

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Public Meeting
Invitation**

7PM
December 16, 2003
Gloversville City Hall
Council Chambers
1st Floor
3 Frontage Street
Gloversville, NY



The NYS Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the Proposed Remedial Action Plan (PRAP) for the Independent Leather Brownfield Site. At the meeting representatives from NYSDEC and NYSDOH will:

- describe results of detailed site investigation;
- explain the Proposed Remedial Action Plan (PRAP) and other alternatives considered;
- answer your questions about the PRAP;
- receive your verbal or written comments about the proposal

**Public Comment
Period**

**From: November 21, 2003
To: January 5, 2004**

FACT SHEET

Independent Leather Site: B-00158-5

321-333 South Main Street
City of Gloversville
Fulton County
NYSDEC, Region #5

November 2003

Remedial Action Planned for the Independent Leather Brownfield Site

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Public Meeting, Comment Period Announced
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The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH) is proposing a remedy to address the threat to human health and/or the environment created by the presence of hazardous substances at the Independent Leather Brownfield site in Gloversville, New York (see site location map on p. 5 of this fact sheet).

The Proposed Action:

The proposed action is described in the site's "Proposed Remedial Action Plan" (PRAP). The PRAP was developed using detailed information collected from the November 2003 Site Investigation and Remedial Alternatives Report developed by the City of Gloversville and NYSDEC, respectively. The PRAP examines different ways to address the contamination related to the site, and presents the alternative preferred by NYSDEC and NYSDOH. The preferred alternative is compliant with the NYSDEC Standards, Criteria, and Guidance (SCGs) and protective of human health and the environment, while also being cost-effective.

Highlights of the PRAP include:

- Demolition and proper disposal of the secondary tannery building located on the eastern portion of the site to allow access to contaminated areas under the structure.
- Excavation and proper disposal of an estimated 3,225 tons of petroleum contaminated soils and placement of clean fill in the excavated areas on the eastern portion of the property.
- Further sampling, investigation, and potential excavation of 1,770 tons of arsenic contaminated soils on the eastern portion of the property.
- Provide a barrier to contact in site locations where arsenic, chromium, and petroleum contamination above SCGs exists on the ground surface.
- Since residual contamination will remain at the site after implementation of the remedy, a long term environmental monitoring program would be instituted. This includes periodic sampling of select monitoring wells to monitor residual contamination as a component of the operation and monitoring for the site.

See the following pages of this fact sheet for a summary of the Proposed Remedial Action Plan.

Proposed Remedial Action Plan

Site Investigation

The purpose of the site investigation (SI) was to define the nature and extent of any contamination resulting from previous activities at the site. The site investigation activities were conducted between November 2001 and November 2003. A report entitled "*Site Investigation Report, Independent Leather, 321-333 South Main Street, City of Gloversville, Fulton County New York*" prepared by C. T. Male Associates, P.C. under contract with the City of Glens Falls, dated January 2003 has been prepared which describes the field activities and findings of the SI in detail. The SI included the following activities:

- Research of historical information; including prior site investigations and EPA work in relation to the Emergency Removal Action;
- Geophysical surveys to locate potential tanks, piping, dry wells, drums, and other buried structures in cooperation with actions performed by EPA;
- Characterization and disposal of abandoned materials in cooperation with actions performed by EPA;
- Evaluation of pretreatment water at wastewater treatment plant in cooperation with action performed by EPA;
- Subsurface investigation of aboveground and underground storage tanks locations in cooperation with actions performed by EPA;
- Evaluation of creek sediments and surface waters;
- Fish and Wildlife Impact Analysis;
- Subsurface and hydrogeologic evaluation via installation and sampling of eleven soil borings and thirteen monitoring wells (two monitoring wells preexisting) for analysis of soils and groundwater as well as physical properties of soil and hydrogeologic conditions; and
- Surface soil sampling and analysis via collection of surface soil samples for suspect contaminants.

The site investigation results were compared to established clean-up guidance values and standards for soil and groundwater. An evaluation of the potential public health and environmental exposure routes found certain areas of the site require remediation under the proposed commercial/industrial use scenario. More complete information can be found in the Site Investigation/Remedial Alternatives Report located in the document repositories.

Elements of the Proposed Action Plan

Elements of the proposed action plan include:

- Demolition and proper disposal of the secondary tannery building to allow access to contaminated areas under the structure.
- Excavation and proper disposal of an estimated 3,225 tons of petroleum contaminated soils and placement of clean fill in the excavated areas on the eastern portion of the property.
- Further sampling, investigation and potential excavation of 1,770 tons of arsenic contaminated soils on the eastern portion of the property.
- Provide a barrier to contact in site locations where arsenic, chromium and petroleum contamination above SCGs exists on the ground surface.
- Design a soil management plan for use during pre and post redevelopment or excavation on-site, as any soils that are excavated would have to be characterized, managed, and properly disposed of in accordance with NYSDEC regulations and directives.
- An institutional control confirming that the barrier to contact is in place would be imposed. The property owner would complete and submit to the NYSDEC, an annual certification until the NYSDEC notifies the property owner in writing that this certification is no longer needed. This submittal would contain certification that the institutional controls put in place, pursuant to the Record of Decision, are still in place, have not been altered, and are still effective.
- A restriction and/or environmental easement would be imposed limiting future site development to commercial/industrial use and vapor intrusion in proposed site structures due to volatilized organic compounds from residual petroleum contaminants must be appropriately evaluated and addressed prior to redevelopment.
- A restriction and/or environmental easement would be imposed, in such form as the NYSDEC may approve, that would prevent the use of groundwater as a source of potable or process water without necessary water quality treatment as determined by the NYSDOH.

Proposed Remedial Action Plan

- Since the remedy results in residual contamination remaining at the site, a long term monitoring program would be instituted. Periodic monitoring of select monitoring wells would allow the extent of residual contamination to be monitored and would be a component of the operation and monitoring for the site.
- Notification of the NYSDEC prior to site development and change in ownership.

Preferred Alternative Selection

The preferred Alternative was selected because:

- It would restrict direct exposure to contaminated soils by providing a protective cover or barrier with immediate effectiveness.

- It is a cost effective alternative that meets the remediation goals for the site and is easily implemented with conventional construction means.
- It would further reduce the mobility of residual contamination at the site.

Estimated Costs for the Proposed Remedy

The estimated present worth cost to implement the preferred remedy is \$975,632. The cost to construct the remedy is estimated to be \$887,288 and the estimated average annual operation, maintenance, and monitoring costs for 30 years is \$8,000.

Proposed Remedial Action Plan

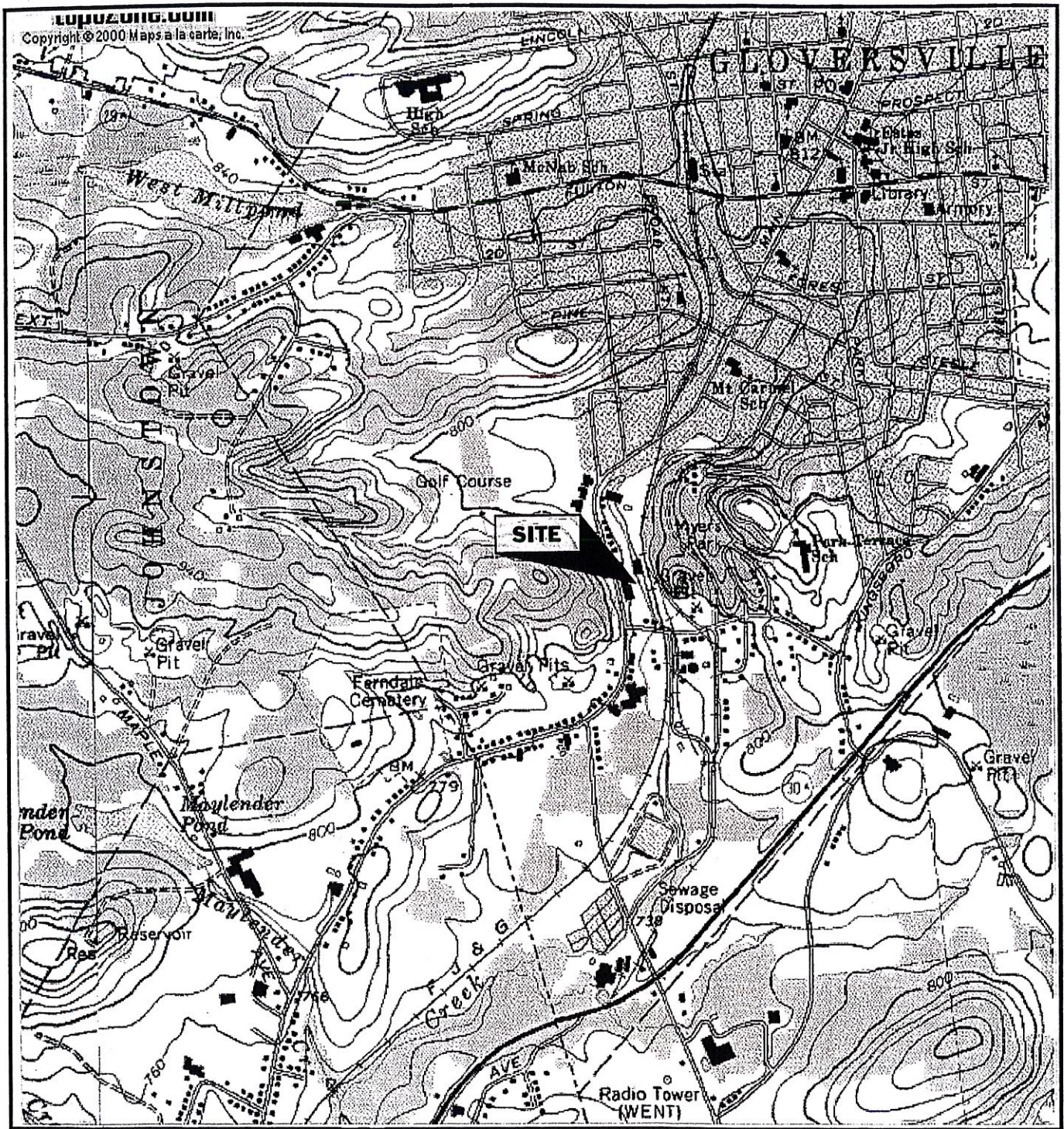


FIGURE ONE - SITE LOCATION MAP

321-333 SOUTH MAIN STREET



Proposed Remedial Action Plan

Your Opportunities to Comment on the Proposed Remedial Action Plan

Your comments about the PRAP are welcomed and encouraged. Written comments may be sent to:

Mr. Michael McLean
New York State Department of Environmental Conservation
Region 5 Office
Division of Environmental Remediation
PO Box 296
Ray Brook, NY 12977-0296

The full PRAP is available for your review at the document repositories listed below.

To better understand the site and the investigations conducted, the public is encouraged to review the project documents at the following repositories:

NYSDEC Region #5 Office
Route 86, PO Box 296
Ray Brook, NY 12977-0296
Telephone (518) 897-1242
Project Manager, Mr. Michael McLean

City of Gloversville-Public Works Office
City Hall 3 Frontage Street
Gloversville, NY 12078-2897
Telephone (518) 773-4556
Contact: Mr. Ron Ellis, Director of Public Works

Gloversville Free Library
58 East Fulton Street
Gloversville, NY 12078
Telephone (518) 725-2819

For More Information: Call or write the following staff for more information about:

Meeting/Comment Period/PRAP:
Mr. Michael McLean
NYSDEC, Div. Environmental Remediation
PO Box 296, Ray Brook, NY 12977-0296
(518) 897-1242

Health-Related Concerns:
Ms. Deanna Ripstein
NYSDOH
Flannigan Square
547 River Street
Troy, NY 12180
(518) 402-7870

Site Location and Description

The Independent Leather site is located at 321-333 South Main Street in the City of Gloversville, Fulton County. The site is approximately 3.7 acres in size, and is bounded by South Main Street to the west, Hill Street to the south, a recreational bike path to the east, and a car wash to the north. The Cayadutta Creek bisects the property, with approximately 600 feet of creek shoreline on the property. The property is located in a commercial area. The community/businesses in the area are supplied drinking water through the public water supply.

Site History

The Independent Leather Tannery site has been used to de-hair, tan, dye, and finish animal skins since the beginning of the 20th Century. The tanning and finishing of hides involves many processes, each of which utilizes particular chemicals and generates various liquid and solid waste materials.

During the years of operation prior to the establishment of waste water treatment facilities in Gloversville, the liquid wastes generated from various site processes were most likely discharged directly to the Cayadutta Creek, which bisects the site. In the early 1980's tanneries were mandated to construct and maintain waste water pretreatment plants and monitoring stations. The pretreatment plant at Independent Leather began operation around 1984 with liquid waste being discharged to the Gloversville municipal sewer system.

In the mid 1990's, Independent Leather shut down operations. Based on conditions of the site in 2000, it appeared that the tannery was vacated in an "as is" condition at that time. Numerous animal hides, supplies, equipment, and hundreds of various sized metal, plastic, and fiber containers and tanks of numerous and varying chemicals were scattered and abandoned throughout the facility. In early 2000, the main tannery building was in severe disrepair and portions of the roof structure had collapsed. An approximate 2000 square foot single story building was located in the central portion of the site.

From April 2001 until December 2001, the United States Environmental Protection Agency (EPA), under their Emergency Removal Action Program packaged and removed hundreds of drums of chemicals and other wastes on-site and properly disposed of the materials. EPA demolished three buildings including the main tannery building, a smaller maintenance building on the west side of the creek, and the storage shed located on the east side of the creek. EPA also performed the following: final cleaning and demolition of the waste water treatment plant and concrete foundation walls, excavation and disposal of arsenic and chromium contaminated soil hot spots, disposal/recycling of remaining scrap steel and wood beams from the old bridges on-site, closure of an unknown 300 gallon underground storage tank found along West Main Street, closure of an abandoned 20,000 gallon underground storage tank and removal of associated petroleum contaminated soil, preparation of a report on the fate and transport (geochemical modeling) of chromium and arsenic contamination present on the site, reconstruction of damaged areas of creek banks, and excavation of exploratory trenches in designated areas where geophysical surveys identified anomalies. EPA also installed a barrier to contact (fill one to eight feet in depth covered with grass) throughout the majority of the western portion of the site.