



FACT SHEET

Environmental Restoration Program

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

Site Name: Maider Road Waterfront Site
DEC Site #: B00015
Address: Maider Road
Clay, NY 13041-

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

Public Meeting, Thursday, 3/9/2017 at 6:30 PM

Town of Clay Town Hall, 4401 Route 31, Clay, New York 13041

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Maider Road Waterfront Site ("site") located at Maider Road, Clay, Onondaga County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The Town of Clay owns the site and performed the investigation with oversight provided by NYSDEC. The estimated cost to implement the proposed remedy is \$2,960,000.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=B00015>

How to Comment

NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from **February 14, 2017** through **March 30, 2017**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

- removal of any remaining subsurface pipelines or structures that were part of the former oil storage facility which are associated with areas of contamination and which are accessible for excavation. Pipelines which cannot be removed will be cleaned and plugged.
- excavation and off-site disposal of soils that are obviously contaminated by petroleum, including several areas on-site and three off-site areas;
- excavation and off-site disposal of shallow soil (less than two feet deep) contaminated by petroleum and/or petroleum constituents (in particular polycyclic aromatic hydrocarbons [PAHs]) at concentrations exceeding cleanup objectives;
- excavation of soil contaminated by arsenic and reuse of that soil as backfill on-site below a clean soil cover;
- construction of a two-foot clean soil cover system over the consolidated arsenic-contaminated soils (discussed above) and, if necessary, any other areas where contaminants remain at concentrations greater than cleanup objectives;
- developing a Site Management Plan which will describe how to manage the remaining contamination; and
- imposition of an environmental easement on the site, which will restrict site usage to restricted-residential use and require compliance with the Site Management Plan.

The remedy will protect public health and the environment by removing the most heavily contaminated soil and disposing of it off-site. Remaining contamination will be covered by clean soil to prevent contact with the contaminated soil.

The remedy will address on-site contamination, and any areas of off-site contamination that are present as a result of past operations at the site. The remedy relies on engineering controls (the cover system) and institutional controls (the environmental easement).

Summary of the Investigation

The investigation of the site identified petroleum contamination in subsurface soil in certain areas of the site and in three off-site areas, which are present as a result of past operations at the site. Arsenic was identified in surface soil in the southeastern portion of the site at concentrations exceeding soil cleanup objectives. Oneida River sediments were tested and it was determined no action was necessary.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “analysis of alternatives” submitted under New York’s Environmental Restoration Program by Town of Clay.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Location: The Maider Road Waterfront Site is located in a mainly rural area in the Three Rivers area of the Town of Clay, Onondaga County. It is comprised of two parcels totaling approximately 10.7 acres; one parcel which covers approximately 10.4 acres located on the south side of Maider Road at 3414 Maider Road, and another parcel covering approximately 0.3 acres located opposite the first, on the north side of Maider Road. The northern parcel is a narrow strip of land situated between Maider Road and the Oneida River.

Site Features: The site is relatively flat and is vacant with the exception of a small, unoccupied structure which is present near the northeast corner of the southern site parcel. There is a paved driveway area located in the north-central portion of the site, and another paved driveway located in the northeastern portion of the site which is utilized by an adjacent industrial property. Foundation remains of former site buildings and ring foundation structures of former site bulk storage tanks are present across the site. In a few locations, structures associated with former bulk storage tanks remain, including pipelines and valves.

Current Zoning and Land Use: The site is currently vacant and lies in the Planned Development zoning district. Restricted residential use is consistent with uses allowed under the Planned Development zoning district. The southern site parcel is bordered to the north by several residential parcels. To the east and southeast of the site most of the land is undeveloped land, rural residential properties, or farmland. There is a railroad line along the southwest border of the site, and several suburban residential properties further to the southwest. There is a concrete manufacturing facility adjacent to the northeast corner of the southern site parcel and a former major oil storage facility northeast of the site, on the north side of Maider Road.

Past Use of the Site: Industrial usage of the site began around 1940. The site was operated as a major oil storage facility (MOSF) for the storage of fuel oil and asphalt from about 1940 until 1996. The northern parcel included a dock or docks for unloading barges. Petroleum was transferred to and/or from the site, at least in part, via pipelines which ran from the Oneida River to the northern site parcel and then to the southern site parcel. Petroleum was also transferred from and/or to the site via a rail spur which is located to the east of the site.

All of the known storage tanks have been removed from the site along with most of the aboveground piping and pipeline support structures. Several tanks were removed prior to the site entering the Environmental Restoration Program (ERP). The rest of the known storage tanks were removed as an interim remedial measure under the ERP.

All but one of the buildings on the southern site parcel were demolished and paving was removed by the Town of Clay between 2011 and 2013 independent from the ERP site remedial program. Petroleum contamination was identified under the slab of one of the demolished buildings (the dispensing canopy). The area was then covered with approximately 12 to 18 inches of fill as an interim measure.

Environmental Restoration Program: New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the ERP, visit: <http://www.dec.ny.gov/chemical/8444.html>

FOR MORE INFORMATION

Where to Find Information

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

NYSDEC Region 7 Headquarters
Attn: Joshua Cook
615 Erie Blvd West
Syracuse, NY 13204
phone: 315-426-7411
(joshua.cook@dec.ny.gov)

Baldwinsville Public Library
Attn: Margaret Van Patten
33 East Genesee Street
Baldwinsville, NY 13027
phone: 315-635-5631

Who to Contact

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

Project Related Questions

Joshua Cook
Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, NY 13204
315-426-7411
joshua.cook@dec.ny.gov

Site-Related Health Questions

Richard Jones
New York State Department of Health
217 South Salina Street
Syracuse, NY 13202
315-477-8148
BEEI@health.ny.gov

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

Receive Site Fact Sheets by Email

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

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

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



