



# FACT SHEET

## Brownfield Cleanup Program

Triple Cities Metal Finishing Facility  
BCP Site No. C704045  
Binghamton, NY

April 2009

### Remedial Investigation Report Under Review; Report Recommends Remediation of Brownfield Site Contamination

Investigation activities conducted under New York's Brownfield Cleanup Program (BCP) have been completed for the Triple Cities Metal Finishing Facility (TCMF) located at 4 Nowlan Road in Binghamton, Broome County (see map). Binghamton Realty, Inc. has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is currently under review. The Remedial Investigation (RI) Report describes the investigation activities completed, the results of the investigation, and recommends action to address contamination. The RI Report is available at the document repositories identified in this fact sheet.

#### Background

NYSDEC previously accepted Binghamton Realty, Inc. as a Participant in the BCP, through their application submitted July 7, 2004. The TCMF Hillcrest Facility consists of a 27,000-square foot industrial building located on a 0.62-acre parcel and an office building (former residential structure) located on a 0.26-acre parcel. The industrial building was used primarily for production work with offices in the northern portion of the building. The former residential structure housed the corporate offices. The application proposes that the site will be used for commercial purposes.

The Site Investigation Work Plan was submitted on February 2, 2005 for the BCP project and revised August 8, 2005 and an Addendum to Site Investigation Work Plan was conditionally approved on August 3, 2007.

**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 and business.

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:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

#### Highlights of the Remedial Investigation Report

The RI Report's primary goal was to identify on-site sources of contaminants and the impact, if any, to off-site properties. The major contaminants of concerns were TCE and heavy metals.

The investigation activities completed were:

- On-site sub-slab soil and soil vapor sampling to evaluate contaminant concentrations and potential impact to indoor air quality both on-site and off-site;
- Off-site sub-slab soil vapor sampling;
- Installation of a sub-slab depressurization system (vapor mitigation system) on the occupied portion of the TCMF building;

- Evaluation of on-site outfall structures and the impact they may pose to indoor air and groundwater quality;
- Evaluation of contaminant concentrations and source identification through the advancement of soil borings both on-site and off-site.

The nature and extent of contamination at the site include:

- Groundwater standards for TCE were exceeded, however, concentrations detected at the site reflect conditions similar to groundwater quality both hydraulically upgradient and downgradient of the site;
- Volatile organic compound concentrations in soils and waste sediments at the site are below the Soil Cleanup Objectives (SCO) for commercial use;
- Commercial SCOs were exceeded for cadmium, chromium, nickel and zinc in soils or waste sediments.

The nature and extent of off-site contamination includes:

- Concentrations of TCE in both groundwater within the sand and gravel zone and the silt zone are similar to conditions previously observed during the NYSDEC Investigations.

## **RI Report Recommendations**

Concentrations of cadmium, chromium, nickel and zinc exceed the SCOs for commercial use. In order to qualify for commercial use, remedial action will be required.

*“Remedial activities”* and *“remediation”* refer to all necessary actions to address any known or suspected contamination associated with the site.

## **Next Steps**

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the RI Report. The approved RI Report will be placed in the document repository. Binghamton Realty, Inc. may then develop a Remedial Action Work Plan. This plan will describe how the Applicant will address the contamination related to the brownfield site. The remedial work will be performed with oversight by NYSDEC and New York State Department of Health (NYSDOH). When Binghamton Realty, Inc. submits a Remedial Action Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of TCMF Hillcrest Facility.

## **FOR MORE INFORMATION**

### **Document Repository**

A local document repository has been established at the following location to help the public to review important project documents. These documents include the RI Report and the application to participate in the BCP accepted by NYSDEC:

Fenton Public Library  
Moody Memorial Library Bldg.  
1062 Chenango Street  
Binghamton (Hillcrest), NY 13901  
(607) 724-8649

New York State Department of  
Environmental Conservation  
Kirkwood Sub-Office, Region 7  
1679 NY Route 11  
Kirkwood, NY 13795-1602  
(607) 775-2545

## Who to Contact

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

### Project Related Questions

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Environmental Conservation  
Kirkwood Sub-Office, Region 7  
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Kirkwood, NY 13795-1602  
(607) 775-2545, Ext. 116  
gwprisco@gw.dec.state.ny.us

### Health Related Questions

Justin Deming  
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Bureau of Environmental Exposure Investigation  
547 River Street, Room 300  
Troy, NY 12180-2216  
(800) 458-1158, Ext. 27860  
beei@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.

