

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: Ash Road Properties (portion of Lowe's Home Ctr.)
DEC Site #: C704032
Address: 221 Sycamore Road
Vestal, NY 13850

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Ash Road Properties (portion of Lowe's Home Ctr.) site ("site") located at 221 Sycamore Road, Vestal, Broome County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by West Covina Royale, L.P. ("applicant") with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater and soil vapor.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C704032>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **November 17, 2014** through **December 31, 2014**. The Alternatives Analysis Report containing the proposed site remedy is available for public review at the locations identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Summary of Proposed Remedy

The proposed remedy will include cleanup by application of in-situ enhanced bioremediation and will provide protections to the environment and public health through property use restrictions, provisions for certain redevelopment activities, and monitoring obligations. The proposed remedy was determined through an evaluation of several remedial alternatives and detailed in the Alternatives Analysis Report that is available for public review.

In-situ enhanced biodegradation at this site will involve the injection of a bioremediation reagent (for example, food grade molasses or vegetable oil) into the area with contaminated groundwater. The introduction of the bioremediation agent into the subsurface will produce increased biological breakdown of contaminants and overall reduction in contaminant mass.

Other elements of the proposed remedy include:

- land use restrictions to restricted-residential use, commercial use, or industrial use;
- groundwater use restrictions;
- soil excavation management provisions;
- evaluation of soil vapor intrusion for any future on-site buildings;
- groundwater monitoring; and
- periodic reviews for certification of remedial elements.

With the inclusion of these remedial elements the proposed remedy is protective of the environment and public health.

Additional characterization and cleanup of contamination migrating from this site to off-site properties will be conducted by the NYSDEC.

Summary of the Investigation

The remedial investigation has identified contaminants of concern. A “contaminant of concern” is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. The contaminants of concern at this site are: tetrachloroethene (PCE) and its associated breakdown products trichloroethene (TCE), cis-1,2-dichloroethene (cis12DCE), and vinyl chloride. PCE, TCE, cis12DCE and vinyl chloride are chlorinated volatile organics that are mobile in groundwater, and persistent in soil and soil vapor. Through investigation activities the disposal area or source area for contaminants on-site has been well defined.

Soil – Soils in the contaminant source area on-site were removed through an Interim Remedial Measure (IRM). The remedial actions have successfully achieved Restricted-Residential Use Soil Cleanup Objectives (SCOs). Residual soil contamination in soil will be addressed within a Site Management Plan.

Groundwater – The area of groundwater contamination has been well defined on-site and can be traced back to an area of contaminant disposal (source area) that is located on the site property. The groundwater has migrated greater than 300 feet off-site to the west-northwest.

PCE, TCE, cis 1-2 DCE, and vinyl chloride have been detected in groundwater at concentrations exceeding their respective groundwater standards (5 parts per billion (ppb) for PCE, TCE, and cis12DCE; and 2 ppb for vinyl chloride). Maximum concentrations of PCE, TCE, cis12DCE, and vinyl chloride in groundwater are 42,000 ppb, 7,100 ppb, 15,000 ppb, and 2,900 ppb, respectively.

Soil Vapor – Soil vapor has been found to be impacted by site-related contamination. The areas of soil vapor contamination appear to be associated to areas of groundwater contamination; however, the nature and extent of contamination off-site is currently unknown.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the Alternatives Analysis Report and ultimately issue a final Decision Document. The NYSDOH must also concur with the remedy. The Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Ash Road site is located in a suburban area in the Town of Vestal, Broome County. The site is located northeast of the Ash Road and Sycamore Road intersection and in the southern portion of the Lowe's Home Center parking lot area.

Site Features: The 1.54 acre site is a portion of a 14.47 acre parcel developed with a 130,000 square foot Lowes' Home Center. The site consists mostly of a paved parking lot with some vegetated parking lot island areas.

Current Zoning and Land Use: The site is zoned for commercial use, matching the current and contemplated use for the site. The surrounding parcels are currently used for a combination of commercial and residential. The commercial properties are mostly large retail stores. The nearest residential area is a trailer park located approximately 300 feet to the east.

Past Use of the Site: The Town Square Body Shop and Hall Plumbing occupied the site prior to redevelopment. Limited information is known about these businesses except for their location in the southern portion of the Lowe's parking lot along Ash Road. During the construction of the Lowe's parking lot, these buildings were razed and the soils around and under these buildings may have been graded to create the parking lot.

The Town Square Body Shop and Hall Plumbing may have used various cleaning products in the past for degreasing that included chlorinated solvents. At some point in past operations, a release of chlorinated solvents occurred that contaminated soil and groundwater.

Prior to identifying this site as eligible for the Brownfield Cleanup Program (BCP), the NYSDEC completed a Site Characterization (SC) in 2009 to locate the source of the contamination. The SC intended to ascertain whether hazardous wastes were disposed of at the site, and if so, whether additional investigation and remediation should be conducted within an environmental remediation program. The groundwater plume and other information indicate that a release occurred within the boundaries of the site. The intent of the remedial investigation performed by the BCP applicant is to determine the full nature and extent of contamination.

Site Geology and Hydrogeology: Overburden at the site consists of silty sand with some fine to coarse gravel to a depth of approximately 20 feet below ground surface (bgs). Depth to groundwater measured in monitoring wells ranged from approximately 8 to 10 feet bgs. Through redevelopment, a natural water channel that existed along the northern edge of the site was replaced by a deep culvert which conveys water under the parking lot from east to west. Although the regional groundwater flow direction is generally to the north, the direction of groundwater flow and contaminant migration at the site has a northwest component. The groundwater flow at the site may be influenced by the culvert and other utility trenches beneath the Lowe's parking lot area.

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 include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Vestal Public Library
320 Vestal Parkway East
Vestal, NY 13850
phone: (607) 754-4243

NYSDEC Region 7
Kirkwood Office
1679 Route 11
Kirkwood, NY 13795
phone: (607) 775-2545
Please call for appointment

Who to Contact

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

Project Related Questions

Gary Priscott
Department of Environmental Conservation
Division of Environmental Remediation
1679 Route 11
Kirkwood, NY 13795
607-775-2545
gary.priscott@dec.ny.gov

Site-Related Health Questions

Melissa Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<http://www.dec.ny.gov/chemical/61092.html>.



It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

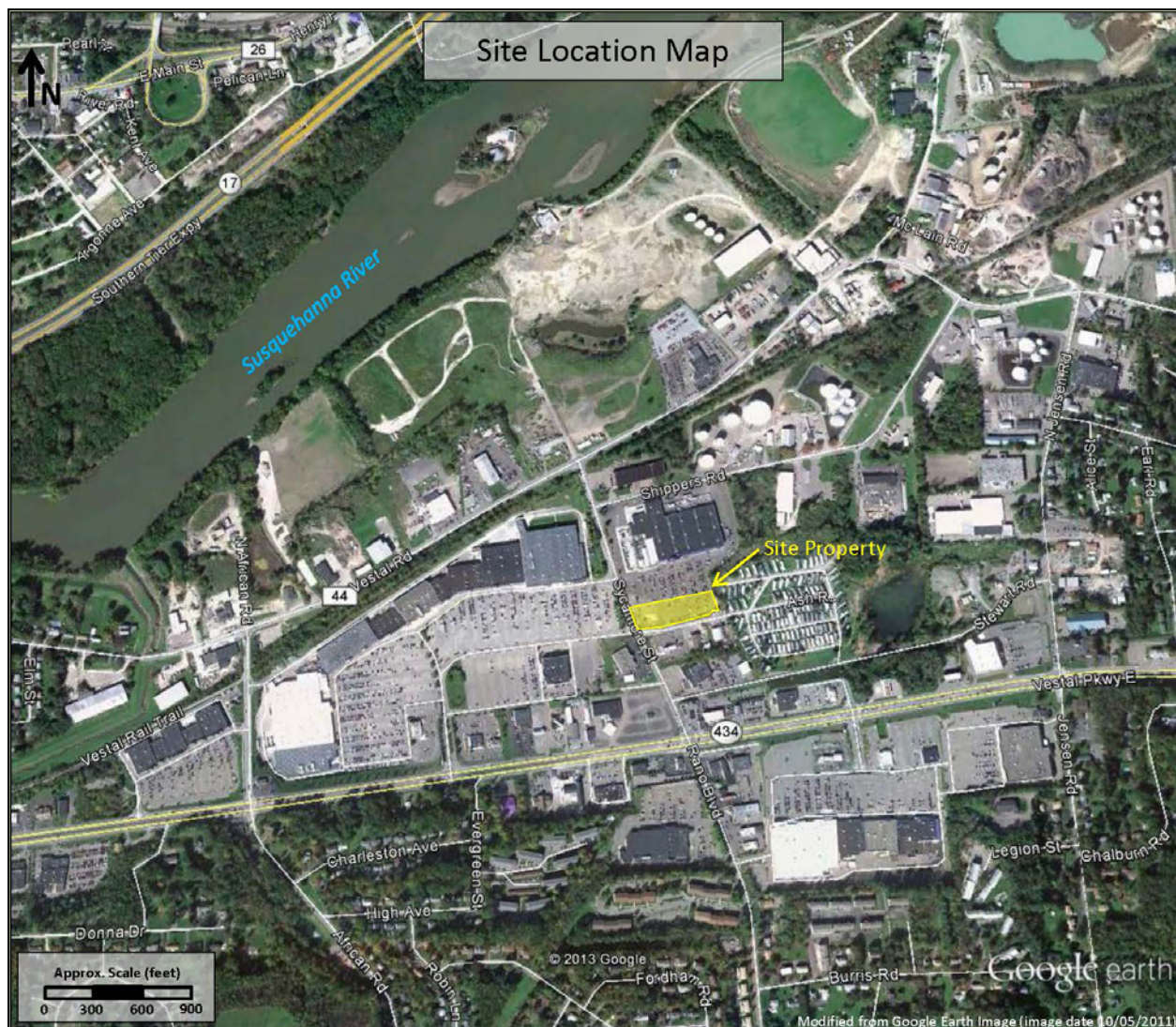


Figure 1 - Site Location Map, Ash Road Properties, Site No. C704032, Vestal, Broome County