

Public Meeting Invitation

Thursday, March 3, 2011 at
7:00 PM

The City of Utica Common
Council Chambers, 1 Kennedy
Plaza, Utica, New York 13501

The New York State Departments
of Environmental Conservation
and Health (NYSDEC and
NYSDOH) will discuss the
proposed remedy (cleanup) for
the 26-28 Whitesboro Street Site.
At the meeting, representatives
from the NYSDEC and
NYSDOH will:

Describe results of the site
investigations;

Explain the proposed remedy;

Answer your questions about
the remedy;

Receive your verbal or written
comments about the
proposal.

PUBLIC COMMENT PERIOD

From: February 3, 2011

To: March 23, 2011

FACT SHEET

February 3, 2011

26-28 Whitesboro Street Site
Site No. B00063,
Whitesboro Street, City of Utica
Oneida County, New York

Remedy Proposed for the 26-28 Whitesboro Street

Public Meeting, Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a further action remedy for the 26-28 Whitesboro Site, located in the City of Utica, Oneida County.

The Proposed Action: Based on the completion of the Site Investigation Report (SIR) the NYSDEC and the NYSDOH proposes that removal of contaminated soils with institutional controls is required for the 26-28 Whitesboro Street Site. The excavation of volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), metal and pesticides/polychlorinated biphenyl's (PCBs) contaminated material is needed to remove the source of contamination to both soils and groundwater. This proposal is described in the site's Proposed Remedial Action Plan (PRAP). The PRAP was developed following a comprehensive evaluation of the site.

See pages 2 and 3 of this fact sheet for a summary of the PRAP, site background, and summary of the site investigation. The full PRAP is available for your review at the document repositories listed on page 4.

Your Opportunities to Comment on the Proposed Remedy: Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comment and input about the proposed remedy are important and encouraged.

Your oral and written comments about the PRAP are welcome at the **public meeting** (see sidebar) and during a **public comment period** which runs until March 23, 2011. Written comments also may be mailed until the end of the comment period to:

Peter S. Ouderkirk

NYSDEC, Division of Environmental Remediation

Region 6 Office, 7th Floor

317 Washington Street, Watertown, New York 13601

psouderk@gw.dec.state.ny.us

What Happens Next: All comments received during the public comment period will be considered as the remedy for the 26-28 Whitesboro Street Site is finalized. Public input will be factored into the record of decision (ROD), which will describe the remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the ROD.

Site History

The site is located at 26-28 Whitesboro Street in Utica, New York. The property is a 1.61 acre site in a commercial area near downtown Utica, and is situated adjacent to a railroad line on the north side and Genesee Street to the east. The Utica Harbor and Mohawk River are located approximately 0.25 miles north of the property. The west side of the site was historically used for the manufacturing of fishing rods and accessories, and the east side of the site was occupied by various hotels from 1925 until 1973. In 1993, the City of Utica acquired the property in lieu of back taxes. All onsite structures were demolished after a fire in 1994, and the site is currently vacant. The site contains historic backfill material to a depth of approximately 4 - 6 feet. Soils found beneath the fill are characterized as sandy, clayey silt. The depth to groundwater in the overburden soil is approximately 10 feet and flows in a northerly direction towards the Mohawk River. The current and future use of the site is commercial.

Remedial Investigation

A Remedial Investigation (RI) was conducted between January of 2001 and September of 2006. The purpose of the RI was to define the nature and extent of any contamination resulting from previous activities at the site. The field activities and findings of the investigation are described in the RI Report.

The following general activities are conducted during an RI:

- Research of historical information,
- Geophysical survey to determine the lateral extent of wastes,
- Test pits, soil borings, and monitoring well installations,
- Sampling of waste, surface and subsurface soils, groundwater, and soil vapor,
- Sampling of surface water and sediment,
- Ecological and Human Health Exposure Assessments.

Based upon the RI conducted, surface and subsurface soils have been impacted by the disposal of hazardous wastes from the previous site operations. Surface soils exceed the unrestricted and commercial soil cleanup objectives (SCOs) for SVOCs and metals. Subsurface soils are contaminated by VOCs, SVOCs, metals and pesticides/PCBs above the unrestricted and commercial SCOs. Groundwater has been impacted by the disposal of chlorinated and non chlorinated solvents. Site related contamination is impacting groundwater. An area of grossly contaminated soils also exists in the vicinity of Boring 18 (B-18) in Area # 1.

Health Issues

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major ways (breathing, touching or swallowing). This is referred to as exposure.

The site is not fenced and persons who enter the site could contact contaminants in the soil by walking on the site, digging or otherwise disturbing the soil. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination.

Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because there is no on-site building, inhalation of site contaminants in indoor air due to soil vapor intrusion does not represent a concern for the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development.

Summary of Proposed Remedial Action

The elements of the proposed restricted use remedy are as follows:

1. A remedial design program will be

implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program. Green remediation principals and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which will otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. Approximately 1,300 cubic yards of contaminated surface and subsurface soils from four areas on-site will be excavated for off-site disposal at a permitted facility. Soil will be excavated with the goal of reaching the lower of the protection of groundwater or commercial SCOs for VOCs. If it is not possible to attain the protection of groundwater SCOs, additional measures to meet the protection of groundwater SCOs will be evaluated and/or post closure monitoring may be required.

3. A site-wide cover will be required to allow for commercial use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where the soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six

inches of the soil of sufficient quality to maintain a vegetation layer.

4. Imposition of an institutional control in the form of an environmental easement that will: (a) limit the use and development of the property to commercial uses only; (b) restrict use of groundwater as a source of potable or process water without necessary water quality treatment as determined by the New York State Department of Health; (c) require the property owner to complete and submit to the NYSDEC a periodic certification; and (d) the implementation of the required site management plan.

5. Development of a site management plan which will include the following: (a) identification and mapping of materials and areas which must be managed in accordance with the site management plan; (b) an excavation plan to establish how soils will be tested and properly handled to protect the health and safety of workers and the nearby community if they are encountered during future excavations; (c) a restoration plan to identify how the site will be restored at the conclusion of any redevelopment. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d); and (d) a groundwater monitoring plan to confirm the effectiveness of the remedy; (e) an evaluation of the potential for vapor intrusion for any existing or new buildings must be performed upon redevelopment of the site and the evaluation must include provisions for the monitoring or mitigation, if deemed necessary by the Department.

6. The City of Utica or subsequent property owner will provide a periodic certification of institutional and engineering controls for the site, prepared and submitted by a professional engineer or such other expert, acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place, and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that will impair the ability of the control to protect public health or the environment, or

constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.

for more information or go to the NYSDEC Listserv at <http://www.dec.ny.gov/chemical/61092.html>

The complete PRAP and other site information may be reviewed at the following locations:

Document Repositories:

For More Information: Call or write the following staff

Utica Public Library
Attn: Heidi McManus
303 Genesee St.
Utica, NY 13501
Monday through Friday
8:00AM to 5:30 PM

NYSDEC Region 6
7th Floor, Environmental Quality
317 Washington Street
Watertown, NY 13601
315-785-2513
Contact: Peter Ouderkirk
Hours: 8:00 am - 5:00 pm

NYSDEC
625 Broadway
Albany, New York 12233-7014
Contact: David Crosby
518-402-9662
Hours: Mon-Fri 8:30 am - 5:00 pm

Meeting/Comment Period/

Technical Information:

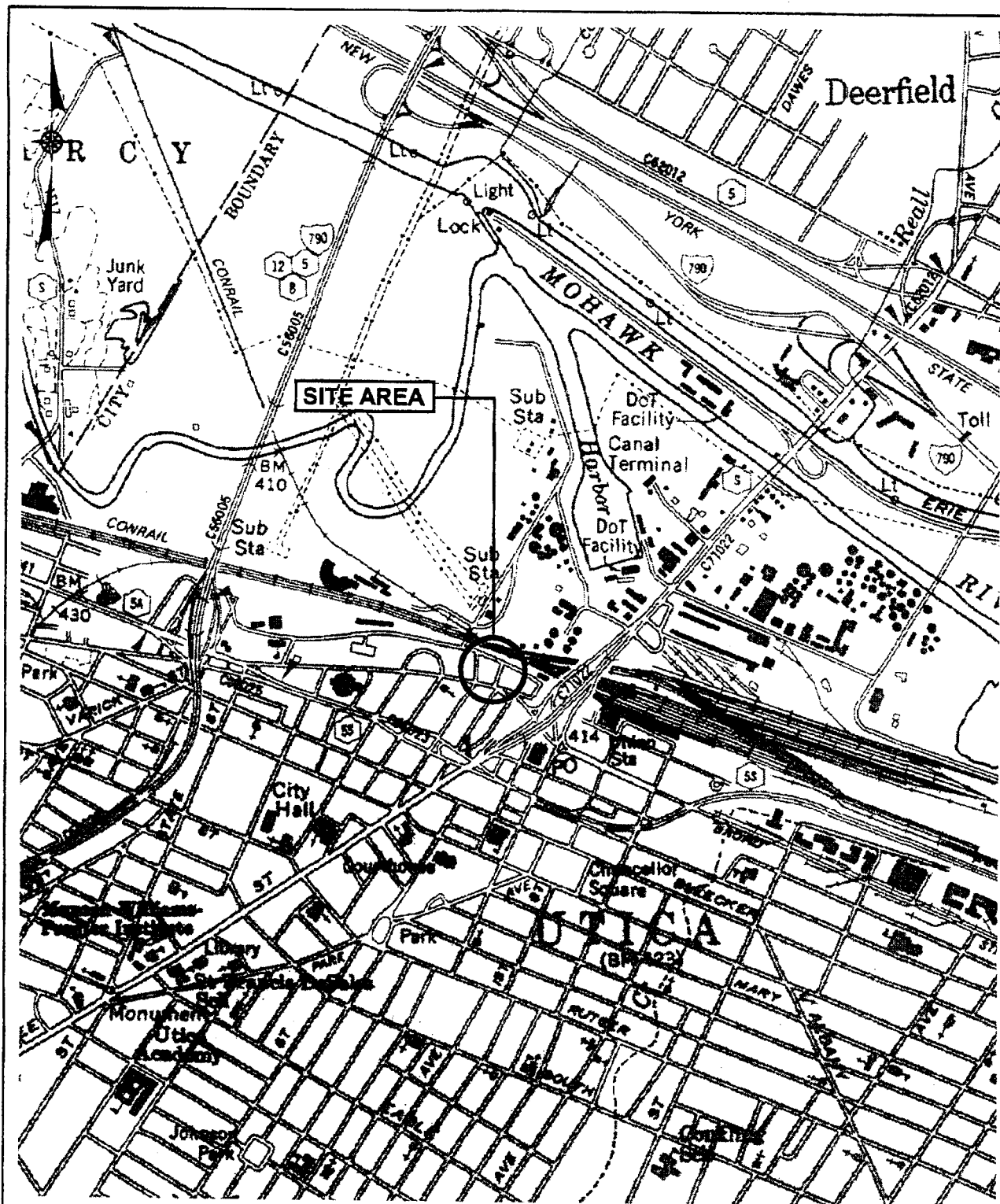
Peter S. Ouderkirk
NYSDEC 6
317 Washington Street
Watertown, NY 13601
Phone: 315-785-2513
psouderk@gw.dec.state.ny.us

Health-Related Information:

Nathan Freeman
NYSDOH
Flanigan Square
547 River Street
Troy, NY 12180
518-402-7870
Ntf01@health.state.ny.us

Citizen Participation:

Stephen Litwhiler
NYSDEC Region 6
317 Washington Street
Watertown, NY 13601
315-785-2252
swlitwhi@gw.dec.state.ny.us



26-28 WHITESBORO STREET SITE
CITY OF UTICA, NEW YORK

SITE LOCATION MAP

Figure 1

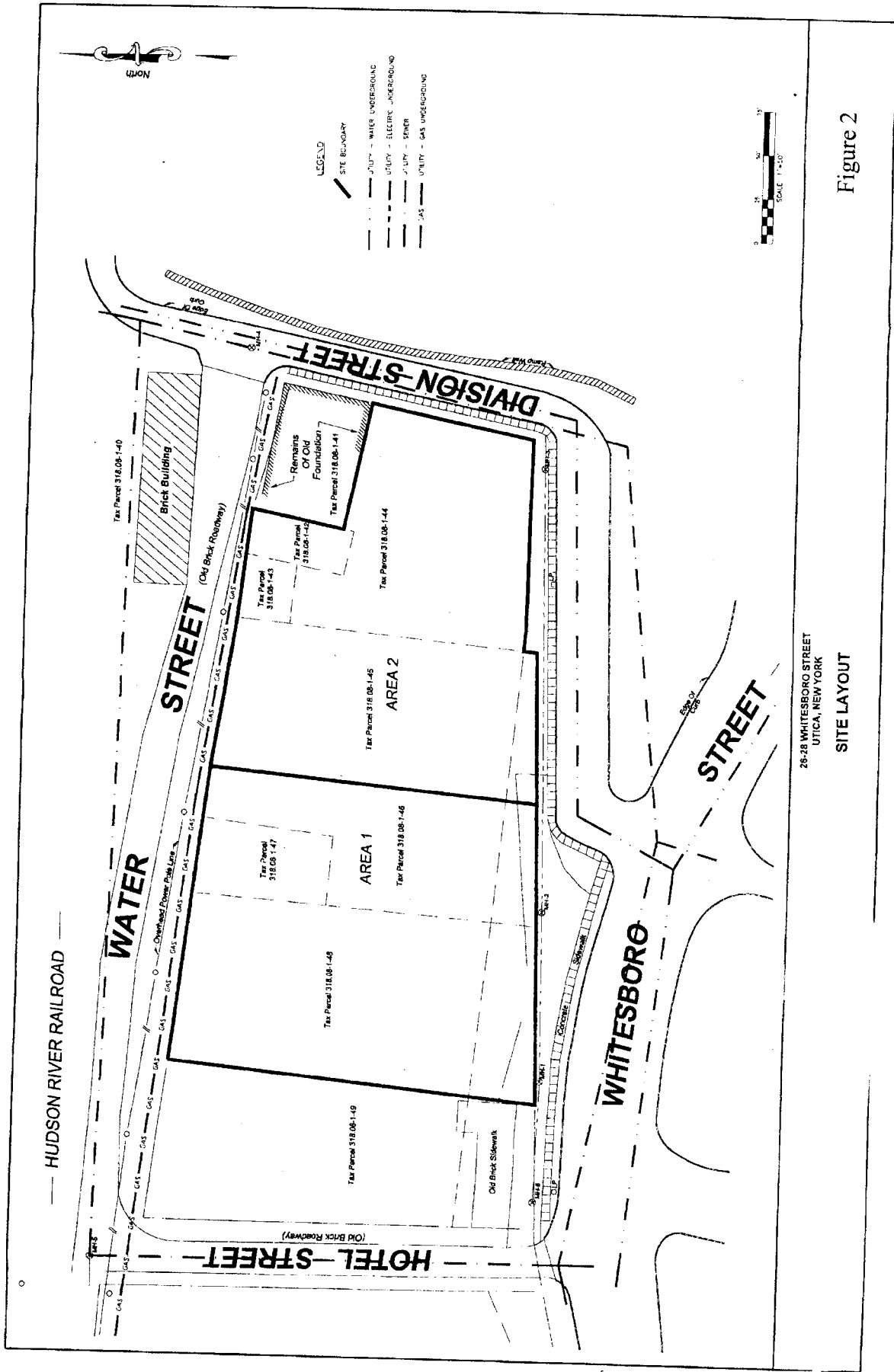


Figure 2