

(Fact Sheet Begins Next)

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: Former Breneman Site
DEC Site #: C738046
Address: 8 East Utica Street
Oswego, NY 13126

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former Breneman Site ("site") located at 8 East Utica Street, Oswego, Oswego County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Canalview Development LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **June 26, 2013** through **July 26, 2013**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Data collected previously at the site indicated relatively low levels of certain contaminants in soil. More information on past sampling is included in the "Background" section of this fact sheet.

The investigation will include collection of several soil samples and groundwater samples from locations across the site to determine what contamination is present on site and to determine if it is possible contamination has migrated, or is migrating, from the site. Soil samples will be collected from the ground surface and from subsurface locations. Subsurface soil samples will

be collected from soil borings and test pits. Further sampling may be necessary based on the results of the soil and groundwater sampling. Additional sampling may include further sampling of soil and groundwater to delineate the extent of any contamination identified; sampling to determine whether volatile contaminants are present in soil vapor; and/or sampling of sediments to determine if site-related contamination migrated to the Oswego River/Canal. Proposed sampling locations are shown on the attached figure (Figure 2).

Prior to the investigation, the applicant will perform excavations in order to expose the former building foundations and slabs. Excavated soil will be stockpiled on the applicant's property. Controls will be in place during and after the excavation to prevent erosion of the soil and to ensure dust is not migrating off-site.

It is estimated the soil excavation will last approximately two weeks and the investigation field work will last approximately two to three weeks. It is expected a report of the investigation results will be available approximately three months after completion of the field work.

The applicant is only required to investigate and remediate on-site contamination. The applicant will also be required to determine if contamination has migrated from the site.

Additional Details

The Brownfield Cleanup Program (BCP) site area was originally the northern half of the applicant's property. The BCP site was approximately 1.1 acres, while the applicant's property covers approximately 2.1 acres. The applicant submitted a request to modify the BCP site boundary on June 3, 2013 to include their entire property. The request was approved by the NYSDEC on June 18, 2013.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see "Where to Find Information" below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Former Breneman Site is located at 8 East Utica Street in an urban area of the City of Oswego. It covers approximately 2.1 acres and is situated on the southwest corner of the intersection of East Utica Street and East First Street, which is also State Route 481.

Site Features: The site is currently vacant. The eastern portion of the property, referred to as the upper portion, is grass-covered and is relatively flat. The western portion of the property is wooded and drops steeply to a property now owned by the City of Oswego and developed as a walkway along the east side of the Oswego Canal and River. Approximately one-third to one-half of the site is wooded.

The Oswego Canal is located approximately 100 feet west of the site. The Oswego Canal is approximately 110 feet wide and is bounded on the west by bulkheads and the Oswego River. The Oswego Canal is connected to the Oswego River through a series of locks, located upstream and downstream of the Former Breneman Site. The Oswego River flows north into Lake Ontario, which is located approximately 5000 feet north of the site.

Current Zoning and Land Use: The site is currently vacant and lies in the B3 Redevelopment zoning district, which allows for commercial uses and certain residential uses (condominiums, multi-family dwellings). The surrounding area consists primarily of residential properties, with some commercial properties along East First Street and East Utica Street.

Past Use of the Site: The site was used for manufacturing purposes from approximately 1834 until approximately 1981. The BCP site was a portion of the former manufacturing facility, which extended to the west of the BCP site, covering approximately four to five acres. The first manufacturing buildings built on the BCP site were reportedly built around 1872. From 1834 through approximately 1954 the facility was used to manufacture fabric. Owners and operators during this period included the Oswego Shade Cloth Company and Stewart Hartshorn Company, and possibly others. From approximately 1954 through 1982 the site was owned by Breneman of Wisconsin, Inc., which manufactured window shades at the site until approximately 1981. It was reported that industrial wastes were formerly disposed of on the property.

For a time the Breneman facility was divided by a canal which was labeled "hydraulic canal" on historic maps of the facility, which was presumably used for power generation. It was present on maps from 1890 through 1964, but anecdotal history of the site suggests the hydraulic canal was present prior to any industrial development in 1834. It has since been filled. It appears most of the hydraulic canal was located off-site; however, it may have extended on to the western portion of the site. It was reported that wastes were formerly disposed of in the hydraulic canal.

Several paints, dyes, oils, organic solvents and plasticizers were used in the manufacturing processes at the facility, including acetone, methyl ethyl ketone (MEK, also known as 2-butanone), naphtha, polyvinyl chloride resin, and dioctyl phthalate.

Chemical and petroleum storage tanks were formerly located on the BCP site and off the BCP site, including both aboveground storage tanks (ASTs) and underground storage tanks (USTs). At least two storage tanks were located outdoors on the BCP site, including an approximately 5,000 gallon acetone tank and an approximately 10,000 gallon MEK tank. There was also a 500 gallon UST used to store dioctyl phthalate, the location of which is unknown. During an inspection in 1991, the MEK tank was empty, and the acetone tank contained product, presumed to be acetone, and water suggesting the tank's integrity was compromised. During the 1991 inspection, an approximately 100 gallon tank containing heating oil was also identified within a building on the BCP site. A number of drums were identified within and outside of the buildings during this inspection; some drums were not labeled, and several contained liquid. Other tanks identified inside of the buildings include: four 20,000 gallon tanks, three 10,000 gallon tanks, six 5000 gallon tanks, and four 2000 gallon tanks.

A number of transformers were also present on the site, several of which contained polychlorinated biphenyls (PCBs). Between June 1989 and January 1990 transformers and other wastes were removed from the facility by the NYSDEC through its contractor, Environmental Products & Services, Inc (EPS). Initially, EPS was responding to a spill of approximately 35 gallons of transformer oil onto a concrete pad. The concrete pad was cleaned of oil; however, other transformers and wastes were identified at the facility by the NYSDEC and EPS at that time. Two other transformers were determined to have leaked. One of the leaking transformers was located on a roof and had contained PCB oil. The leak impacted roofing materials and soil, which were removed and disposed of off-site. The other leaking transformer impacted soil. The soil was removed and disposed of off-site. All three leaking transformers were located on the BCP site. It was reported that at least 14 transformers were removed from the facility, six of which contained oil that contained PCBs at concentrations greater than 50 ppm. All of those PCB transformers were located on the BCP site. In addition, four 55-gallon drums of lube/hydraulic oil, two 55-gallon drums of a powdered material and one 55-gallon drum of solidified paint were removed and disposed of off-site as non-hazardous waste.

In December 1990, several of the buildings associated with the facility were damaged by fire, including several that were on the BCP site. An asbestos survey conducted in 1991 identified several asbestos-containing building materials in the buildings. The buildings were demolished between 1996 and 1998. Some of the demolition debris was reportedly disposed of on-site. Two fuel oil USTs and one solvent AST were reportedly removed during building demolition activities.

Geology & Hydrogeology: The site geology was characterized by sampling conducted by the EPA in 2005. It appears two geologic units were identified, fill, and a silty, clayey, sandy unit with some gravel. Fill was present at most sampling locations at depths up to 5.5 feet. The other unit is presumed to be a till material or reworked material based on the regional geology. It was present to the termination depth of the borings, which was 12 feet or refusal. Refusal means the sampling device was not able to be driven deeper into the subsurface. Refusal could be caused by bedrock, very stiff soil, such as till, or an obstruction, such as concrete or a large rock. Refusal was encountered at depths ranging from 11 to 12 feet below grade in the upper portion of the former facility. At the base of the wooded slope, refusal was encountered at one location at 8 feet. The till in this area is underlain by Oswego Sandstone bedrock.

Groundwater was reported to be present at approximately four to eight feet below grade in samples collected from the base of the wooded slope. Groundwater flow in the Oswego Sandstone bedrock is reported to be to the north towards Lake Ontario.

Recent Activities

2/11/13-DEC signed the Brownfield Cleanup Program Acceptance Letter for this site.

3/21/13-DEC signed the Brownfield Cleanup Agreement for this site.

6/3/13-The Applicant submitted a request to modify the site boundary.

6/18/13-DEC approved the request to modify the site boundary.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C738046>

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** 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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Oswego Public Library
Attn: Edward Elsner
120 East 2nd Street
Oswego, NY 13126
phone: 315-341-5867

NYSDEC Region 7
Attn: Joshua Cook
615 Erie Blvd West
Syracuse, NY 13204
phone: 315-426-7411
(jpcook@gw.dec.state.ny.us)

Who to Contact

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

Project Related Questions

Joshua Cook
Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, NY 13204
315-426-7411
jpcook@gw.dec.state.ny.us

Site-Related Health Questions

Richard Jones
New York State Department of Health
217 South Salina Street
Syracuse, NY 13202
315-477-8148
BEEI@health.state.ny.us

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.

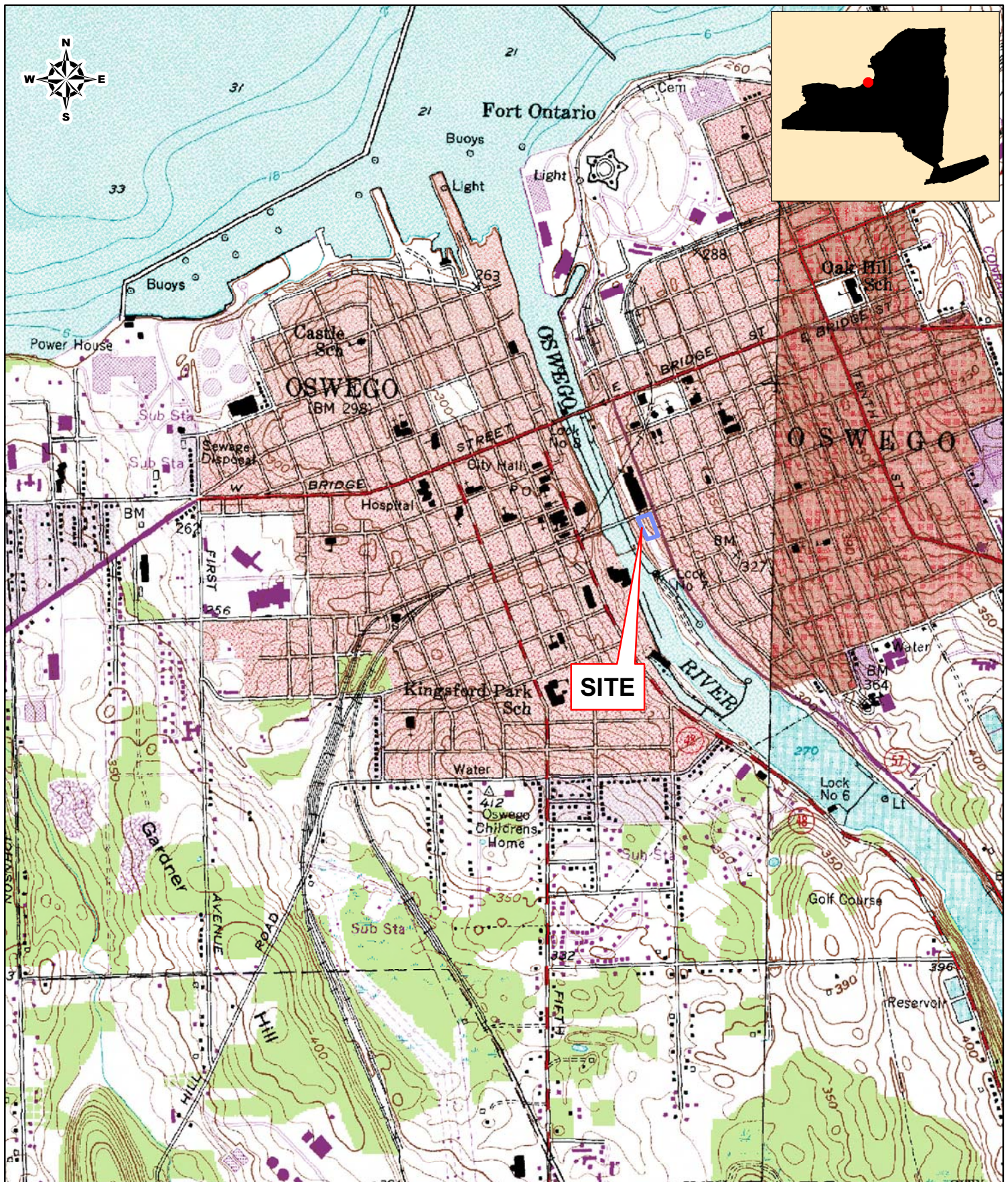
Receive Site Fact Sheets by Email

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: <http://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.



212038
FIGURE 1

DRAWING TITLE
**SITE LOCATION WITH USGS
7.5 MINUTE TOPO MAP**

1:20,000

DATE: 10/10/2012

DESIGNED BY: JAJ
DRAWN BY: JAJ
REVIEWED BY: JAJ

PROJECT/CLIENT

Former Breneman Site
NYSDEC BCP #C738046
Remedial Investigation
Work Plan
Oswego, NY

LABELLA
Associates, P.C.

Engineering
Architecture
Environmental
Planning

300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066

www.labellapc.com
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I:\Canalview Development\212038\Drawings\RI\WIP\Revised June 2013\Fig 5 - MAP.2013.06.04-Proposed sample locations.mxd



**Remedial Investigation
Work Plan**

**Brownfield Cleanup
Program Site C738046
Former Breneman Site
8 East Utica Street**

**Proposed Sample
Locations**



- Legend**
- Proposed Sample Locations**
- Soil Boring
 - Monitoring Well
 - Test Pit
 - Surface Soil Sample
 - Reported Former PCB-Transformer Location
 - Reported Former Unknown-Transformer Location
 - Property Line (Approximate)
 - Reported Former Tank Location
 - Former Building Outline
 - Area of Contaminated Soil Identified in Weston Figure 3 of Site Inspection and Prioritization Report

0 15 30 60 Feet