



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former ANSCO Camera Factory

16 Emma Street
Binghamton, NY 13905

SITE No. C704059

NYSDEC REGION 7

December 2019

Where to Find Information

Access project documents online 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 extension 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

Steven Berninger
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 ANSCO Camera Factory site ("site") located at 16 Emma Street, Binghamton, New York, 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 Freewheelin ANSCO, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (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/C704059/>.
- 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 completed to achieve the remedial action objectives:

- Excavation and off-site disposal of soils exceeding Restricted Residential Use Soil Cleanup Objectives from isolated areas to accommodate the cover system and meet final design grades.
- Importation and use of clean backfill meeting Restricted Residential Use Soil Cleanup Objectives.
- Installation of a site cover system to prevent contact with soil that does not meet Restricted Residential Use Soil Cleanup Objectives. The cover consists of paved parking lots, concrete sidewalks, site buildings, and two feet of clean soil in vegetated or landscaped areas.
- Installation of mitigation systems to prevent migration of vapors into the building from contaminated soil and groundwater.
- Recording of an Environmental Easement to restrict site uses, prohibit groundwater use, and require compliance with a Site Management Plan;
- Implementation of 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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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.
- 3) 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.
- 4) 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:

- Cover System
- Vapor Mitigation Systems

Next Steps: With its receipt of a COC, the applicant:

- 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 located at 16 Emma Street in the City of Binghamton. It is the combination of two formerly separate parcels that span Emma Street and total approximately 4.2 acres. The site is north of Main Street and is bordered on the north by an active rail line.

The western parcel (formerly known as 9 Emma Street) is vacant, open, and redeveloped as a parking lot. The eastern parcel includes an approximately 140,000 square foot building. The building has undergone renovation for mixed residential and commercial uses. The first floor is almost entirely occupied by commercial businesses. Floors two through four are solely residential and have 100 newly constructed apartments and associated shared use spaces. The basement of the building's main structure has been converted to indoor parking. Smaller unoccupied outbuildings, grass lawns, landscaped areas, concrete sidewalks, and paved parking lots surround the building on this parcel. Grass lawns and landscaped areas on the site are limited to small areas near the building and along site boundaries. The eastern parcel has a security gate at the street entry and an eight-foot high security fence at the north, east, and south property boundaries.

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>

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.

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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>

Site Location Map

