



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Stow Manufacturing
435 State Street
Binghamton, NY 13901

SITE No. C704058
NYSDEC REGION 7

April 2019

Environmental Cleanup to Begin at Brownfield Site

Where to Find Information:
Project documents are available at these 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
(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

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

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

Action is about to begin that will address contamination related to the Former Stow Manufacturing site ("site") located at 435 State Street, Binghamton, Broome County. Please see the map below for the site location. The cleanup activities will be performed by 3D Development Group L.L.C., Binghamton Northside Limited partnership, and Community Potential, Inc. ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the locations identified to the left under "Where to Find Information." Remedial activities are expected to begin in April or May 2019 and last about one month.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavating approximately 20 cubic yards of lead contaminated soil for off-site disposal;
- Importing clean backfill that meets Restricted Residential Use Soil Cleanup Objectives;
- 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.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a Certificate of Completion.

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In addition to receiving a Certificate of Completion, the applicants:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) required for the protection of public health and the environment, and for issuance of the Certificate of Completion.

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 NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C704058) at:

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

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 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 at:

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 have already signed up and received this fact sheet electronically.

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Site Location

