



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former ANSCO Camera Factory
9 and 16 Emma Street
Binghamton, NY 13905

SITE No. C704059

NYSDEC REGION 7

September 2019

Where to Find Information:

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

DECInfo Locator - Web Application

<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C704059>

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 extension 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 extension 116
gary.priscott@dec.ny.gov

Project-Related Health Questions

Steven Berninger
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

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 (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former ANSCO Camera Factory site ("site") located at 9 and 16 Emma Street, Binghamton, New York, Broome County. Please see the map for the 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 and the potential for human exposure to site-related contaminants via soil vapor intrusion, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health. To address potential exposure to soil vapor, vapor mitigation systems are included as part of the proposed remedy and have been integrated during reconstruction of the on-site building. Additional elements of the proposed remedy are detailed below.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **September 25** through **November 9, 2019**. The proposed plan is available for public review at the locations identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Installing a site-wide cover system to prevent contact with soil that does not meet restricted residential use soil cleanup criteria. This cover will consist of two feet of clean soil in vegetated or landscaped areas, or paved parking lots and concrete sidewalks;
- Excavating soil for off-site disposal in isolated areas to accommodate the cover system installation and meet final design grades;
- Importing clean material that meets the restricted residential use criteria for backfill;
- Installing vapor mitigation systems on the on-site building to prevent exposures due to soil vapor intrusion;
- Recording an Environmental Easement to restrict site uses, prohibit groundwater use, and require compliance with a Site Management Plan;
- Implementing a Site Management Plan with requirements for operation and maintenance of the cover system and vapor mitigation systems, future ground-intrusive work, and monitoring of overall remedy effectiveness.

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The proposed remedy was developed by Freewheelin ANSCO, LLC ("applicant") 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 prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH 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 NYSDEC and NYSDOH.

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

Site Description: The site consists of two parcels, 9 Emma Street and 16 Emma Street, in the City of Binghamton. The two parcels span Emma Street and total approximately 4.2 acres. The site is just north of Main Street and is bordered on the north side by an active rail line. The western parcel (9 Emma Street) is vacant, open, and mostly covered with deteriorated asphalt pavement. The eastern parcel (16 Emma Street) includes an approximately 145,000 square foot, multi-story building.

Historic manufacturing uses of the building from 1927 to 1970 included the General Cigar Company and Ansco's Camera Factory. Mixed and combined commercial and industrial uses of the building since 1970 have included commercial electrical contracting, industrial electrical parts supply, computer peripheral manufacturing, specialty chemical dye manufacturing, and electroplating.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C704059) at:

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

or via the DECInfo Locator application:

<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C704059>

Summary of the Investigation: Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals were found in subsurface soils at concentrations above restricted residential use soil cleanup objectives. The contaminants appear to be mostly contained with historic fill material that is present throughout the site and at depths up to 13 feet below grade.

VOCs and metals were detected above groundwater standards in some monitoring wells and appeared to be isolated in nature. VOCs were also detected in soil vapor.

Interim Remedial Measures (IRMs): During the remedial investigation, from April through June 2019, IRMs (expedited cleanup activities) were performed to remove the areas of soil with highest concentration of contaminants. The IRMs occurred in two separate areas and are summarized as follows:

- Excavation and off-site disposal of approximately 291 tons of soil contaminated with metals (primarily lead) from 9 Emma Street.
- Excavation and off-site disposal of approximately 326 tons of soil contaminated with trichloroethene (TCE) from 16 Emma Street.
- Each IRM excavation area was backfilled with clean imported soil material.
- Implementation of the Interim Site Management Plan, Health and Safety Plan, and Community Air Monitoring Plan during all IRM activities.

Performance of the IRMs has eliminated potential continued sources of contamination and exposure pathways (a way in which a person may come in contact with contamination). The IRM completions have also facilitated the continued progress of redevelopment construction. Full details of the IRMs are included in a Construction Completion Report submitted with the Remedial Investigation Report.

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>

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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

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.

Site Location Map

