



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Binghamton Plaza
DEC Site #: C704049
Address: 33 West State Street
Binghamton, NY 13901

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 Binghamton Plaza site ("site") located at 33 West State Street, 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 the site does not pose a significant threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **April 8, 2014** through **May 23, 2014**. 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 Proposed Decision Document

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

- construction and maintenance of a cap/cover system across the site to prevent exposure to site contaminants (see below for more);
- maintenance of soil vapor intrusion mitigation systems (see below for more);
- limiting usage of the site through an environmental easement (see below for more); and
- developing a Site Management Plan (see below for more).

Cap/Cover

Most of the site is paved or covered by buildings, which is an acceptable cap for this site. Areas that do not have a cover system in place already will be paved or covered with clean soil. Plans for constructing the cover are included in the site's Remedial Action Work Plan.

Soil Vapor Intrusion Mitigation Systems

Methane was found at elevated concentrations in soil vapor on site. Vapor intrusion systems were installed during the investigation phase in two small on-site buildings to prevent the infiltration of methane-contaminated soil vapor into the buildings. The strip mall building has a venting system in place to prevent the buildup of soil vapor.

Environmental Easement

Since contamination will remain at the site, an environmental easement will be placed on the site limiting site usage to commercial use for most of the site, but restricted residential use will also be allowed in the southeast portion of the site.

Site Management Plan

This will include details on the following:

- how to manage contamination during future sub-surface work,
- maintenance of the site cover system and the soil vapor intrusion mitigation systems,
- groundwater monitoring to evaluate the effectiveness of the remedy,
- indoor air monitoring in one building to verify further actions to prevent exposure to soil vapor are not needed,
- evaluation of the potential for soil vapor intrusion at any buildings constructed on the site in the future,
- periodic inspection of the site to ensure the engineering controls (site cover system and soil vapor mitigation systems) are in place and effective,
- periodic inspection of the site to ensure usage is consistent with restrictions placed on the site by the environmental easement, and
- periodic certification to the NYSDEC and NYSDOH that the remedy is in place and effective and that site usage is consistent with the environmental easement.

The proposed remedy was developed by Binghamton Plaza, Inc. and Binghamton Plaza NY, LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The investigation found that the site contains ash and municipal solid waste (garbage). Some contaminants were found in the waste/soil at concentrations slightly above soil cleanup objectives.

Acenaphthene was found at concentrations slightly greater than state groundwater standards in one location; 21 parts per billion versus 20 parts per million. Groundwater contamination was not found at concentrations above state standards for any other chemicals.

Contamination was not found in the surface water or sediments of the Chenango River.

Methane was found at elevated concentrations in soil vapor on site. This has been, and will continue to be, addressed through the soil vapor intrusion mitigation systems and indoor air monitoring described above in the summary of the remedy.

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. They 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 Binghamton Plaza site is an approximately 21.5 acre property located at 33 West State Street in an urban area of the City of Binghamton, Broome County. It is comprised of several tax parcels.

Site Features: The site is a commercial property and contains a large strip mall, with an adjacent building and three satellite buildings. The vast majority of the site is covered by pavement or buildings. A levee for the Chenango River runs along the western site boundary.

Current Zoning and Land Use: The site is zoned for commercial use, and most of the site is currently used for commercial purposes; however, one of the satellite buildings is occupied by a day care facility. The day care facility has proposed an expansion into another satellite building for use as a day care facility. Most of the tenants of the strip mall include retail establishments and restaurants. The site is bounded by the Chenango River to the west, residential properties to the northeast and east, a park to the north, and commercial properties to the south and southeast.

Past Use of the Site: From 1946 until 1957 the site was reportedly used as a landfill for municipal solid waste by the City of Binghamton. In 1957 a municipal solid waste incinerator was constructed near the site. From 1957 until the early 1960's incinerator ash generated by the municipal solid waste incinerator was disposed of at the site. The existing commercial plaza was constructed in the 1960's.

Site Geology and Hydrogeology: The site contains extensive fill. The top five feet of material at the site is fill used to cover the landfill waste and re-grade the site for development. This fill unit consists of soil and rock, and is underlain by landfill waste (ash and garbage). The waste layer averages approximately 12 feet in thickness. Native soils underlie the waste and consist of silt and fine sand. There is a silt layer at least three feet thick underlying the waste, which in turn is underlain by gravel, sand and other silt layers.

Groundwater was encountered at certain locations within the waste layer; however, not at all locations, and may not be present during dry seasons. It appears this water was perched, or temporarily settled, within the waste, but did not appear to represent the true groundwater table. This perched groundwater probably percolates into the regional groundwater aquifer, which was encountered in native soils and flows to the west or northwest, discharging to the Chenango River. Groundwater was encountered in site monitoring wells at depths ranging from 9.8 feet below the ground surface to 22.38 feet below the ground surface.

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=C704049>

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
Attn: Joshua Cook
615 Erie Blvd West, 2nd Floor
Syracuse, NY 13204
phone: 315-426-7411
(jpcook@gw.dec.state.ny.us)

Broome County Public Library
185 Court Street
Binghamton, NY 13901
phone: 607-778-6400

Who to Contact

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

Project Related Questions

Joshua Cook
Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, NY 13204
315-426-7411
jpcook@gw.dec.state.ny.us

Site-Related Health Questions

Melissa A. 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.state.ny.us

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.

