

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

Site Name: Former Ithaca Gun Factory
DEC Site #: C755019
Address: 121-125 Lake Street
Ithaca, NY 14850

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 Ithaca Gun Factory site ("site") located at 121-125 Lake Street, Ithaca, Tompkins 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 IFR Development, LLC ("applicant") 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 **November 20, 2013** through **December 20, 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.

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 it will 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 Ithaca Gun Factory site is located at 121-125 Lake Street in an urban area of the City of Ithaca, Tompkins County. It is situated in an area with the Ithaca Falls and Fall Creek to the north, Cornell University to the east, Lake Street to the south, and a residential neighborhood to the west. The proposed Brownfield Cleanup Program (BCP) site is approximately 1.6 acres in size.

Site Features: The site consists mostly of an open undeveloped parcel. The manufacturing buildings that previously occupied most of this property were demolished in 2009. One small single-story building and the boiler stack still exist on the western portion of the site.

The site property is positioned on the side of a hill; however, most of the site is terraced with significant level areas suitable for development. Elevations at the site range from approximately 490 feet above mean sea level (amsl) in the western portion of the site to 545 feet amsl in the eastern portion of the site.

Current Zoning/Uses: Currently the site is vacant and consists mostly of open land; it is zoned industrial. Surrounding land uses to the east, south and west are mostly residential. Property that is contiguous along the northern and western portions of this site are part of Ithaca Falls Overlook, Environmental Restoration Program (ERP) site and owned by the City of Ithaca.

Past Use of the Site: The site was originally developed for industrial use in 1813. Companies that may have operated at the site prior to the Ithaca Gun Company include the Ithaca Manufacturing Company (agricultural equipment) and the W.H. Baker & Company gun factory.

The Ithaca Gun Company operated at the site from 1885 through 1986. The main operations included manufacture of firearms and munitions. Supporting manufacturing activities and site uses included spray-painting, drying gun stocks in ovens, firing ranges, metal plating, machine shop, and forging. Prior uses by the Ithaca Gun Company appear to have led to contamination of both on-site and near off-site areas.

From 1995 to 1998, following discovery of lead shot in the Falls Creek gorge area, soil sampling was conducted in on-site and off-site areas. In 2000, leaking transformers and associated PCB-contaminated soils were removed from the site. From 2000 to 2002, the EPA conducted a removal assessment, limited building demolition, and soil removal activities mostly on adjacent off-site areas; however, some portions of the former Ithaca Gun Factory property were included. In 2001, an Environmental Site Assessment and a Site Investigation were completed for and funded by the site owner at that time. In 2002, this site was part of the property included within the Voluntary Cleanup Agreement for the Ithaca Gun Company Site, with the site identification of V00511. In 2009, the on-site buildings were demolished and removed from the site. Funding for the demolition activities was at least partially supported by the Empire State Development Restore NY program. Post-demolition site investigation activities have included surface soil screening and sampling, and groundwater sampling.

Site Geology and Hydrogeology: Bedrock is exposed at the ground surface in level areas and is outcropping in many areas of the site. The bedrock in other areas is covered by soil or crushed masonry type building materials with thicknesses ranging from a few inches to approximately 15 feet.

Groundwater is encountered within the fractured bedrock. Depth to groundwater is approximately 15 to 20 feet below ground surface. The generalized direction of groundwater flow is to the west-northwest.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C755019>

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.

Tompkins County Public Library
101 East Green Street
Ithaca, NY 14850
phone: 607-272-4557
website: tcpl.org
askalibrarian@tcpl.org

Who to Contact

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

Project Related Questions

Gary Priscott
Department of Environmental Conservation
Division of Environmental Remediation
1679 NY Route 11
Kirkwood, NY 13795-1602
607-775-2545
gwprisco@gw.dec.state.ny.us

Site-Related Health Questions

Christopher M. Doroski
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
518-402-7860
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.



Scale not provided

Google earth image date Nov. 12, 2013