rack on the western side of the site. A brick garage and office building is located at the western edge of the property. The facility was reportedly taken out of service in about 1990. A dock for off-loading petroleum from barges to the storage facility is present along the canal.

History

1940s - General Cable maps show this area as fenced and used for storage
1959 - Rome United Fund, Inc. acquires the property from General Cable
1964 - Amerada Hess Corporation acquires the property.
1990 - Facility taken out of service

Environmental Concerns

The Hess site manager reported that General Cable reportedly used the site for disposal of materials, and that scrap wire insulation was burned at the site (Empire Soils, 1991). There have also been other anecdotal reports that General Cable disposed of wastes on or in the vicinity of the Hess site.

Monitoring wells used for compliance with state petroleum storage regulations are present on the site. The facility manager is cited by Empire Soils (1991) as saying that no permit exceedances have occurred. No listing is shown in the NYSDEC spills database for the site. The

Empire Soils report goes on to report the manager as saying that "unusual" water quality conditions were noted during the installation of the wells, implying that something other than petroleum hydrocarbons routinely tested for at the site may be present.

2.3.8 Mosca Brothers Moving and Storage
Tax Map 242.020-0001-023

This property is 3.75 acres in size and is located in the south central portion of this area (Figures 1-2, 2-6). A large metal-sided building is located across the center of the property, and a smaller building is located at the northern end of the property. All of the surrounding property at the site is paved. A narrow driveway between this building and an adjacent Gaetano building is gated, and leads to an open storage area containing miscellaneous crates and equipment. A number of trucks were observed parked along the southern portion of the property. It is presumed that this building is used as a commercial warehouse.

History

This building was part of the General Cable complex. The 1924 Sanborn map shows four buildings on the site. The main building is labeled "weather proof department" (1924), coil winding (1930), and asbestos covering (1949). The smaller building still present at the site is labeled as a carpentry shop (1924) and spool plating (1930). Two other buildings which are no longer present were used at different time for reel storage, and a plumbing/paint/tin shop.

1924 - All of the buildings present now are shown in place as part of the Rome Wire Company. Two small additional buildings which are no longer present are shown on the property to the north side of the main building.
1959 - Portion of the property purchased by Rome United Fund from General Cable
1964 - Remainder of the property purchased by United Fund
1965 - Property acquired by Rocco L. Versace (trustee to D&W Realty, Inc.)
1969 - Rome Community Chest map indicates property as Arlington Plastic Prints
1974 - Property acquired by Mosca Brothers Moving and Storage, Inc.

Environmental Concerns

Based on the extent of groundwater contamination shown by Empire Soils, it is possible that groundwater on this property also contains chlorinated compounds. The former plating operations might also be a concern, as discussed previously.

2.3.9 Sam and Mildred Mosca
Tax Map 242.020-0001-014

This 0.25-acre property is located at the southeast side of Mill Street (Figure 1-2). It is occupied by a building with two garage bays. Several old trucks belonging to Mosca Brothers Moving were observed parked on the property, and it appeared that the garage was in use by that company.

The building appears from the 1971 Sanborn map to be the former guard house and gate house for the General Cable facility. Prior to that time a small watchman's house was shown at this location.

History

1959 - acquired by Rome United Fund, Inc. from General Cable
1966 - acquired by Maurice G. and Minur P. Steele
1969 - acquired by Mill Street Properties, Inc.
1981 - acquired by Mosca Brothers Moving and Storage, Inc.
1981 - conveyed to Sam and Mildred Mosca

Environmental Concerns

Potential environmental concerns with this property are based on its use as a truck garage, with the attendant storage and use of petroleum products. In general, such properties have floor drains in the garage bays which can act as sources of soil or groundwater contamination.

This property is also potentially within the chlorinated solvent plume noted on the adjacent Gaetano property. Maps of the General Cable facility indicate that a storm sewer line from this property joins a manhole where petroleum products were previously discovered (see spill #8402290, described above).

2.3.10 F. C. and R. J. Hubbard (Hubbard Tool and Die Company) Tax Map 242.020-0001-021

This 1.62-acre property is located at the southern side of the central area, and contains a single-story brick commercial building housing a machine shop, and the Hubbard Tool and Die Company (Figures 1-2, 2-6). The entire property is paved by concrete or covered by buildings. A loading dock is located at the western side of the building, and a detached small brick storage building is located at the western side of the property. A number of drums were observed on the loading dock, many of which contained scrap metal. A large masonry stack extends from the building. It is not known whether the stack is actively used and permitted.

History

1945 - First appearance of the building on General Cable plans
1959 - Property acquired by Rome United Fund from General Cable
1963 - Property acquired by Hubbard Tool and Die Corporation
1986 - Property conveyed to F.C. and R. J. Hubbard

Environmental Concerns

The small brick outbuilding adjacent to the machine shop was reported by Empire Soils (1991) to have been used to store drums of chemicals, with a drum of 1-1-1 trichloroethane observed inside. Such solvents were commonly used in machine shops but have been mostly replaced with citrus-based cleaning solutions, which were also noted to be in use at the site during the Empire Soils investigation.

The General Cable drawings of the property indicate that a septic tank was located on the property. This tank, if present, could serve as a collection point for any discharges of contaminants from the building. The discharge of water from the septic tank to the surrounding soils could release these materials to the environment.

2.3.11 211 Rome Realty Tax Map 242.020-0001-016.002

This property is located along the east side of Mill Street and contains two, two-story brick buildings (Figures 1-2, 2-6). The northern building is used by the Rome DDSO (Developmental Disabilities Service Organization). Listed uses are as a printing shop, warehouse, and offices. The

basement of the southern building is also occupied by the Rome DDSO; the upper floors are occupied by Illinois Institute of Technology (IIT) Research, Inc. as offices. The two buildings are linked by an underground pedestrian tunnel.

History

The property was formed from the acquisition of two lots. Both lots were formerly owned by General Cable. The northern building was used as a laboratory. The southern building was used as office space.

1930 - Both buildings shown, but not labeled as to ownership. Northern building as a research laboratory, the southern building as an office. Connections imply connection to Rome Wire (General Cable)
1949 - Shown as General Cable buildings
1953 - Southern parcel conveyed to Revere Copper and Brass
1962 - Northern parcel conveyed to Revere Copper and Brass from Rome Community Chest. Date of transfer from General Cable to Rome Community Chest unknown.
1971 - Shown on Sanborns as Revere Copper and Brass, Rome Wire Division.
1988 - Property conveyed to 211 Rome Realty

Environmental Concerns

The use of the northern building in the past as a laboratory, and now as a printing shop could involve the use of environmentally hazardous materials.

2.3.12 New York State Canal Corporation
No Tax Map Number

Property belonging to the New York State Canal Corporation is located along the southern edge of this portion of the Redevelopment Area (Figure 1-2). This portion of the right-of-way is approximately 3 acres in size, and varies in width from 60 feet at the Mill Street bridge at the west, to 120 feet wide behind the Hess property. The property is undeveloped and covered with trees and undergrowth. A small brick pump house is located on the right-of-way behind the Gaetano property. This building contains derelict pumping equipment which supplied the General Cable complex with process water. The pipelines from the pumphouse run north across the right-of-way to the former General Cable buildings (Figure 2-6). Three storm sewer pipelines are shown as crossing this parcel

from the north and discharging into the Canal (Figure 2-7). To the east, a dock is located adjacent to the Hess facility. This dock was formerly used to off-load fuel from barges.

History

The New York State Barge Canal was constructed adjacent to the Industrial Redevelopment Area in approximately 1918. No records were reviewed regarding the Canal. The regional Canal Corporation office in Syracuse was contacted for information on the history and construction of the canal. They stated that all historical records have been transferred to the New York State Museum in Albany. From historical maps it appears that this portion of the canal roughly follows the former course of the Mohawk River.

Environmental Concerns

The Canal property is directly downgradient of the solvent plume noted on the Gaetano property. It is likely that shallow groundwater from the north is migrating into surface water in the Canal.

The storm sewers which discharge through the right-of-way to the Canal have been the subject of 16 spill reports to NYSDEC (see Section 3.). It is likely that the sediments surrounding these outfalls have been impacted by contaminants discharged by the storm sewers. It is also possible that contaminants from other sources which migrate along the canal could have an impact on sediment quality. It is likely, however, that any contamination of canal sediment would be restricted to the margins of the canal as groundwater migration towards the canal would tend to prevent lateral outward migration of contaminants.

2.4 Description of the Eastern Redevelopment Zone

The eastern portion of the Redevelopment Area is less developed than the central core area. Businesses lie along Railroad and East Dominick Streets at the north side of this zone. The southern portion of this area is undeveloped and covered by trees, grass, and scrub vegetation. With minor exceptions described below, there is no evidence that this southern area was ever developed.

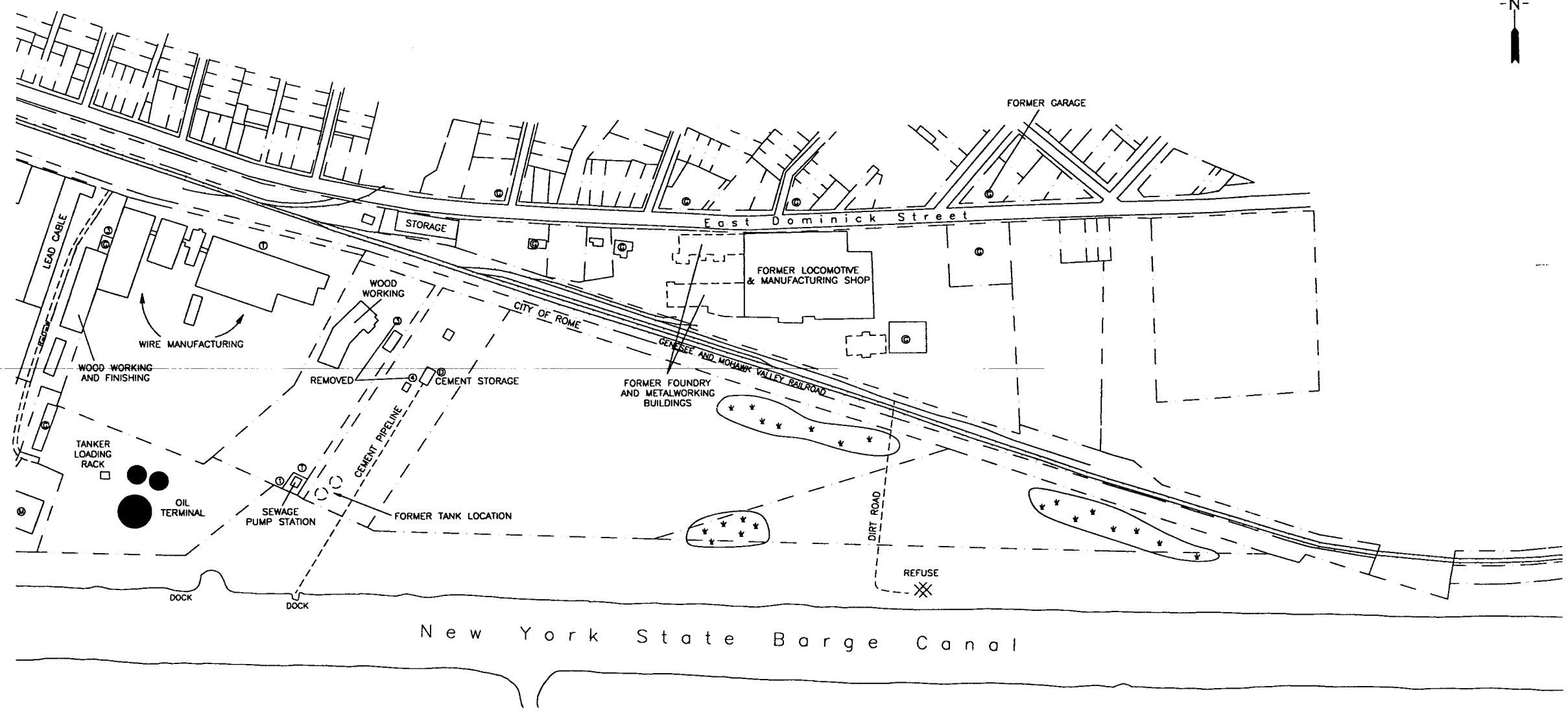
2.4.1 C.J. Associates (the "Pettibone" site) Tax Map 243.070-0001-046.002, 243.017-0001-004, and 243.017-0001-004.001

C.J. Associates' holdings at the site include three contiguous properties which comprise much of the eastern portion of the Redevelopment Area (Figure 1-2). These three properties total 37.9 acres. The northern portion lies between East Dominick Street and the Genesee and Mohawk Valley Railroad line. This parcel contains a complex of industrial buildings (Figure 2-11). The two southern parcels are undeveloped and generally wooded. The land is flat, with a slight dip towards the canal to the south.

The building adjacent to East Dominick Street is a complex of smaller buildings which have been joined together. At the time of the site inspection the western portion of the industrial building complex was in the process of being demolished. Figure 2-11 shows the outline of the former structures. A smaller, garage-style building is located behind the main building.

Several business reportedly occupy the buildings on this property. The garage-style building is used by SWEET Inc., a municipal refuse hauling company. Garbage packer trucks and dumpsters were observed to be parked at this facility. The 1995 City of Rome Directory lists the following business names and uses for the main complex of buildings:

- American Building Components - roofing and siding manufacturing
- New York Sash - window sales company
- SAR Associates - publishing and meeting company
- American Alloy Steel, Inc. - steel distributors



LEGEND

- PETROLEUM ABOVEGROUND STORAGE TANK
- (P) PETROLEUM UNDERGROUND STORAGE TANK (NUMERAL INDICATES NUMBER OF TANKS)
- (T) TRANSFORMER
- (B) BOILER ROOM
- (D) DRUM STORAGE, SHIPPING AREA
- (M) MACHINE SHOP
- (G) GARAGE/SERVICE STATION
- — — PROPERTY LINE
- WETLAND

400 300 200 100 0 400

APPROXIMATE SCALE IN FEET

NO	DRWN	DATE	REVISION	CHKD	DATE	APPVD	DATE
6							
5							
4							
3							
2	EAP	9/28/95	REVISED TO SHOW FORMER STRUCTURES				
1	ERK	9/22/95	ADDED WETLANDS				
0	EAP	9/15/95	REVIEW COPY				

REFERENCE DWG | DESCRIPTION

PLANNING DEPARTMENT
ROME, NEW YORK
3-2013-200

CURRENT DATE: 9/28/95 | CAD FILE: 2013-S03

FIGURE 2-11
EASTERN AREA

ROME, NEW YORK

RETEC
PITTSBURGH PENNSYLVANIA
DRAWING NUMBER 2013-S03 REV 2

History

The buildings along East Dominick Street have been generally used for manufacturing of heavy equipment and are the oldest industrial buildings within the Redevelopment Area.

1884 - New York Locomotive Works: Blacksmith, boiler, machine, and carpentry shops, foundry, railroad tracks and turntable.
1888 - Similar, with additional smaller buildings at west sides for coal, iron, and lumber storage, and at the east a locomotive and lumber house.
1899 - Rome Locomotive and Machine Works - similar development and use.
1914 - Rome Manufacturing Company Plant #2, Locomotive Works
1924 - Rome Locomotive Machine Works
1930 - Rome Grader Company (a subsidiary of Revere Copper and Brass Company), manufacturers of grading machines
1943 - Reconstruction Finance Corporation takes title to property
1946 - Union Fork and Hoe takes ownership of property
1949 - Union Fork and Hoe, Rome Grader Division shown on Sanborn map
- Pettibone New York Corporation acquires property (date unknown)
1958 - Property conveyed to Pettibone Mulliken Corporation
1971 - Pettibone New York Corporation / Pettibone Mulliken Corporation listed on Sanborn
1984 - Garage building first shown on site photos
1985 - Property conveyed to Steve Schaeffer
1987 - Property conveyed to Steve Schaeffer and others
1987 - Property conveyed to C.J. Associates
1990 - City Directory lists the following businesses: American Building Components, Welfab Manufacturing, Chem Tech, Ltd., and Monroe Tree and Lawn Tender, Ltd.

Environmental Concerns

Environmental issues associated with this facility involve the historical use of petroleum, solvents, and paint in the manufacturing operations at the site. The Sanborn maps indicate that the western portion of the East Dominick Street buildings (now demolished) had a dirt floor, therefore spills would have the potential for contaminating soil or groundwater.

In response to the FOIL request to NYSDEC a document was received on the Pettibone company which described a 1974 indoor air quality survey performed on a painting facility. This

document stated that volatile organic compounds, including xylene, toluene, and petroleum distillates were used in the operation, as were lead and chromates. The document recommended that additional ventilation should be provided in this work area. No further action was taken.

A round, bare area, approximately 180 feet in diameter, was noted on a 1975 aerial photograph near the Mohawk Valley Cement property. These is no indication of the cause of this. This photograph also showed a well-used dirt road which led from the industrial buildings at the north of the site to a dirt road along the canal right-of-way (Figure 2-11). The patterns on the air photo suggests that some activity may have been occurring in this area.

The U.S. Fish and Wildlife Service National Wetlands Inventory Map identifies two small wetland areas in the southern portion of this property. They are labeled as seasonally flooded or saturated.

2.4.2 Mohawk Valley Cement Company
Tax Map 243.017-0001-003

This property extends from an unpaved extension of Railroad Avenue at the north to the Canal Corporation right-of-way to the south (Figure 1-2). It is 4.23 acres in size, and is open and unpaved, with some trees present along the east and west sides of the property at the south. A small office building and truck scale is located at the north side of the property (Figure 2-11). A four-silo cement storage and distribution building is located near the center of the property. A pipeline extends to the south from the silos through the center of the property to a dock located on the canal. This pipeline was used to convey dry cement from barges to the storage silos. This facility ceased operation in 1994. Prior to its current ownership the property was owned for 31 years by the Sun Oil Company. The 1949 and 1955 U.S. Geological Survey typographic maps for the site showed two small above ground tanks on the property. These tanks were not present in the 1955 aerial photographs.

History

1918 - Ida Smith Jewell takes possession of property from Timothy Murphy
1930 - Sun Oil Company purchases property
1961 - William A. Searle purchases property
1961 - Mohawk Valley Cement Company purchases property
1968 - Air photo shows buildings and pipeline
1994 - Cement plant closes

Environmental Concerns

A spill file (#9407227) exists for this site due to the failure of several underground petroleum storage tanks. In 1994 four 4,000 gallon underground storage tanks were removed from the site. Holes were noted in all four tanks. 105 tons of petroleum contaminated soil was excavated during the tank removal and disposed of off-site along with 13 drums of tank residue and wash water. NYSDEC has requested that the owner, Concrete Delivery Company, Inc., perform a groundwater investigation at the site. No record of an investigation was found in the NYSDEC files. The NYSDEC spill file is listed as "active".

2.4.3 City of Rome (right-of-way and pumping station) Tax Map 243.017-0001-005.002

The City of Rome owns a 40-foot wide strip of land extending from the end of the paved portion of Railroad Avenue at the Spargo Wire property to the southeast along the south side of the Mohawk and Genesee Valley Railroad line (Figure 1-2). The western portion is used as an access road to McIntosh Box and Pallet and the Mohawk Valley Cement facilities and is commonly referred to as Railroad Avenue Extension. A buried 42-inch municipal sewer trunk line is located along this property. This sewer line extends from Railroad Street to the municipal sewage treatment plant located along the canal approximately one mile east of the Redevelopment Area.

Extending to the south from this parcel is a 25-foot wide strip of land with a dirt road which separates the Mohawk Valley Cement and McIntosh Box properties, leading to a 50 by 80 foot parcel of city land containing a pump station for the municipal sanitary sewer system. The pump station is contained within a small brick building. The total area of the two strips of land and the pump house is eight acres.

History

Records were only available for the land adjacent to the railroad line. This property was apparently part of the New York Central Railroad property originally. Possession passed to the Penn Central Transportation Company (the successor to the New York Central Railroad) and then in 1976 to the Consolidated Rail Corporation (Conrail). The property was conveyed to the City of Rome in 1986.

Environmental Concerns

Four NYSDEC spill files exist for the pumping station site:

Spill #	Date	Event
8705019	1987	1,500 gallon tank failed tightness test, retested successfully
8803940	1988	Spill at Nash Metalware lead to oil fouling of pump station
9201545	1992	1,500 gallon tank failed tightness test, retested successfully
9302817	1993	oil discovered in pump house, source not found

City records indicate that a sewer line from this location formerly discharged through an 18-inch line to the canal. Discharge from this point was discontinued by the city in 1972. A 1987 discharge of raw sewage to the Barge Canal due to equipment failure was cited as NYSDEC spill #8703120.

2.4.4 Thomas Ryan (McIntosh Box and Pallet) Tax Map 243.017-0001-002.001

This property is similar is size and shape to the Mohawk Valley Cement property. It is 3.9 acres in size and contains two wooden buildings used by the McIntosh Box and Pallet Company (Figures 1-2, 2-11). The main building is used for woodworking operations. The smaller building is a garage-style structure.

The McIntosh Box Company produces wooden pallets, which are stockpiled outside of the building in an unpaved yard area. According to the Sanborn maps this facility has been used for woodworking since at least 1914.

History

1914 - Northern end of main building shown as Rome Box and Lumber Company
1916 - Rome Box and Lumber Company take possession of property from Timothy and Anna Murphy
1930 - Main building completed and outbuilding shown
1949 - Building listed as unoccupied on Sanborn map
1967 - Property conveyed to Gary R. Coleman (Coleman Trucking)
1969 - Property conveyed to Carrier Service, Inc.
1971 - Montgomery Ward Warehouse
1989 - Property conveyed to Thomas Ryan

Environmental Concerns

A NYSDEC spill investigation file was opened for the site in 1987 following the discovery of a petroleum release from underground petroleum storage tanks at the site (spill #8709389). Two 4000-gallon diesel tanks and one 3,000 gallon lubricating oil tank were excavated and contaminated soil noted. Holes were noted in all three tanks. Petroleum contaminated soil was removed from the site, and the file was closed. No groundwater investigation was performed.

2.4.5 Genesee and Mohawk Valley Railroad Tax Map 243.017-0001-005.001

A railroad line for the Genesee and Mohawk Valley Railroad generally follows the northern boundary of the Industrial Redevelopment Area, passing through the C. J. Associates' holdings south of the former Pettibone site (Figure 1-2). A small railyard is located behind the Pettibone site. Based on field observations the rail line and yard are not frequently used. The railroad bed was littered with cinders typical of old rail lines. A derelict steam locomotive was observed on a siding within the yard area. No other rail cars were seen at the site.

History

The rail line was shown on the earliest Sanborn map (1884) as New York Central Railroad property. Possession passed to the Penn Central Transportation Company (the successor to the New York Central Railroad through a merger with the Pennsylvania Railroad), and then in 1976 to the Consolidated Rail Corporation (Conrail) following the bankruptcy of the Penn Central. In 1993 the property was sold to the Genesee and Mohawk Valley Railroad

Environmental Concerns

No obvious signs of environmental concerns were noted. Railroad yard and lines typically exhibit wide-spread, low-level contamination from the long-term use of coal and oil. Except at locations where major spills have occurred this pattern is of minor environmental concern.

2.4.6 Spargo Wire Company
Tax Map 243.017-0001-001

This 12.5 acre property is located along Railroad Street at the northwest side of this area (Figures 1-2, 2-11). It contains a set of five buildings situated along Railroad Street which house the Spargo Wire Company, a wire manufacturing company. The southern portion of the site is vacant, with no record of previous development. A 28-foot roadway through the property was recently constructed through the Spargo property. This road is to become part of a set of access roads for redevelopment of surrounding properties.

History

Spargo Wire began operation at its present location sometime between 1904 and 1914. The original company was the James A. Spargo Wire Company. A separate company, the Spargo Cloth Wire Company, was formed later to manufacture wire mesh and screens. These two companies were eventually merged to form the Spargo Wire Company. Wire mesh manufacturing has since been discontinued.

1904 - James A. Spargo Wire Company shown between East Dominick Street and the NY Central Railroad north of the present Niagara Mohawk property

1914 - Two buildings shown at Railroad Street site. The western building labeled as Spargo Cloth Wire Company, the eastern as James A. Spargo Wire Company

1924 - Spargo Wire Company, all building in present positions

Environmental Concerns

A Phase I environmental site assessment was performed on this site for the Rome Industrial Development Corporation prior to construction of the new access road through the property. This report was not made available for review for this report. It was reported by an engineer associated with the design and construction of this road (Edward Walker of Walker Planning and Design) that no significant environmental problems were discovered by the investigation. Mr. Walker stated that buried debris was encountered during construction of the roadway, but no environmental problems were reported.

2.4.7 New York State Canal Corporation
No Tax Map Number

This area is thickly wooded and undeveloped. An abandoned access road along the right-of-way visible in the 1975 aerial photograph is still present in places. The property is generally 180 feet wide, with one portion at the western end extending northward to 340 feet (Figure 1-2). No acreage for this land was reported on city tax maps. Based on map measurements this portion of Redevelopment Area is approximately 18 acres in size.

A small wooden dock is located on the property for off-loading of cement from barges to the Mohawk Valley Cement property. To the west of this dock city records show the outfall of a 36-inch storm sewer line. To the east the city records show a now unused 18-inch sanitary sewer outfall which formerly discharged to the canal.

Environmental Concerns

A small pile of building materials and metal products was noted along a section of the abandoned access road to the south of the cement transfer line. From the degree of overgrowth it was apparent that this was not a recent deposit. Further east a more recent dump site was found. This site was accessed via a dirt access road. This dump area, approximately 15 feet by 40 feet in size, contained demolition materials and miscellaneous bins and hardware from the renovation of a building containing a laundry business. Several old, rusted 55-gallon drums were also noted in this general area. None of these drums were intact, and there was no indication of their former contents.

The discharge of contaminants from the storm or sanitary sewer outfalls has the potential for contamination of surrounding soil and sediments (see previous discussion).

2.5 Description of the Western Redevelopment Zone

This portion of the Industrial Redevelopment Area is located between Mill Street on the East, the Genesee and Mohawk Valley Railroad to the north, the Mohawk River to the west, and the Barge Canal to the south (Figure 2-5). A group of five residences located along Race and Essex Streets at the southeast side of the area is excluded from the Redevelopment Area, as is a mixed residential and commercial area at the northeast side of this area.

During the mid-1800s this area was crossed by a set of mill races and channels (Figure 2-12). One race ran from a small dam on the Mohawk River north of the site along the present location of Race Street. This race serviced a plant located on the Mohawk River south of the site at the present location of the Barge Canal, and was also used to transport materials . An east-west race was constructed later linking this race to the Mohawk River below a small dam. A third channel lead from the area where the two races joined to the south through current City of Rome property (Figure 2-12). These channels were filled as redevelopment occurred in the area. The race along Mill Street was replaced by a railroad spur which serviced area industry. The railroad line appears to have been located on the vacant lands between Mill and Race Streets.

2.5.1 Niagara Mohawk Power Corporation Tax Map 242.020-001-001

This property is 22.3 acres in size, and is located along the Mohawk River at the western edge of the Redevelopment Area (Figures 1-2, 2-12). The site is bounded to the north by the Genesee and Mohawk Valley Railroad, to the east by residential properties at the north, and by the City of Rome DPW garages at the center and south. A portion of the Niagara Mohawk property extends to the east, ending at Race Street. The site is level and open to the north, and wooded to the south. A small dam across the Mohawk River is located adjacent to the site. The shore adjacent to the dam is owned by New York State.

The site is occupied by a two-story brick service building, an electrical sub-station, and a natural gas distribution station. The site was formerly occupied by a manufactured gas plant (Figure 2-13). This plant consisted of several main structures, including a generator house, purifier house, petroleum tanks, and two gas holders. The gas plant was operated from 1917 to 1930. All of the structures associated with the plant have been demolished.

1915 - Northern portion of property acquired by Rome Gas, Electric Light and Power Company from W.L. and G.M. Kingsley

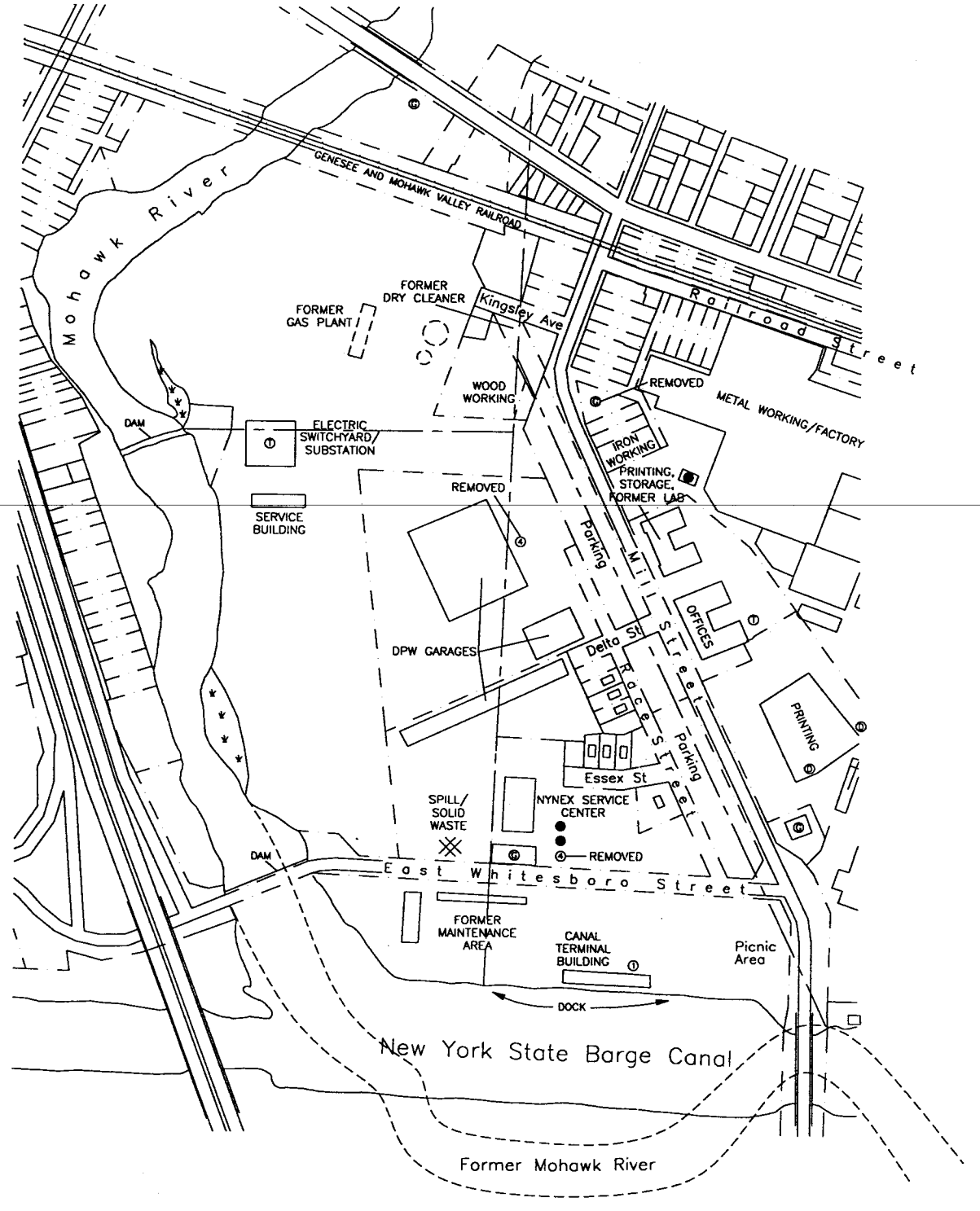
1917 - Gas plant construction begins, Rome Gas acquires southern portion of site.

1919 - Gas production begins

1924 - Manufactured gas plant shown as belonging to Northern New York Utilities, Rome Division. Gas facilities shown on Sanborn map.

1930 - Two oil tanks added to the facility, electrical switchyard is shown to the south. Regular gas production stopped.

1941 - Additional portion of property is conveyed from the State of New York to the City of Rome



N

LEGEND

- PETROLEUM ABOVEGROUND STORAGE TANK
- PETROLEUM UNDERGROUND STORAGE TANK, (NUMERAL INDICATES NUMBER OF TANKS)
- TRANSFORMER
- BOILER ROOM
- DRUM STORAGE, SHIPPING AREA
- MACHINE SHOP
- GARAGE/SERVICE STATION
- PROPERTY LINE
- FORMER MILL RACE
- WETLAND

400 300 200 100 0 400

APPROXIMATE SCALE IN FEET

NO	DRWN	DATE	REVISION	CHKD	DATE	APPVD	DATE
6							
5							
4							
3							
2	EAP	9/28/95	REVISED TO SHOW FORMER STRUCTURES				
1	ERK	9/22/95	ADDED WETLANDS				
0	EAP	9/15/95	REVIEW COPY				

REFERENCE DWG | DESCRIPTION

PLANNING DEPARTMENT
ROME, NEW YORK
3-2013-200

CURRENT DATE: 9/28/95 | CAD FILE: 2013-S05

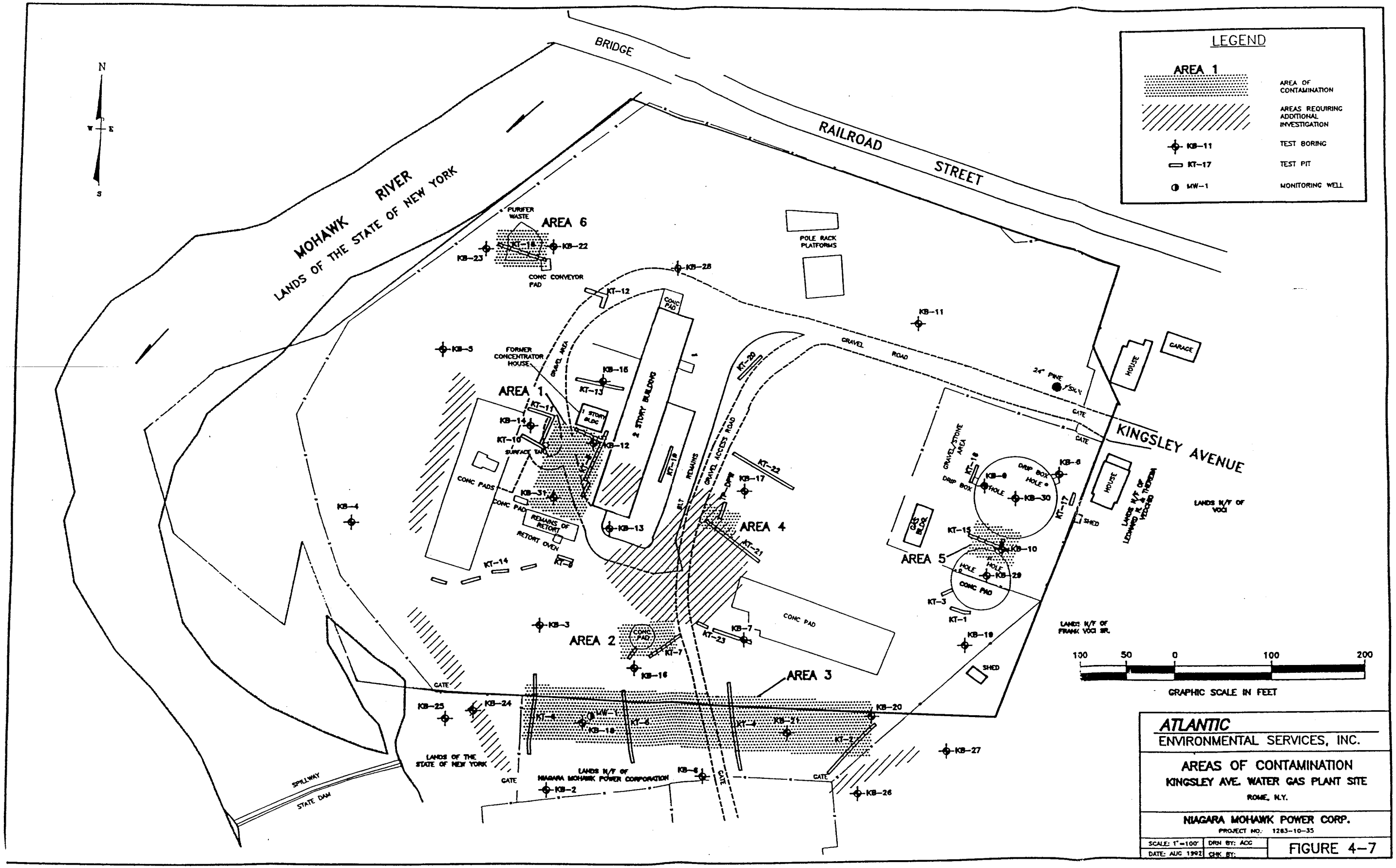
FIGURE 2-12
WESTERN AREA

ROME, NEW YORK

RETEC
PITTSBURGH PENNSYLVANIA
DRAWING NUMBER 2013-S05 | REV 1

Figure 2-13

FORMER MANUFACTURED GAS PLANT FACILITIES



1941 - Property is conveyed to Central New York Power (later to become part of Niagara Mohawk) from the City of Rome.

1941 - Former canal race property acquired between Race Street and the site.

1949 - Much of the gas plant shown as removed. Remaining is the larger of the two original gas holders, the oil tanks, and the main gas production building

1959 - Main gas holder removed

1994 - Last gas plant building demolished

1995 - Interim remedial measure taken to remove contaminated surface soil.

Environmental Concerns

An environmental investigation of this site is being conducted by Niagara Mohawk under the terms of an Order on Consent between Niagara Mohawk and NYSDEC. A Preliminary Site Assessment (PSA) has been performed (Atlantic, 1993), and a Remedial Investigation/Feasibility Study (RI/FS) is underway. The RI is scheduled to be completed in early 1996; the FS in early 1997. The PSA and an earlier investigation by the USEPA found that manufactured gas plant residuals are present in the areas associated with the gas production facilities. These residuals consist primarily of tar, which is present in some places to a depth of approximately 40 feet below the ground surface. Deposits of purifier box waste have also been found at the site (a mixture of wood chips and iron oxide used to remove sulfur and cyanide from manufactured gas). An Interim Remedial Action (IRM) was performed by Niagara Mohawk in January, 1995 to remove soil mixed with the purifier box waste to a depth of six feet below the ground surface.

The Remedial Investigation (RI) which is underway will serve to further identify the sources and extent of contamination associated with the former manufactured gas plant. The scope of work for the RI includes the installation of soil borings and groundwater monitoring wells, sampling and analysis of surface and subsurface soils and groundwater, and sampling of sediments in the Mohawk River. Following completion of the RI report a Feasibility Study will be prepared to assess various remedial alternatives for the site and to proposed the preferred remedy. Niagara Mohawk expects that remedial designs will be prepared in 1997 and 1998, leading to full-scale remediation in 1999.

The National Wetlands Inventory map for the site identifies two small wetland areas adjacent to the Mohawk River.

2.5.2 City of Rome (Public Works Garage)
Tax Map 242.020-0001-002 and 242.020-0001-011.002

These two contiguous parcels, totaling 10.52 acres, are located between Race Street to the east, and the Niagara Mohawk property to the north and west, and east Whitesboro Street to the south (Figure 1-2). A portion of the property adjoins the residential area at Race and Essex Streets. The property is generally level, with drainage to the west and south.

There are three buildings at site (Figure 2-12). The northern parcel is occupied by a City of Rome Department of Public Works (DPW) garage. The garage contains truck service bays, a paint shop, and offices. Adjacent to the garage is an area used as a solid waste recycling center. This area contains dumpsters which are filled by residents with recyclable solids. A second building on this parcel is a garage and office building for the city's bus service (VIP Bus). A third garage building is located on the northern portion of the adjoining parcel of land. This building is used for garaging city DPW vehicles as well. Empty dumpsters were observed outside of this building. The southern end of the property, which adjoins East Whitesboro Street, is vacant.

The construction dates for the garage buildings are unknown. From historical maps, it appears that the construction of the DPW garage occurred sometime between 1961 and 1968. The garage building on the Southern City Parcel were used by Prossner and Sons, Inc., for the manufacturing of steel bridges.

History

date unknown -Rome Wire/General Cable acquires property

1954 - Revere Copper and Brass acquires property

1961 - City of Rome acquires the northern property from Revere Copper and Brass

1979 - Marine Midland Bank acquires southern property through foreclosure from Prossner and Sons, Inc.

1981 - George A. Rossi acquires southern parcel from Marine Midland Bank

1981 - City acquires southern property from George A. Rossi

Environmental Concerns

In 1987 an underground fuel tank located in front of the main DPW garage building was discovered to have leaked (NYSDEC Spill No. 87-02144). The city removed the tank and conducted

a groundwater investigation. A groundwater recovery system was subsequently installed and operated to remove petroleum-contaminated water. In 1993 two additional underground storage tanks were excavated and found to be leaking. The groundwater removal system is currently still in operation, with monthly reports submitted to NYSDEC.

In 1991 an environmental investigation was conducted on the southern end of the city holdings adjacent to East Whitesboro Street. This work was performed by Empire Soils Investigations in connection with the proposed power plant project at the General Cable site. No environmental problems were noted in the preliminary site inspection. There were subsequent reports, however, that a test pit investigation at this site found buried refuse (Figure 2-12). A spill report was made to NYSDEC citing suspected contaminated soil (spill #9200940). NYSDEC issued a letter to Niagara Mohawk informing them that they were being held liable for the "spill". It is not stated in the NYSDEC spill report why Niagara Mohawk was implicated in this case. There is no record that further investigation has been performed at this location, and the spill file is still listed as "active".

Drawings obtained from the City of Rome indicate that the DPW garage was constructed with floor drains connected to storm sewer lines running to the southwest. According to Mr. Robert Comis, the DPW Director, these drains were plugged in approximately 1990.

2.5.3 New York State Canal Corporation (Rome Terminal) No Tax Map Number

This 4-acre parcel of land formerly served as the Rome regional maintenance center and terminal for the New York State Barge Canal (Figures 1-2, 2-12). The site is rectangular in shape, and is bounded by East Whitesboro Street to the north, the Mohawk River to the west, Mill Street to the east, and the Barge Canal to the south. The site slopes from north to south, and is flat along the canal. The canal shore is formed by a concrete wall with mooring points for vessels. The Mohawk River shore is unprotected, with evidence that a wooden retaining wall has been breached.

An unoccupied wooden structure is located adjacent to the canal. This building formerly served as warehouse and office space for the terminal. Along the north side of the site is a set of small maintenance buildings which are fenced-off and abandoned. The remains of construction material could be seen in this area.

The mooring facilities are currently used for barges and small pleasure boats. At the time of the site inspection a canal freight vessel was moored along the retaining wall. The eastern end of the site is grass-covered, and has been set-up as a picnic area for boaters. The City of Rome is in the process of taking over this property for development as a park and harbor. A State Environmental Quality Review (SEQR) Long-Form was prepared by the city for this project, and the buildings at the site surveyed for lead paint and asbestos.

Environmental Concerns

Historical photographs show that a fuel storage tank was located in the vicinity of the terminal building. One fill port was observed at the north side of the building during the site inspection, and NYSDEC records indicate one registered tank at this location.

The buildings at the abandoned maintenance yard at the north side of the site appeared to be in poor condition. No information was available which described its use, however, it is likely that it contained garages and storage space related to maintenance of the canal.

2.5.4 Calnero and Smaldon (NYNEX garage) Tax Map 242.020-0001-011.001

This property is irregular in shape and totals 2.6 acres in size (Figure 1-2). The western portion of the property is used by NYNEX as a garage and service center. This portion of the site is fenced-in. One garage building is present along the south side of the site. A covered building with an open front is present north of this building for storage of equipment. Two above-ground fuel storage tanks are located on the east side of the NYNEX yard. These tanks are contained in steel secondary containment structures. Spools of cable and other materials are located in the yard as well. The eastern portion of the property is unpaved and is used for parking, presumably for NYNEX workers.

History

There is no record of development on this property prior to construction of the garage building. A 1948 photograph shows the land as grass-covered and possibly used for grazing. From the aerial photographs it appears that the garage was constructed between 1955 and 1968. No records were reviewed which indicate when NYNEX occupied the site.

1907 - The Rome Wire Company acquires a portion of the site.
1927 - The Rome Wire Company acquires an addition portion of the property
1927 - General Cable acquires the property
1961 - Prossner and Sons, Inc. acquire the property
1982 - Calnero and Smaldon acquire the property

Environmental Concerns

Four underground storage tanks were formerly present at this site: A 4,000 gallon gasoline tank removed on 7/29/87; a waste oil tank removed on 1/31/91; and a 2,000 gallon diesel and 6,000 gallon gasoline tank removed on 11/4/91. No environmental concerns were noted during its removal. The existing fuel storage tank is well contained and should be of little concern.

3.0 SURROUNDING PROPERTIES

This section describes the potential for environmental impact on the Industrial Redevelopment Zone from off-site sources.

3.1 Surrounding Properties and Land Use

The area outside of the Industrial Redevelopment Area is a mixed residential and light commercial district. The potential environmental impact to the Redevelopment Area would be through the migration of contaminants in groundwater from activities in the East Dominick Street area.

The Redevelopment Area is bounded to the west and east by the Mohawk River and the Barge Canal, respectively. Spills have been reported in both water bodies, however, they are hydraulically downgradient of the site; groundwater flows outward from the site into these water bodies. It is possible that the sediments in both the river and canal have been impacted by spills and dumping. The presence of contaminated aquatic sediments will not present a risk to site activities. Construction of new facilities along the canal which may disturb sediments could bring construction workers into contact with such sediments, or remobilize contaminants which had been deposited or buried.

3.1.1 Gas Stations

Several active and former gas stations and car dealerships are present along East Dominick Street; one was formerly located on Mill Street. These facilities could have an impact on groundwater quality in the Redevelopment Area as they are located hydraulically upgradient. Commercial practices which could lead to soil and groundwater contamination which could migrate to other properties include storage and sales of gasoline, floor drains from garage service bays, and oil and other automotive fluid exchanges. The location of past and present automotive facilities, including used car sales lots, are shown on Figures 2-6, 2-11, and 2-12 and are listed below:

- 272 East Dominick Street (gas station, former coal yard)
- 273 East Dominick Street (former used car lot, soap factory)
- 280 East Dominick Street (former tool and die company)

- 612 East Dominick Street (former gasoline station)
- 1009 East Dominick Street (garage)
- 1025 East Dominick Street (used car sales)
- 1029 East Dominick Street (used car sales)
- 1030 East Dominick Street (gasoline and service station)
- 1120 East Dominick Street (auto repair and car wash, former gas station)
- 1201 East Dominick Street (used car sales and service, former gasoline station)
- 1400 East Dominick Street (gasoline station)
- 1401 East Dominick Street (former gasoline station)
- 123 Mill Street (former gasoline station)

Several of these facilities have been the subject of NYSDEC spill investigations, as listed below:

612 East Dominick Street (Ventrone's Sunoco Station)

Spill #8403554	waste oil spill
Spill #8601170	surface oil spill, remediated by excavating 30 yards of soil
Spill #9004883	waste oil in drums, drums removed

1120 East Dominick Street (P. J. Salerno)

Spill #8907730	stained soil from tank overfills, soil removed

1201 East Dominick Street (Ron's Auto Service and Auto Sales)

Spill #8908003	stained soil from overfills, soil excavated during UST removal

3.1.2 Dry Cleaners

Dry cleaning uses tetrachloroethylene, also known as perchloroethylene or "perc". A dry cleaner is shown on the 1949 Sanborn map located on the south side of Kingsley Avenue near the Niagara Mohawk site (Figure 2-12). If discharges occurred from this facility they would have had the potential to contaminate soil and groundwater at the Niagara Mohawk and Rome DPW properties. Tetrachloroethylene is heavier than water, therefore spills would tend to sink below the water table.

3.1.3 Other Industrial and Commercial Properties

Revere Copper Products

The current Revere Copper Products facility (formerly known as Revere Copper and Brass and as Rome Brass and Copper) is located approximately 500 feet north of East Dominick Street. An active groundwater remediation project is ongoing at this site due to a release of Stoddard's Solvent, a mineral spirits compound used at the facility (NYSDEC spill #8701259). According to NYSDEC the plume from this spill migrated off-site to the south prior to the commencement of remedial activities, but it has not approached East Dominick Street. It is not likely that there will be any impact of this spill on the Redevelopment Area, as the remedial activities have prevented further spread of the plume.

Coal and Wood Yard

A site on the north side of Niagara Mohawk property between the railroad line and East Dominick Street was used for many years as a coal and lumber company. This is currently the site of the Sears Oil Company filling station. If discharges from activities at this location have occurred, they would migrate with groundwater to the south towards the Niagara Mohawk property.

James A. Spargo Wire Co.

The former location of the Spargo Wire Company is between East Dominick Street and the railroad line, just east of the former coal yard (Figure 2-12). After Spargo left the site uses included the Slade Tubing Company (Hollow wire production-1909), Adams and Jewell Fire Brick Cement Manufacturing Company (1924), and a sign shop (1971). Discharges from activities at this location would migrate with groundwater to the south towards the Niagara Mohawk property.

3.2 Hazardous Waste Sites

Three sites within a one-mile radius of the Redevelopment Area are on the USEPA CERCLIS list: Griffiss Air Force Base, the Revere Copper Products Plant, and the Niagara Mohawk gas plant site on Kingsley Avenue. Both the Revere Copper and Niagara Mohawk sites are NYSDEC-led sites.

Griffiss Air Force Base is listed on the National Priority ("Superfund") List. A portion of this site is located approximately 4,000 feet northeast of the C.J. Associates property. There are over 40 areas of concern listed within the base, with listed contaminants including heavy metals, solvents, waste oil, PCBs, jet fuel, and glycol. Solvent and glycol have been found in off-site groundwater. The site is under active investigation and remediation. An RI report covering 31 areas of concern is scheduled for completion in 1995. Based on the regional direction of groundwater flow (Figure 2-3) the western portion of the Griffiss site could be hydraulically up-gradient of the Redevelopment Area.

No state-led sites listed in the NYSDEC Registry of Inactive Hazardous Waste Sites are found within one mile of the Redevelopment Zone. The former manufactured gas plant site on the Niagara Mohawk property is not listed on this registry as it does not meet NYSDEC's formal standards for inclusion. It is possible that this site will be included at some time if materials which exhibit hazardous characteristics by failing the USEPA RCRA testing standards are present at this site. The investigation and management of this site are being performed under a consent order with NYSDEC's Bureau of Hazardous Waste Management.

3.3 Solid Waste Sites

The solid waste transfer station at the City of Rome DPW garage is operated under a solid waste (NYCRR Part 360) permit from NYSDEC. No other permitted solid waste management or disposal facilities are located within the vicinity of the Redevelopment Area.

4.0 SUMMARY AND CONCLUSIONS

4.1 General Conclusions

The following conclusions are based upon the findings of this Phase I investigation, which will need to be confirmed by PSAs or RI/FSs. We are reasonably certain that they will be confirmed by such further investigations. Our overall conclusion is that this site represents lower than average risks to public health and the environment than may be expected at a property formerly used for industrial purposes. We believe that remediation which will be protective of public health and the environment can be based upon "hot spot" removal, containment, limiting development of all or part of the industrial reuse area to industrial or commercial development, and/or limiting use of groundwater.

4.2 Areas and Nature of Contamination

The environmental concerns identified by this investigation are consistent with the site's history of industrial use. The known or anticipated environmental and health concerns are divided between those which involve above-ground structures or surface soil, and those which involve subsurface soil or groundwater. These concerns must be addressed so that site redevelopment is performed in a way which is protective for the following groups:

- Construction workers
- Site workers and visitors
- Neighbors
- Surface water receptors

The following sections summarize the surface and subsurface environmental concerns, their potential impacts, and how, if necessary, they can be addressed during remediation or redevelopment to prevent unreasonable risk to these groups of people and the environment. The mechanism for identifying these concerns, assessing their impact on human health and the environment, and selecting remedial measures will be the Preliminary Site Assessment/Phase II Investigation or Remedial Investigation/Feasibility Study. These studies can be performed on individual areas where redevelopment is planned.

4.2.1 Surface Issues

Sources of issues which exist above-ground or in the shallow soils at various locations around the site include:

- process equipment, tanks, sumps, and drains containing petroleum products
- oil spills and stained soils
- manufactured gas plant residuals (tar and purifier box waste)
- elevated metal concentrations in soil
- asbestos
- PCB-containing equipment

The potential health impact of these conditions to construction workers, site workers and visitors, neighbors, and surface water receptors are outlined below along with the primary means of remediation and mitigation of risk which can be employed at the site.

Surface Issues	
Contaminant & Risk	Solution
asbestos building material	survey and remove before building demolition or renovation
process equipment and transformers containing petroleum, PCBs, etc.	remove equipment or chemicals and decontaminate area
construction and demolition debris, solid waste deposits	remove for off-site disposal
contaminated soil (metals, petroleum, solvents)	removal of hot-spots for off-site disposal, capping to prevent contact, institutional controls for development and use and to prevent contact
contaminated dust	removal of source areas and/or capping to prevent dust generation
soil gas containing petroleum or solvent vapors	· construct building foundation barriers and/or venting systems · hot-spot (source) removal · in-place treatment by vapor extraction, biological degradation · institutional controls for area use
contaminated stormwater runoff	capping of soil to prevent stormwater contact, hot spot removal, capture and diversion of stormwater runoff

Areas requiring remediation will be identified and the nature of contamination selected as part of one or more PSAs or RI/FSs. Remediation of these areas will be performed before new construction is performed.

4.2.2 Subsurface Issues

Subsurface concerns which have been identified by previous investigations for the site include:

- groundwater contamination by chlorinated compounds (solvents) at Gaetano property
- tar (DNAPL) from gas plant site
- petroleum hydrocarbons from leaking tanks or spills

Groundwater contamination is not likely to impact construction workers, site users, and neighbors as groundwater is 11 to 14 feet below the ground surface at the site. Groundwater at this depth would be below typical underground utility lines and foundations, and therefore not be encountered during installation or replacement of subsurface lines or building construction. Investigations will be performed in areas where excavation and construction will be performed to determine the depth to groundwater and whether remedial measures must be performed prior to construction work. Local "hot spots" of contamination will be removed, if necessary, to ensure that construction workers can operate without environmental protection. Work areas can also be monitored, and contingency plans drafted before subsurface work is performed to define remedial and health and safety responses which will be carried out in the event that unexpected contamination is encountered.

As discussed in this report, groundwater containing dissolved solvents appears to be migrating from the redevelopment area towards the Barge Canal in the vicinity of the former General Cable building complex. Chlorinated hydrocarbons are heavier than water, therefore there is the potential that dense, non-aqueous phase liquid (DNAPL) is present beneath the site as a result of solvent spills. The geology of the site, however, will tend to prevent migration of this liquid. Section 2.1 illustrated that the Redevelopment Area is located over the axis of a bedrock trough. DNAPL will tend to sink to the bottom of the trough or to a confining layer within the sediments which fill the trough. Due to the regional groundwater divide to the west of the site (Figure 2-3) and the geometry of the bedrock valley, migration of groundwater or DNAPL will be directed to the east,

along the axis of the valley. Groundwater within the Redevelopment Area and in this downgradient area to the east is not used for drinking or industrial purposes.

Should further investigation of the site indicate that DNAPL is present it may be addressed independently from the surface redevelopment of the site. It is technically impracticable to eliminate all DNAPL, therefore mechanisms for monitoring or control of DNAPL and contaminated groundwater will be selected based on the risk to the environment. If DNAPL is present, but not migrating or influencing groundwater, it can be monitored to assess whether any risk is associated with it, and institutional controls can be put in place to prevent use of groundwater in areas of concern.

Based on the concentration of solvents measured at the water table by previous investigations it is unlikely that the groundwater downgradient of the former General Cable site has a significant impact on the water quality of the canal. The concentration of total chlorinated compounds at the water table measured by the Empire Soils (1993) investigation was less than 10 parts per billion. At 30 to 35 feet below ground surface the concentration at the canal may be on the order of 500 parts per billion, however, it is probable that this would be undetectable in the canal.

The impact of this or any other contaminant plumes would be investigated during PSAs or RIs prior to redevelopment. If necessary, the migration of contaminants at the water table from petroleum or solvent spills can be contained to the area within the Redevelopment Area by construction of barriers or perimeter groundwater treatment systems. A line of air sparging and vapor extraction wells at the downgradient edge of a plume can be used to intercept contaminants before they leave the industrial area. Alternatively, "biosparging" (air injection to promote biological treatment) can be performed for petroleum-based products.

4.3 Conclusions

Based on the findings to-date:

1. Redevelopment of the site in a manner which is protective of human health and the environment can proceed independent of the deeper subsurface soil and groundwater conditions if appropriate measures are used to address the surface conditions and to prevent

contact with contaminated subsurface soil and groundwater. Restriction or prohibition of groundwater use is possible due to the presence of a municipal water supply system.

2. Prior to redevelopment, remedial measures can be taken to ensure the safety of construction workers, future site employees, and the environment; these include hot spot removal, vapor protection, and institutional controls regarding reuse and construction.

3. Over the longer-time, subsurface remediation of deeper soil and groundwater can be addressed by containment or treatment to the extent necessary. Easements should be put in place to maintain access to strategic soil and groundwater locations.

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