



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Stow Manufacturing

435 State Street
Binghamton, NY 13901

SITE No. C704058

NYSDEC REGION 7

December 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these locations:

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 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
bee@health.ny.gov

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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Stow Manufacturing site ("site") located at 435 State Street, Binghamton, Broome County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 3D Development Group L.L.C., Binghamton Northside Limited partnership, and Community Potential, Inc. ("applicants") with oversight provided by the NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C704058/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been or will be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of 45 tons of lead contaminated soil;
- Import and use of clean backfill meeting Restricted Residential Use Soil Cleanup Objectives;
- Excavation and off-site disposal of 27 tons of petroleum contaminated soil;
- Extraction and off-site disposal of floating petroleum and associated contaminated groundwater from one isolated area;
- Recording an Environmental Easement which restricts site uses, prohibits groundwater use, and requires compliance with a Site Management Plan; and
- Implementation of a Site Management Plan with requirements for future excavations, soil vapor intrusion evaluations, and monitoring of remedy effectiveness.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.

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- 3) Describes the cleanup activities completed.
- 4) Certifies that cleanup requirements have been or will be achieved for the site.
- 5) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 6) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Groundwater Extraction and Treatment
- Cover System

Next Steps: With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants:

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is a 2.86-acre parcel currently under redevelopment and located 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/externalapps/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 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 NYSDEC 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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

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Site Location Map

