



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Former Stow Manufacturing  
435 State Street  
Binghamton, NY 13901

January 2019

**SITE No. C704058**  
**DEC REGION 7**

### Where to Find Information:

*Project documents are available at the following locations to help the public stay informed.*

**Broome County Public Library**  
185 Court Street  
Binghamton, NY 13901  
(607) 778-6400

**DEC Kirkwood Sub-office**  
Attn: Gary Priscott  
1679 NY Route 11  
Kirkwood, NY 13795  
phone: (607) 775-2545 ext. 116  
*by appointment only*

### Who to Contact:

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

**Project-Related Questions**  
Gary Priscott, Project Manager  
NYSDEC  
1679 NY Route 11  
Kirkwood, NY 13795  
(607) 775-2545 ext. 116  
[gary.priscott@dec.ny.gov](mailto:gary.priscott@dec.ny.gov)

**Project-Related Health Questions**  
Eamonn O'Neil  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

## 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 (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to the Former Stow Manufacturing site ("site") located at 435 State Street, Binghamton, Broome County. Please see the map below for site location. Documents related to the cleanup of this site can be found at the locations identified to the left under "Where to Find Information."

Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (DOH) has determined that the site does not pose a significant threat to public health or the environment.

**How to Comment:** DEC is accepting written comments about the proposed plan for 45 days, from **January 31** through **March 16, 2019**. The proposed plan is available for public review at the locations identified on the left side of this page under the heading, "Where to Find Information." Please submit comments to the DEC project manager listed on the left side of this page under the heading, "Who to Contact."

**Draft Remedial Work Plan:** The proposed remedy to make the site suitable for restricted residential use consists of:

- Excavating approximately 20 cubic yards of lead contaminated soil for off-site disposal;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Removing floating petroleum from one isolated area for off-site disposal;
- Recording an Environmental Easement to restrict site uses, prohibit groundwater use, and require compliance with a Site Management Plan; and
- Implementing a Site Management Plan with requirements for future excavations, soil vapor intrusion evaluations, and monitoring of remedy effectiveness.

The proposed remedy was developed by 3D Development Group L.L.C., Binghamton Northside Limited Partnership, and Community Potential, Inc. ("applicants") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A Remedial Investigation Report, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at locations shown under the heading, "Where to Find Information."

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**Next Steps:** DEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. DOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

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

**Site Description:** The site is a 2.88-acre vacant parcel in an urban area surrounded by properties with a mixed use of commercial and residential. From the late 1800s to at least 1971 the site was used for manufacturing. Manufacturing operations at the site appear to have included the following: machine shops; foundry activities; and manufacture of electrical motors, electrical motor parts, and motor driven tools. From at least the mid-1980s to at least the early 2000s the site was used as a commercial retail and multi-use shopping plaza. Commercial retail and shopping plaza uses appear to have included restaurants, a day care facility, and Big Lots. The former plaza building and associated asphalt parking areas that covered nearly the entire site were demolished and removed in September 2017, prior to BCP activities.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the Site ID, C704058) at:

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

**Summary of the Investigation:** Surface soil at the site meet the Restricted Residential Soil Cleanup Objectives required for redevelopment.

Lead contamination was found in subsurface soil samples (collected at depths below 2 feet) at several locations, but mostly at depths greater than 8 feet. One sample collected at a depth of 3 to 5 feet exceeded the hazardous criteria for lead. Additional sampling was performed around this location and showed the hazardous lead area to be limited in size; approximately a 10 foot by 10-foot area and less than 5 feet thick.

A floating petroleum layer (characterized as motor oil) was found in one monitoring well with a thickness slightly greater than 1-foot. Additional soil borings and monitoring wells

placed around this sample location did not find the presence of petroleum, indicating that it is isolated to small area on the site and mostly immobile. The groundwater is not used as a source for drinking water; the area is served by a public water supply.

Lead in subsurface soil and petroleum floating on the groundwater surface are the primary contaminants of concern at the site.

Although soil vapor sampling results did show some low-level detections of volatile organic compounds, concentrations do not indicate a source of contamination is present. Nonetheless, soil vapor intrusion evaluations will be performed on any buildings constructed on the site.

**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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://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.*

## 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:

[www.dec.ny.gov/chemical/61092.html](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.

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Site Location Map

