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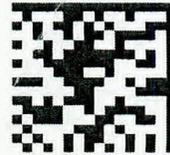
Report. ERP. B00202. 2003-03-24. Application -
2003

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atl ATLANTIC TESTING LABORATORIES, Limited

ENVIRONMENTAL RESTORATION PROJECT APPLICATION PACKAGE
3-ACRE VACANT PARCEL
CORNER OF DOUGLASS AND LINCOLN STREETS
TULLY, NEW YORK

Prepared for: Town of Tully
5833 Meetinghouse Road
P.O. Box 206
Tully, New York 13159

Prepared by: Atlantic Testing Laboratories, Limited
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ATL Report No. ST5211-02-03-03

March 24, 2003

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**ENVIRONMENTAL RESTORATION PROJECT APPLICATION
3-ACRE VACANT PARCEL
CORNER OF DOUGLASS AND LINCOLN STREETS
TULLY, NEW YORK**

1. Introduction

1.1 Purpose and Scope

The purpose of this Environmental Restoration Project application package is to obtain funding from the 1996 Clean Water/Clean Air Bond Act under the Environmental Restoration Project to investigate, and commence the return of, the referenced property to a beneficial use. The Town of Tully is interested in purchasing the subject property for redevelopment as a highway maintenance storage site for Town use.

2. Site Description

2.1 Site Location

The subject property consists of a 3-acre vacant parcel at the intersection of Douglass and Lincoln Streets, in the Village of Tully, Onondaga County, New York. The subject property is identified as tax map parcel number 103-03-01.0, and is intersected by 76° 6' 16" west longitude and 42° 47' 60" north latitude. A site location map is included in Appendix II. It is our understanding that the subject property is currently owned by Ms. Miriam E. Bieling.

2.2 Site and Vicinity Characteristics

The subject property is irregularly shaped, and includes approximately 3 acres. The subject property is currently undeveloped wooded land. The subject property is bound to the east by undeveloped wetlands. The northern border of the subject property is bound by the Town of Tully Highway Department, and undeveloped properties. The subject property is bound to the west by Lincoln Avenue, and then residentially developed properties. The subject property is bound to the south by the New York Susquehanna and Western Railroad, and then a recreational park and a baseball field. The surrounding vicinity is generally characterized as commercially developed, residentially developed, and undeveloped properties.

The topographical gradient of the subject property is relatively flat, with a very slight decrease in elevation in an easterly direction across the property, toward the adjacent wetlands, consistent with the gradient of the surrounding vicinity.

2.3 Buildings and Facilities

There are currently no permanent structures located on the subject property. The property consists of vegetated, undeveloped land. A slab-on-grade concrete foundation and portions of foundation walls remain on the property. Remnants of former structures and previous on-site processes can be found in debris piles, scattered throughout the property.

3. Site History

A Phase I Environmental Site Assessment (ESA) of the subject property was initiated on November 19, 2002, by representatives of Atlantic Testing Laboratories, Limited (ATL). The purpose of the Phase I ESA was to identify, through a review of reasonably ascertainable historic information and a visual reconnaissance of the subject property and existing structures, issues of potential environmental significance associated with past and present uses of the subject property and surrounding area. The investigative procedures and report format included in the site history described below are in general accordance with the "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (E1527-00), published by the American Society for Testing and Materials (ASTM) in July 2000.

An on-site interview with Mr. William Lund, Jr., indicated that the subject property was historically developed. Mr. Lund indicated that the most recent use of the subject property was a machine shop. Additionally, Mr. Lund indicated that a fire destroyed the structures on the subject property. Mr. Lund indicated that the subject property was reportedly used to manufacture wooden bowling pins and wooden shuffleboard tables prior to the machine shop operations.

A telephone interview with the current property owner, Ms. Miriam Beiling, revealed that she and her husband owned and operated the Production Tool Company from 1966 until fire destroyed the on-site structures in 1994. Ms. Beiling reported that she purchased the subject property from George and Theresa Dence in 1966. Additionally, Ms. Beiling indicated that the Champion Lumber and Wood Products Co., Inc., owned the subject property prior to George and Theresa Dence. Champion Lumber and Wood Products Co., Inc., reportedly manufactured wooden bowling pins and shuffleboard tables. Ms. Beiling further reported that Donald and Arlene Cardner owned the subject property prior to Champion Lumber and Wood Products Co., Inc. Donald Cardner reportedly operated a wooden pallet manufacturing facility on the subject property. According to Ms. Beiling, the subject site also was historically used to manufacture furniture.

Sanborn Fire Insurance Maps, dated 1911 and 1929, provided by EDR, were reviewed for this assessment. The Sanborn Maps revealed that the subject property was developed as the Tully Broom Company in 1911. The facility reportedly manufactured household brooms. Four on-site buildings were noted on the 1911 map. The Sanborn Maps revealed that the subject property was developed as a Cheese Box Factory and woodworking facility, in 1929, by W. N. Cardner. Four on-site buildings were noted on the 1929 map. Property to the north of the subject property was developed as an electrical substation. Property to the west of the subject property, across Lincoln Avenue, was developed as the Deyco Oil Company, and three petroleum storage tanks were apparent on this property. Surrounding property was generally commercially and residentially developed land in the Sanborn Maps reviewed for this assessment.

Information provided by the Town of Tully historian, Ms. Lynn Fisher, indicated that the subject property was historically used to manufacture cheese boxes, chemicals, bowling pins, and lumber. Additionally, Ms. Fisher provided information indicating that a fire destroyed the Cardner Cheese Box Factory in 1924. Specific information regarding the reported on-site chemical manufacturing was not available. Ms. Fisher also verified historical information provided by other sources.

Aerial photographs dated 1951, 1966, 1978, and 1990, maintained at the Onondaga County Farm Services Agency, were reviewed for information pertaining to the historic usage of the subject property. Additionally, aerial photographs dated 1938 and 1966, maintained at the Onondaga County Soil and Water Conservation Office, were reviewed. All of the aerial photographs reviewed indicated that the subject property was developed. The adjacent wetlands at the eastern border of the property, and the still existing access road on the northern border of the property, were visible in all six aerial photographs.

One large structure and three smaller structures were visible in the 1951 and 1966 aerial photographs. The structure observed in the eastern portion of the subject property in the 1951 and 1966 aerial photographs was not visible in the 1978 and 1990 aerial photographs reviewed. Surrounding properties were predominantly commercially, residentially, and undeveloped land in all of the aerial photographs reviewed.

A review of deeds, maintained at the Onondaga County Clerk's Office, located in Syracuse, New York, indicated that George and Theresa Dence conveyed the subject property to the current owner, Miriam Bieling, in 1966. George and Theresa Dence acquired the property from Champion Lumber and Wood Products Company, Inc., in 1961. The subject property was conveyed to Champion Lumber and Wood Products Company, Inc., by Howard Robinson, in 1951. Almon and Effie Mills purchased the subject property in 1895.

The subject site is listed as a NY Spills site. NYSDEC Spill No. 94-03711 was reported in association with various hazardous substances present on the subject property during a fire in June 1994. The NYSDEC was on-site to investigate and remediate the spill, and the spill incident was closed meeting standards on June 16, 1994.

Additionally, various reports that the western portion of the subject property, along Lincoln Street, was formerly utilized as a pump island area with associated USTs could not be verified. Some information obtained indicated that these were located across Lincoln Street, and others indicate that these were on the subject property.

4. Summary of Findings

The following issues of potential environmental significance were observed during the Phase I ESA site visit and/or discovered during the historical document research. The issues are segregated into categories to facilitate discussion, and are not necessarily listed in order of importance. For the purposes of this application package, only those findings considered to represent a *recognized environmental condition*, as defined by the ASTM Standard Practice for Environmental Site Assessments (E1527-00), are discussed below.

4.1 Former Property Usage

The subject property most recently served as a machine shop and operated under the name Production Tool Company. As a result of a petroleum spill during a fire at the subject site in 1994, NYSDEC Spill No. 94-03711 was assigned to the subject property. Information provided by EDR indicated that a heavy sheen was reportedly observed on water runoff from the fire at the subject site. Additional information provided by EDR indicated that reportedly 25 barrels of solvents, cutting oil, and other stored substances within the structure on the subject site were destroyed at the time of the fire. Based on the deed research and telephone interview with Ms. Miriam Bieling, the time period during which the machine shop was utilized was from 1966 until the fire destroyed the on-site structures in 1994. Remnants of machine shop processes were observed throughout the subject property at the time of the reconnaissance. Former on-site activities reportedly included metal parts fabrication and custom machining processes.

Prior to serving as a machine shop, the subject property was owned and operated by the Champion Lumber and Wood Products Company, Inc. The Champion Lumber and Wood Products Company reportedly manufactured wooden bowling pins and shuffleboard tables. No indication of wood shop processes was observed at the time of the reconnaissance. Based on the deed research, it is believed that the Champion Lumber and Wood Products Company, Inc. operated for a period of approximately 10 years, from 1951 to 1961.

Information provided by the Town of Tully historian, Ms. Lynn Fisher, indicated that the subject property was historically used to manufacture chemicals. Specific information regarding the reported on-site chemical manufacturing was not available.

4.2 Adjacent Property Usage

The adjacent Town of Tully Highway Department facility and associated storage lot were formerly owned and operated by Niagara Mohawk. It is likely that transformers containing PCBs were stored in the outdoor storage lot during this time period. The 1929 Sanborn map reviewed for this assessment indicated that this property was developed as an electric substation in 1929.

Polychlorinated biphenyls (PCBs) are produced by attaching one or more chlorine atoms to a biphenyl molecule. As an extremely stable compound, the properties of PCBs made them useful as dielectric fluid in various types of electrical equipment and heat transfer systems. Prior to approximately 1971, PCBs were widely manufactured as components of insulating fluid in transformers, capacitors equipment, carbonless copying paper, paints, and hydraulic fluid, due to the fire resistant and/or nonflammable properties of such fluids. PCBs are toxic, persistent, and produce negative effects to environmental and human health. In particular, PCBs can enter the body through the lungs, gastrointestinal tract, and skin. PCBs circulate throughout the body and are stored in the body's fatty tissue. Studies have indicated that PCB exposure may cause negative reproductive effects and developmental toxicity in humans.

4.3 On-Site Aboveground Storage Tanks (ASTs)

Various ASTs were observed on the subject property at the time of the reconnaissance. An apparent AST (rectangular-shaped), in relatively good condition, contained a strong fuel oil odor; however, there was not a significant quantity of product in this storage vessel. An AST, in relatively good condition, was observed in the vicinity of the access road along the north boundary of the subject property, and appeared to be abandoned and empty. The remaining ASTs were apparently empty, in poor condition, and observed to have significant rust, damage, and/or deterioration. No registration information regarding the various ASTs was revealed during the Phase I ESA. No obvious spillage or staining of the areas surrounding the abandoned tanks was observed at the time of the site reconnaissance.

4.4 On-Site Underground Storage Tanks (UST)

Based on an on-site interview with Mr. William Lund, Jr., and a telephone interview with the property owner, Ms. Miriam Beiling, an UST is reportedly present on the subject property. The UST was reportedly installed on the property in the vicinity of the chimney during an oil shortage. The UST was reportedly filled and not used. According to Ms. Beiling, the UST fill port was destroyed and the UST was not removed. Evidence of the UST was not observed during the site reconnaissance, due to significant debris, snow cover, and the apparent absence of a fill pipe.

5. Proposed Investigation Activities

The proposed investigation activities for the subject property include the following.

1. Geophysical survey and evaluation;
2. On-site debris evaluation, removal, and disposal;
3. Subsurface investigation to qualify and quantify soil contamination;
4. Hydrogeologic investigation to qualify and quantify groundwater contamination and potential off-site migration;
5. Potential interim remedial measures (IRMs); and
6. Identification of remedial alternatives, if pertinent.

5.1 On-Site Debris Evaluation, Removal, and Disposal

Significant on-site debris was observed on the subject property during the Phase I ESA. The majority of the debris is associated with the former on-site machine shop that was destroyed by fire in the early 1990s. The debris will be evaluated to determine what type of disposal is required, and will subsequently be removed from the property and disposed of at an off-site facility accordingly.

5.2 Geophysical Survey and Evaluation

A geophysical survey of the portion of the subject property that was formerly developed with permanent structures will be performed to identify potential residual subsurface structures, USTs, and/or private utilities. The results of the geophysical survey will be evaluated to determine if additional test pit investigation is warranted, and to direct the placement of borings and monitor wells to be completed during the subsurface and hydrogeologic investigations.

5.3 Subsurface Investigation

The subsurface investigation will consist of collecting soil samples utilizing a Geoprobe Model 5400 hydraulic powered G40 hammer push/percussion probing machine. Soil samples will be collected continuously throughout each boring. The recovered soil samples will be examined for detectable odors and visual indicators of the presence of petroleum product and/or VOC. In addition, the samples will be field screened for the measurable presence of VOC, using a portable photoionization detector (PID) equipped with a 10.6 eV lamp. The locations of the soil borings will be determined based on the areas of concern identified during the Phase I ESA, including the on-site UST and former subject and adjacent property usage.

Soil samples will be selected for laboratory analysis based on PID readings, boring location, and suspected potential contamination based on historical property usage. The samples will be analyzed for VOC in accordance with EPA Method 8260, semi-VOC (SVOC) in accordance with EPA Method 8270, PCBs in accordance with EPA Method 8082, and RCRA Metals.

5.4 Hydrogeologic Investigation

The hydrogeologic investigation will consist of obtaining groundwater data to qualify and quantify groundwater contamination, if present, and groundwater flow direction. Groundwater monitor wells will be installed in an existing borehole and cased with 2.125-inch O.D. steel casing (1.5-inch I.D.), equipped with an expendable drive point to prevent slough from entering the interior cavity of the casing. The wells will be constructed with pre-packed screens (0.01-inch slots schedule 40 PVC screen) and 0.75-inch schedule 40 PVC well riser. A flush-mounted well cover will be installed at the surface of the well.

The well will be installed to a depth of approximately 5 feet below the remaining in-situ petroleum-contaminated soil layer, if present, and screened to intercept the seasonal groundwater table. For the purpose of this initial cost estimate, a total of five monitor wells have been assumed.

5.5 Potential Interim Remedial Measures

It is anticipated that potential IRMs that may be applicable to the subject property would include excavation and off-site disposal of contaminated soil, and closure and removal of any additional on-site USTs and associated underground piping. UST removal will include excavation, removal of tank fluids, cleaning and disposal of USTs, clean-up confirmation sampling and analysis, and backfill and compaction of the excavation.

5.6 Identification of Remedial Alternatives

ATL will identify and evaluate, as necessary, additional remedial alternatives based on the findings of the investigation. These will be included in the conclusions and recommendations presented in the summary report for this investigation.

5.7 Completed Investigation Activities

Prior to completion of this application package, the Town of Tully completed the evacuation, registration, excavation, removal and disposal, and confirmation sampling and analysis of a 2,000-gallon UST. Soil contamination was encountered in the excavation walls. The Town of Tully is seeking reimbursement for the UST removal under this application. Additionally, the excavation and off-site disposal of contaminated soil associated with the former UST will be included in the IRMs proposed for this investigation.

6. Future Use

The subject property was abandoned subsequent to the fire in 1994, and has remained in a significant state of disrepair since. Although the former on-site structures are no longer present, significant amounts of debris remain in large piles throughout the 3-acre parcel. Based on the condition and history of the site, the current owner has been unable to sell the property. The Town of Tully is interested in purchasing the subject property for redevelopment as a Town Highway Department enclosed salt and sand storage facility. The subject property is located adjacent to a public park and a wetland area. Remediation of this site will prevent potential off-site migration of contaminants into the adjacent wetland, and remove the potential risk of public exposure that is currently present.

7. Cost Estimate

Cost Breakdown by Task

Service/Task	Consultant	Subcontractor
1. Work Plan Preparation	\$ 4,000	--
2. Site Survey	\$ 1,500	--
3. Geophysical Survey	--	\$ 2,500
Data Evaluation	\$2,000	--
4. Debris Evaluation, Removal, and Disposal	\$1,000	\$7,000
5. Subsurface Investigation	\$ 8,000	--
Laboratory	--	\$5,000
6. Hydrogeologic Investigation	\$6,000	--
Five Overburden Wells, approximately 15 Feet Deep	\$8,000	--
Laboratory	--	\$4,000
7. Potential IRMs		
Management and Oversight	\$8,000	--
Excavation	--	\$3,000
Laboratory	--	\$4,000
Disposal of 300 Tons of Soil	--	\$16,500
8. Remedial Alternative Plan	\$5,000	--
Subtotal by Category	\$43,500	\$42,000
9. UST Removal and Closure*		
Management and Oversight	\$ 1,260	--
Laboratory	--	\$510
Excavation	--	\$ 1,376
Tank Registration	\$565	--
Reimbursement Total (UST Removal)		\$3,711
Subtotals:		
Estimated Project Cost		\$89,211
Contingency (15%)		\$13,382
Total Estimated Project Cost (Nearest \$1,000)		\$103,000
Notes:		
* = Services previously completed by the Town of Tully; seeking reimbursement funding.		

8. Alternative Funding Sources

The Town of Tully is not aware of any additional/alternative funding sources. The current owner is an elderly woman with no reported available resources. Sale of the property is not likely due to the perceived environmental risk associated with it. Without State reimbursement funding, it is unlikely that the Town of Tully would purchase, remediate, and/or redevelop the subject property.

The proposed project meets the EL56-0505 eligibility criteria for State assistance on an environmental restoration project. The project will represent a benefit to the public by removing contamination from the subject property and removing potential exposure risks associated with the site as it currently exists. The investigation and clean-up will remove a potential threat to groundwater and nearby wetlands, preventing harm to these local resources and preventing potential migration of a contaminant plume. Public use of the property in its current condition is non-existent. Remediation and redevelopment of the subject property will return the site to a useful community property, from which all taxpayers will benefit, since it will be used by the Town Highway Department.

I. Approved Municipal Resolution

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
1996 CLEAN WATER/ CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROJECTS-TITLE 5

Authorization Format

Resolution (or other authorizing document) authorizing the items listed below pursuant to the Clean Water / Clean Air Bond Act of 1996.

WHEREAS, Town of Tully
(Legal Name of Municipality)

herein called the "Municipality", after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, as described in its application and attachments, herein called the "Project", is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, Article 56 of the Environmental Conservation Law authorizes State assistance to municipalities for environmental restoration projects by means of a contract and the Municipality deems it to be in the public interest and benefit under this law to enter into a contract therewith;

NOW, THEREFORE, BE IT RESOLVED BY Board of Trustees
(Municipal Authority)

1. That William Lund, Jr.; Supervisor
(Title of Designated Authorized Representative)

is the representative authorized to act in behalf of the Municipality in all matters related to State assistance under ECL Article 56, Title 5. The representative is also authorized to make application, execute the State Assistance Contract, submit Project documentation, and otherwise act for the Municipality's governing body in all matters related to the Project and to State assistance;

2. That the Municipality agrees that it will fund its portion of the cost of the Project and that funds will be available to initiate the Project's field work within twelve (12) months of written approval of its application by the Department of Environmental Conservation;
3. That one (1) certified copy of this Authorization be prepared and sent to the Albany office of the New York State Department of Environmental Conservation together with the Application for State Assistance;
4. That this Authorization take effect immediately.

CERTIFICATE OF RECORDING OFFICER
(If authorization is in the form of a municipal resolution)

That the attached Resolution is a true and correct copy of the Resolution, as regularly

adopted at a legally convened meeting of the Town of Tully Board
(Name of Governing Body of Applicant)

duly held on the 10th day of March, 2003; and further that such Resolution

has been fully recorded in the Record of Minutes in my office.
(Title of Record Book)

In witness thereof, I have hereunto set my hand this 24th day of
MARCH, 2003.

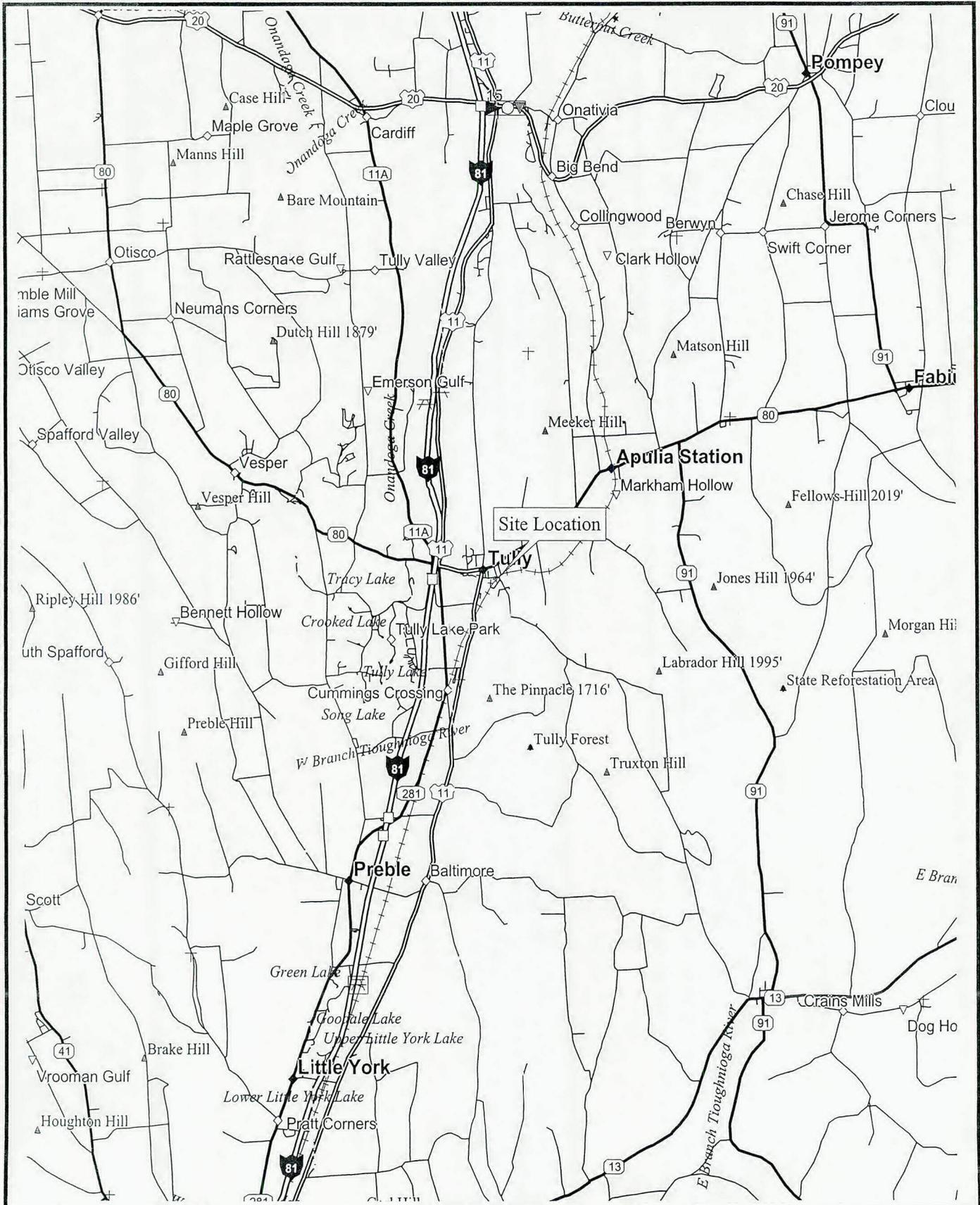
Gertrude Krewson
Signature of Recording Officer

If the Applicant has an Official Seal, Impress here.

Tully Town CLERK
Title of Recording Officer

Rev. December 16, 1997
resoluti.ir

II. Site Location Map



<p align="center">Site Location Map</p>	<p>Drawn by: EJB</p>	<p>Scale: 1 inch = 2 miles</p>	<p>Project No.: ST5211</p>	<p>Date: 11/2002</p>
<p align="center">3-Acre Vacant Parcel Tully, New York</p>	<p align="center">Atlantic Testing Laboratories, Ltd. Canton, NY Cicero, NY Utica, NY Williston, VT Endicott, NY</p>			

III. Property Tax Map



ONONDAGA COUNTY FINANCE DEPARTMENT
 PREPARED MARCH 1, 2000

SPECIAL DISTRICT INFORMATION

LEGEND

SCALE : 1" = 100'

FOR TAXING PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

SECTION MAP 103
 VILLAGE OF TULLY
 TOWN OF TULLY
 ONONDAGA COUNTY, NY