



FACT SHEET

Brownfield Cleanup Program

West Genesee Street
{Insert Site Number}
Village of Fayetteville, NY

November 2005

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate West Genesee Street located at 125&129 West Genesee Street, 100 Fitch Street, and 107&117 Highbridge Street in the Village of Fayetteville, County of Onondaga, NY. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Falls Bridge Development I, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Falls Bridge Development I, LLC to participate in the BCP. The application proposes that the site will be used for restricted commercial/industrial purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from {insert date} through {insert date}. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

{insert NYSDEC project manager}
New York State Department of Environmental Conservation
Region 7
Division of Environmental Remediation
615 Erie Blvd. West
Syracuse, NY 13204-2400

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 and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
 - 2) identify the source(s) of the contamination;
 - 3) assess the impact of the contamination on public health and/or the environment; and
 - 4) provide information to support the development of a Remedial Work Plan to address the contamination.
- The investigation will be performed by Falls Bridge Development I, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Historical research conducted as part of a Phase 1 ESA (SWRNA, 2005) has identified the following recognized environmental conditions (RECs), which may be sources of contamination that could complicate site redevelopment:

- Possible impacts related to historic auto repair and gas station uses on the northeast portion of the site
- Possible impacts related to historic presence of transformers (PCBs) on the north portion of the site
- Possible impacts related to 50 year presence of gasoline station (Shell Station) on the northwest corner of the site
- Evidence of existing Underground Storage Tank (UST) on the northwest portion of the site
- Possible impacts from 25 year history of dry cleaning operations on the northwest portion of the site
- Possible historic impacts from floor drains in dry cleaning (former Shell Station) facility
- Presence and unknown historic use of piping exiting foundation of dry cleaning facility (former Shell station)
- Possible impacts related to compressor operation in dirt floor crawl space area on west portion of the site

Six (6) soil borings are proposed to investigate known or suspected contaminant sources, and specifically the areas immediately downgradient of them, except for one boring which will provide an upgradient monitoring location.

The borings will be positioned with respect to the following site areas:

- MW-1 will be slightly downgradient of the former gasoline stations that were historically located in the northwest portion of the site.
- MW-2 will be slightly downgradient of the existing dry cleaning facility, east of the building.
- MW-3 will represent upgradient conditions.
- MW-4 will be slightly downgradient of the former auto sales and gasoline station area in the northeast portion of the site.
- MW-5 will be slightly downgradient of the car wash facility.
- MW-6 will be downgradient of the southern office building, to provide data for the southern portion of the site

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, Falls Bridge Development I, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about {insert time frame}.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of West Genesee Street.

Background

The subject site is located on the south side of West Genesee Street in Fayetteville, New York and total approximately 2-acres.

The site consists of four (4) buildings totaling approximately 20,000ft² in aggregate, and one (1) self service car wash facility. The site is currently used for a dry cleaning facility retail store, medical office space, professional office space, and a car wash facility.

Land use surrounding the site consists of a mix of commercial office, retail, and residential homes. Immediately adjoining property uses include West Genesee Street; then commercial businesses (North), offices and residential homes (South), Limestone Creek (East), and retail and restaurant businesses (West).

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

Fayetteville Free Library
300 Orchard Street
Fayetteville, NY 13066
(315) 426-7403

Who to Contact

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

Project Related Questions

{NYSDEC Project Manager}
New York State Department of Environmental
Conservation
Region 7
615 Erie Blvd. West
Syracuse, NY 13204-2400
(315) 426-7403

Health Related Questions

{NYSDOH Project Manager}
New York State Department of Health
217 South Salina Street
Syracuse, NY 13202
(315) 477-8154

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.