



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C633084/>
and at these location(s):

Utica Public Library*

3030 Genesee Street
Utica, NY 13502
(315) 735-2279

*(*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)*

Who to Contact

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

Project-Related Questions

Rachel Gardner, Project Manager
NYSDEC
317 Washington Street
Watertown, NY 13601
(315) 785-2513
rachel.gardner@dec.ny.gov

Project-Related Health Questions

Greg Rys
NYSDOH
5565 NYS Route 5
Herkimer, NY 13350
(315) 619-3194
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Former Globe Woolen Mills

811-827 Court Street
Utica, NY 13502

December 2020

SITE No. C633084

NYSDEC REGION 6

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Globe Woolen Mills site ("site") located at 811-827 Court Street in Utica, Oneida County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Lofts at Globe Mill, L.P. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C633084/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 60 cubic yards of grossly contaminated soil from the location of the former underground storage tank (UST) and former boiler room, and 5,290 cubic yards of contaminated historic fill material exceeding the Restricted Residential Use soil cleanup objectives (SCOs), the site-specific cleanup criteria. Clean fill was used to backfill the excavations and to establish the design grades at the site.
- Sub-slab Depressurization Systems were installed in all on-site buildings to protect human health by eliminating the potential for soil vapor to enter the buildings.
- A site cover, consisting of the structures such as buildings, pavement, and sidewalks, and a 2-foot clean soil cover in landscaped areas, will be maintained over the entire site. The soil portion of the cover was placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Development of a Site Management Plan (SMP) for long-term management of remaining residual contamination, as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Sub-slab Depressurization Systems

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is 4.859-acres and is located at the southeast corner of the intersection of Stark and Court Streets. It is surrounded primarily by single-family residences except to the north, where it is primarily commercial businesses and a brewery on Court Street. The six multi-story buildings with full and partial basements that remain from the site's historic operation as a wool mill have been renovated to loft-style apartments. Historic operations at the site resulted in solvent and petroleum-related volatile organic compound (VOC), and polycyclic aromatic hydrocarbon (PAH) contamination in

both soil and groundwater in the vicinity of the former underground storage tank (UST); and metals in both soil and groundwater across the site. This contamination was cleaned up under the Brownfield Cleanup Program. Data collected to date does not indicate any off-site contamination related to this site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C633084) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



Department of
Environmental
Conservation

Figure 1
SITE LOCATION
FORMER GLOBE WOOLEN MILLS
UTICA, NEW YORK

0 75 150 300
Feet