

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

Site Name: TCMF Hillcrest Facility
DEC Site #: C704045
Address: 4 Nowlan Road
Binghamton, NY 13904

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 TCMF Hillcrest Facility site ("site") located at 4 Nowlan Road, Binghamton, Broome County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

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. The activities in the report have been designed to address the identified contamination and the threat posed.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **December 5, 2014** through **January 19, 2015**. The proposed plan is available for public review at the location(s) 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.

Draft Remedial Work Plan and Draft Statement of Basis

The cleanup plan is described in NYSDEC's Draft Statement of Basis, which is based on a more detailed "Remedial Work Plan" (this document is also available for public review at the locations identified below under "Where to Find Information."). The proposed remedy for the site includes excavation and treatment of contaminated soil that is a source to groundwater contamination and implementation of controls to prevent exposure to remaining contamination.

Excavation of soil will be conducted in and around a former wastewater discharge structure referred to as Outfalls 002 and a former septic system referred to as Outfall 003. Remaining drywell type structures, tanks, associated piping, waste sediments, and surrounding soil will be removed from the site. Remaining contaminated soil beneath the excavation areas will be treated using in-situ (in place) stabilization (ISS).

ISS is a process a process that uses a stabilizing agent which chemically changes contamination to make it less soluble (i.e, decreases ability of contaminant to dissolve into groundwater). The stabilizing agents are applied to contaminated soil using direct injection techniques or by soil mixing using and excavator or augers.

Implementation of excavation and ISS are expected to eliminate the source of contamination to groundwater. Therefore, groundwater contaminant concentrations and the overall extent of groundwater contamination are expected to decrease over time.

Exposure to remaining on-site soil contamination will be prevented by a cover system which will prevent direct contact with any remaining contamination. Operation of the sub-slab depressurization system, installed to prevent contaminated vapor from entering the on-site building, will continue.

Use of the site will be limited to commercial or industrial uses through an environmental easement. The environmental easement also restricts the use of groundwater without proper treatment and requires compliance with a Site Management Plan.

The Site Management Plan will include requirements for: any future excavations at the site; evaluation of the potential for soil vapor intrusion for any buildings developed at the site; groundwater monitoring; and the operation and maintenance of any remedial systems at the site.

The proposed remedy was selected by the NYSDEC and is protective of the environment and public health.

Summary of the Investigation

Work performed for the remedial investigation included the following: soil probing, monitoring well installation, soil sampling, groundwater sampling, dry well sediment sampling, soil vapor intrusion evaluation, water level survey, utility survey, an assessment of potential human exposure, data evaluation, reporting, and soil vapor mitigation.

As a result of these activities, it appears that the heavy metals contamination in soil is associated with disposals to a former wastewater discharge structure and a former septic system. The concentrations of heavy metals (i.e., cadmium, chromium, copper, lead, nickel, selenium, and zinc) in soil at the disposal areas exceed respective commercial use and/or protection of groundwater soil cleanup objectives. These areas of contaminated soil appear to be the source of heavy metals contamination in groundwater.

Volatile organic compounds (VOC) present in groundwater and soil vapor at the site appear to be attributable to disposals that occurred at the adjacent C.A.E. Electronics site (Site No. 704015). No area of VOC disposal has been identified through remedial investigation sampling.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) 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 TCMF Hillcrest Facility site is located at 4 Nowlan Road in a suburban area of the Town of Fenton, Broome County. The site is bordered on the north by Nowlan Road; on the south by Beckwith Avenue; on the east by the C.A.E. Electronics facility, an inactive hazardous waste disposal site (Site No. 704015); and to the west by two commercial properties.

Site Features: The site features include one large manufacturing building with attached office space. Only a portion of the manufacturing building is currently occupied and is used for metal parts fabrication. The remainder of the site consists of paved parking areas and small areas with vegetative cover.

Current Zoning and Land Use: The site is currently active and is zoned for industrial use. The surrounding parcels are currently used for a combination of residential, commercial and industrial uses.

Past Use of the Site: From 1953 to 1999, TCMF performed metal plating on products for military, aerospace and automotive industries. The primary metals used in the TCMF plating business were cadmium, chromium, nickel and zinc. Wastewater from the manufacturing process was released into drywells on-site. Between 1999 and 2012 the building was used commercially as a warehouse and for storage. Manufacturing operations started at the site again in 2012; however, no plating operations currently occur at this facility.

Environmental assessments and site investigations including sampling of soil and groundwater were conducted in phases at this property from 1993 to 2002. A Corrective Measures Study was submitted to the Department in 2003 and contained an evaluation of potential cleanup alternatives for contaminants identified at that time. The current site remediation program is being performed by Binghamton Realty, Inc., TCMF, Inc., and Zurenda Enterprises, Inc. as Participants in the Brownfield Cleanup Program.

Site Geology and Hydrogeology: Subsurface soils beneath the site consist of higher permeability sand and gravel that is uniformly underlain by lower permeability unit of silt with sand and clay. The approximate depth to the silt unit is 32 feet below ground surface (bgs) and has a thickness greater than 100 feet. Depth to groundwater that exists within the higher permeability sand and gravel unit is approximately 25 feet bgs. The generalized direction of groundwater flow is to the west. It should be noted that although the shallow groundwater unit is not used directly as a water supply, this site is within an area designated as a USEPA Sole Source Aquifer and a NYS Primary Aquifer.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C704045>

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.

NYSDEC Region 7
Kirkwood Office
1679 Route 11
Kirkwood, NY 13795
607-775-2545

Please call for appointment

Fenton Free Library
1062 Chenango Street
Binghamton, NY 13901
607-724-8649
<http://www.townoffenton.com/Fentonlibrary.htm>

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
615 Erie Blvd W
Syracuse, NY 13204
607-775-2545
gary.priscott@dec.ny.gov

Site-Related Health Questions

Nathan Freeman
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.

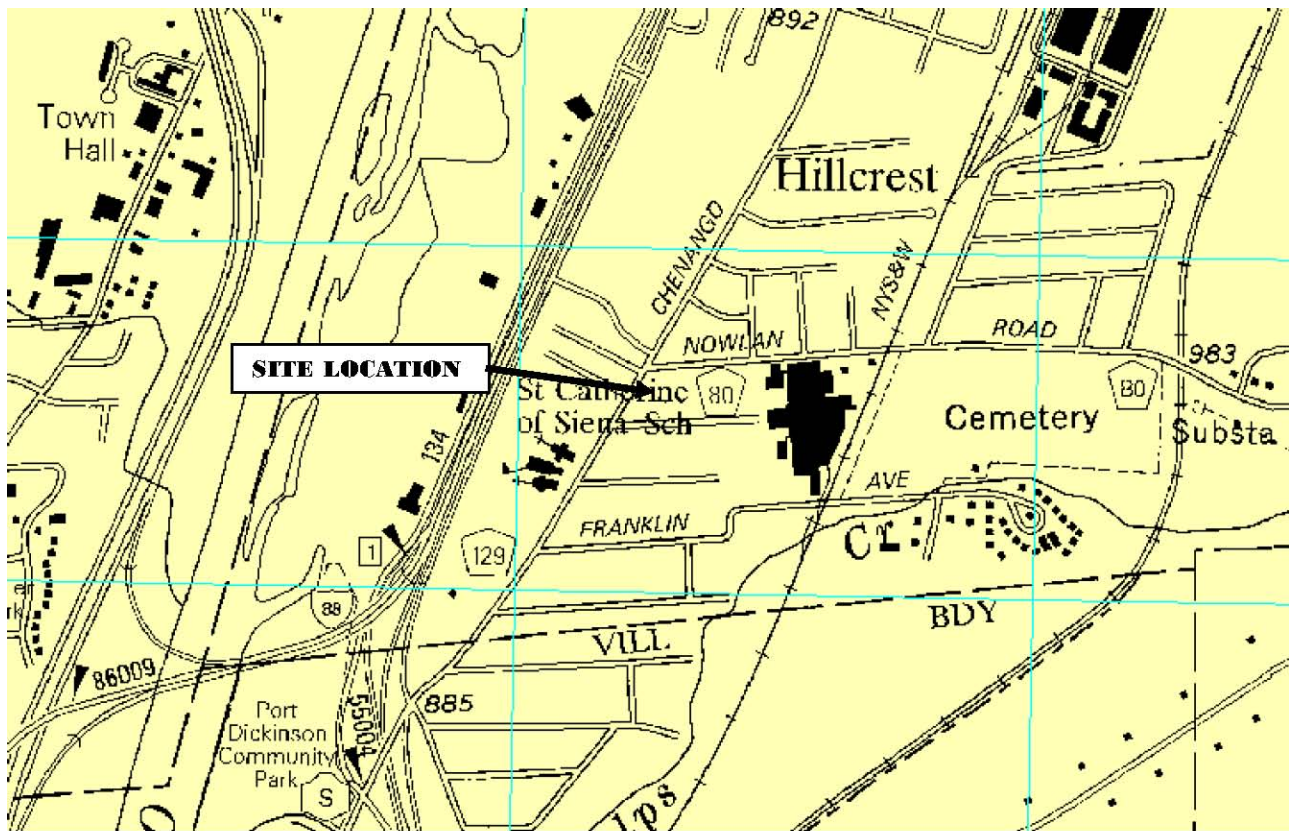
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<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.



Source: www.nysgis.state.ny.us

SITE LOCATION PLAN
TCMF Hillcrest Facility
BCP Site Number: C704045
Town of Fenton, Broome County