



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Harbor View Square

68 West First Street  
Oswego, NY 13126

**SITE No. C738040**

**NYSDEC REGION 7**

August 2022

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C738040/>  
and at this location:

### Oswego Public Library

Contact: Edward Elsner  
120 East 2<sup>nd</sup> Street  
Oswego, NY 13126  
(315) 341-5867

## Who to Contact

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

### Project-Related Questions

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### Project-Related Health Questions

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Corning Tower Room #1787  
Albany, NY 12237  
518-402-7860  
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For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://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 Harbor View Square site ("site") located at 68 West First Street, Oswego, NY, Oswego County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map below for the site location.

The cleanup activities were performed by Harbor View Square, LLC ("applicant") with oversight provided by NYSDEC. NYSDEC 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/C738040/>
- The documents also are available at the location(s) 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 – About 4,985 tons of soil impacted with chlorinated solvents, metals, and petroleum were excavated and disposed of off-site. An additional 34,000 tons of soil containing lower levels of contamination were excavated to facilitate the site development. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Groundwater Treatment – Treatment was conducted by injecting a chemical (zero valent iron) to break down chlorinated solvents in groundwater to non-toxic byproducts. Simultaneously, injections were conducted to enhance the natural biodegradation of the remaining chlorinated solvents.
- Soil Vapor Intrusion Mitigation – Buildings on the site were constructed with sub-slab depressurization systems to maintain indoor air quality by preventing contaminated soil vapor from entering the building.
- Site Cover System – A cover system (consisting of building slabs, concrete sidewalks, asphalt pavement, or at least two feet of clean soil) was constructed across the site and will be maintained.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an environmental easement to control land use and prevent future exposure to any contamination remaining at the site.

# BROWNFIELD CLEANUP PROGRAM

**Final Engineering Report Approved:** NYSDEC 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 was 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
- Sub-slab depressurization systems
- Groundwater monitoring and injection well network.

**Next Steps:** With its receipt of a COC, the applicant is eligible to redevelop the site, which it performed concurrently with the remediation, into future housing and apartment units. In addition, the applicant 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 2.4-acre, recently redeveloped site is located at 68 West First Street, in the City of Oswego, Oswego County. The Oswego River is located approximately 390 feet to the east and Lake Ontario is located about 100 feet north. The area to the west of the site is primarily residential, and to the south is a mixture of residential and commercial properties. To the north there is a municipal parking area, a boat launch, a marina, a United States Coast Guard facility, and a marine museum, and to the east and northeast are industrial properties. Past industrial operations conducted at

the site resulted in contamination of the subsurface with heavy metals, polycyclic aromatic hydrocarbons, petroleum, and chlorinated solvents, including trichloroethene and its breakdown products.

The site was redeveloped for restricted-residential use concurrently with the remediation. The redevelopment included three townhouse buildings with a total of 18 units and a five-story building containing approximately 10,000-square-feet of commercial space and 57 apartments.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C738040) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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:

<https://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.***

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://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: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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