

CITY OF ONEIDA

DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS

JAMES W. BACHER, P.E.
City Engineer



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CERTIFIED MAIL - RETURN RECEIPT REQUESTED

July 21, 2010

William Daigle, Project Manager
NYS Department of Environmental Conservation
Division of Environmental Remediation, 11th Floor
625 Broadway
Albany, New York 12233-7011

Re: 2010 Site Management Periodic Review 153 Cedar Street, Site No. B00076

Enclosed please find the Site Management Periodic Review Report & Institutional and Engineering Controls Certification Form for 153 Cedar Street, Site No. B00076 for the period June 21, 2009 to June 21, 2010.

Yours truly,

James W. Bacher, P.E.
City Engineer

Encl

1. Periodic Review Report
2. Institutional and Engineering Controls Certification Form



Enclosure 1
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details	Box 1
Site No. B00076	
Site Name 153 Cedar Street	
Site Address: 153 Cedar Street Zip Code: 13421	
City/Town: Oneida [C]	
County: Madison	
Allowable Use(s) (if applicable, does not address local zoning): Commercial and Industrial	
Site Acreage: 1.4	
Owner: City of Oneida 109 N. Main Street, Oneida, NY 13421	
Reporting Period: June 21, 2009 to June 21, 2010	

Verification of Site Details			Box 2
	YES	NO	NA
1. Are the Site Details above, correct?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
If NO, are changes handwritten above or included on a separate sheet?	<input type="radio"/>		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment since the initial/last certification?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	<input type="radio"/>		
3. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property since the initial/last certification?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
If YES, is documentation (or evidence that documentation has been previously submitted included with this certification?	<input type="radio"/>		
4. If use of the site is restricted, is the current use of the site consistent with those restrictions?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
If NO, is an explanation included with this certification	<input type="radio"/>		
5. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7[c]. Has any information revealed that assumptions made in the qualitative Exposure Assessment regarding offsite contamination are no longer valid?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
If YES, is the new information or evidence that new information has been previously Submitted included with this Certification?	<input type="radio"/>		
6. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7[c]. Has any information revealed that assumptions still valid (must be certified every five years?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
If NO, are changes in the assessment with this certification?	<input type="radio"/>		

SITE NO. B00076

Box 3

Description of Institutional Controls

Parcel

S_B_L Image: 30.72-2-23

Institutional Control

Landuse Restriction

Box 4

Description of Engineering Controls

Parcel

S_B_L Image: 30.72-2-23

Engineering Control

Cover System

Attach documentation if IC/ECs cannot be certified or why IC/ECs are no longer applicable.
(See instructions)

Control Description for Site No. B00076

Parcel: 30.72-2-23

The Grantor agrees to the following conditions with respect to the use of the real property described herein:

(a) the property shall not be used for any purpose other than an industrial, commercial and business use. The commercial use of the property will exclude activities such as day care centers.

(b) the Municipality and successors in title shall implement the following engineering controls over the property:

1. Site soil that is excavated and is intended to be removed from the property must be managed, characterized, and properly disposed of in accordance with NYSDEC regulations and directives. Soil excavated at the site may be reused as backfill material provided it contains no visual or olfactory evidence of contamination, and it is placed beneath a minimum 12" clean soil cover or impervious product such as asphalt or concrete.
2. any soil areas on the property that are not covered by an impervious product such as concrete or asphalt must be covered with a minimum of one foot of clean soil and seeded.
3. property owners shall annually certify to the NYSDEC that the remedy continues to be maintained in accordance with the ROD.

The Grantor hereby declares that the real property described herein and being conveyed by this instrument shall be held, sold and conveyed subject to each and every term, covenant, condition and restriction set forth in the afore-mentioned law, regulations, contracts, and ROD. All such terms, covenants, conditions, and restrictions shall constitute covenants that shall run with the land and shall be binding on all parties including heirs, successors, and assigns having any right, title or interest in this real property, or any part thereof, and may not be released or modified without the prior written approval of the NYSDEC. The Grantor further declares that any use or occupancy of the real property conveyed herein by this deed is limited to the uses identified up above. Any "change in use" which includes, but is not limited to, construction on or conveyance of the real property, is defined in ECL 56-0511 (3)(i), and is subject to the requirements set forth in section 56-0511 of the ECL, which requirements minimally include the prior notice and approval of NYSDEC or its successor. The Grantor additionally promises that every deed, subsequent to this deed, shall contain this restrictive covenant and all subsequent owners shall be deemed to covenant by acceptance of a deed to be bound by these restrictive covenants. The Grantor also declares that the State of New York, NYSDEC, as well as its successors or assigns, shall be entitled to enforce the terms of this restrictive covenant.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document. [N/A]

YES NO

3. If this site has an Operation and Maintenance (O&M) Plan (or equivalent as required in the Decision Document);

I certify by checking "YES" below that the O&M Plan Requirements (or equivalent as required in the Decision Document) are being met.

An O&M Plan is NOT required for this Site.

YES NO N/A

4. If this site has a Monitoring Plan (or equivalent as required in the remedy selection document);

I certify by checking "YES" below that the requirements of the Monitoring Plan (or equivalent as required in the Decision Document) is being met.

A Monitoring Plan is NOT required for this Site.

YES NO N/A

IC CERTIFICATIONS
SITE NO. B00076

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 2 and/or 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I, LEO MATZKE at 109 N. Main Street, Oneida, NY 13421
print name print business address

am certifying as MAYOR OF CITY OF ONEIDA, NEW YORK for the Site named
(Owner or Remedial Party)
in the Site Details Section of this form.


Signature of Owner or Remedial Party, Rendering Certification

7/21/10
Date

IC/EC CERTIFICATIONS

Box 7

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) SIGNATURE

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I, JAMES W. BACHER at 109 N. Main Street, Oneida, NY 13421
print name print business address

am certifying as a Qualified Environmental Professional for the City of Oneida, New York
(Owner or Remedial Party)
for the Site named in the Site Details Section of this form.


Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

N/A 7/22/10
Stamp (if Required) Date

Periodic Review Report (PRR)
153 Cedar Street, Oneida, NY 13421
Site No. B00076

I. Introduction:

A. *Provide a brief summary of site, nature and extent of contamination, and remedial history.*

Site Summary: 1.4 acre now vacant parcel situated within an area of mixed residential and commercial development. Zoned for commercial or light industrial development.

Identified past uses: machine shop, paint shop, lumber storage, carriage manufacturing, and auto sales & service.

Contamination Characterization: volatile organic compounds [VOCs], semivolatile organic compounds [SVOCs], and inorganics [metals].

Remedial History:

Asbestos Abatement\Building Demolition [June 1999 to May 2000]: City of Oneida undertook asbestos abatement in several buildings on the parcel, and then demolished all structures. Following demolition, the entire parcel was covered with 12" of clean soil cover. [Not part of Brownfields project.]

Interim Remedial Measure [December 2001]: approximately 12 cubic feet of SVOCs and inorganics removed from a sump pit & disposed of IAW NYSDEC contaminated waste regulations.

Interim Remedial Measure [December 2001]: approximately 162 tons of arsenic contaminated soil removed from a former coal storage area. Coal was used to fire a boiler.

Interim Remedial Measure [December 2001]: - 1,090 gallons of petroleum contaminated water pumped from a secondary concrete fuel oil containment structures. [Tanks that once held # 6 fuel oil previously removed by persons unknown.] Structure was demolished whereupon it was found to have leaked ----> removed 162 tons of petroleum contaminated soil & 109 tons of contaminated concrete.

B. *Effectiveness of the Remedial Program - Provide overall conclusions regarding;*

1. *Progress made during the reporting period toward meeting the remedial objectives for the site*

Not applicable. Remedial program completed in 2002.

2. *The ultimate ability of the remedial program to achieve the remedial objectives for the site.*

Remedial program completed in 2002. Objectives achieved.

C. Compliance

- 1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).**

Only IC/EC Plan is applicable - all areas are in compliance.

- 2. Propose steps to be taken and a schedule to correct any areas of non-compliance.**

Not applicable.

D. Recommendations

- 1. Recommend whether any changes to the SMP are needed.**

No recommendation.

- 2. Recommend any changes to the frequency for submittal of PRRs (increase, decrease)**

No recommendation.

- 3. Recommend whether the requirements for discontinuing site management have been met.**

Not at this time.

II. Site Overview

- A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.**

Parcel centroid 43°05'43"N - 75°38'57"W. Bounded by Cedar Street [west], former hardware store/lumber yard [south], Stoddard Street [east], 129 Cedar Street [north]. [129 Cedar Street is Site No. B00077. See Record of Decision March 2000.]

Nature and extent of contamination prior to remediation: See Section 1A Remedial History above.

- B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy and site that have been made since remedy selection.**

Main remedial program features: See Section 1A Remedial History above.

Components of selected remedy: Following IRM completion, selected remedy components were: [1] "No Further Action", [2] implement an Institutional Control & [3] implement Engineer Controls.

Cleanup goals: see Section 1A Remedial History above.

Site Closure Criteria: None specified in Record of Decision.

Significant changes to the selected remedy and site that have been made since remedy selection: None. Site remains undeveloped.

III. *Evaluate Remedy Performance, Effectiveness, and Protectiveness*

A. *Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations should be presented simply and concisely.*

From Section 6 of the ROD, remediation goals for this site were:

- Reduce, control or eliminate to the extent practicable, the contamination present within the soils, and fill material on-site.
✓ Achieved by Interim Remedial Measures being completed.
- Eliminate the potential for direct human or animal contact with the contaminated soils and fill material on-site.
✓ Achieved by placement of 12" clean fill cover.
- Reduce, control or eliminate to the extent practicable, the release of contaminants from soil into groundwater that may create exceedances of groundwater quality standards.
✓ Achieved by Interim Remedial Measures being completed.

IV. *IC/EC Requirements and Compliance*

A.1. *Describe each control, its objective, and how performance of the control is evaluated.*

Institutional Control [from Environmental Deed Restriction]:

"...The property shall not be used for any purpose other than an industrial, commercial and business use. The commercial use of the property will exclude activities such as day care centers..."

Objective: Eliminate potential for direct human or animal contact with the contaminated soils and fill material on-site

Performance: Site remains undeveloped. Only on-site activity is mowing the grass.

Engineering Controls [from Environmental Deed Restriction]:

"...Municipality and successors in title shall implement the following engineering controls over the property:

- "1. Site soil that is excavated and is intended to be removed from the property must be managed, characterized, and properly disposed of in accordance with NYSDEC regulations and directives. Soil excavated at the site may be reused as backfill material provided it contains no visual or olfactory evidence of contamination, and it is placed beneath a minimum 12" clean soil cover or impervious product such as asphalt or concrete.

- “2. Any soil areas on the property that are not covered by an impervious product such as concrete or asphalt must be covered with a minimum of one foot of clean soil and seeded.
- “3. Property owners shall annually certify to the NYSDEC that the remedy continues to be maintained in accordance with the ROD...”.

Objective: Eliminate potential for direct human or animal contact with the contaminated soils and fill material on-site

Performance: Site remains undeveloped—> no soil excavation. 12" soil cover visually inspected annually in conjunction with annual certification requirement. Certifications provided annually.

A.2 Summarize the status of each goal.

Each goal at IV.A.1 is in place and is effective.

A.3 Corrective Measures.

None required

A.4 Conclusions and recommendations for changes.

None

B.1 Certification must be complete and certified by the appropriate party as set forth in a Department approved certification form.

This PRR is accompanied by a Department Institutional and Engineering Controls Certification Form.

V. Monitoring Plan Compliance Report.

Not applicable

VI. Operation & Maintenance (O&M) Plan Compliance Report

Not applicable

VII. Overall PRR Conclusions and Recommendations

A. For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;

1. Whether all requirements of each plan were met during the reporting period.

IC/EC - full compliance
 Monitoring Plan - Not Applicable
 O&M Plan - Not Applicable

2. Any requirements not met such as new completed exposure pathways resulting in unacceptable risk.

Not Applicable

3. *Proposed plans and a schedule for coming into full compliance.*
Not Applicable

B. *Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP,*

1. *Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).*
No recommendation.
2. *If the requirements for site closure have been achieved, contact the Department's Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.*
Not Applicable

C. *Future PRR Submittals.*

No recommendations.

VIII. *Additional Guidance*

None sought.