



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Former Ithaca Gun Factory  
121-125 Lake Street  
Ithaca, NY 14850

**SITE No. C755019**  
**NYSDEC REGION 7**

**August 2018**

## Report Recommends Cleanup of Brownfield Site Contamination

### Where to Find Information:

*Project documents are available at these locations to help the public stay informed.*

#### **Tompkins County Public Library**

101 East Green Street  
Ithaca, NY 14850  
(607) 272-4557  
(askalibrarian@tcpl.org)

#### **NYSDEC Kirkwood Sub-office**

Attn: Gary Priscott  
1679 Route 11  
Kirkwood, NY 13795  
(607) 775-2545 ext. 116  
*by appointment only*

### Who to Contact:

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

#### **Project-Related Questions**

Gary Priscott, Project Manager  
NYSDEC  
1679 Route 11  
Kirkwood, NY 13795  
(607) 775-2545 ext. 116  
[gary.priscott@dec.ny.gov](mailto:gary.priscott@dec.ny.gov)

#### **Project Specific Health-Related Questions**

Steven Berninger  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

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)

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for 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 investigation of this site can be found at the locations identified to the left under "Where to Find Information."

**Remedial Investigation Report:** The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by IFR Development, LLC ("applicant").

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. This decision is based on high concentrations of lead present in surface soil over nearly the entire site and presence of chlorinated volatile organic compounds in groundwater on-site and the migration of contaminated groundwater off-site.

**Highlights of the Remedial Investigation Report:** The primary contaminant of concern in surface and subsurface soil is lead, found at concentrations above use-specific soil cleanup objectives. Polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs) have also been detected in isolated areas of subsurface soil and will require cleanup. Thickness of soil and fill materials at the site ranges from 0 to 15.5 feet on the site.

The primary contaminants of concern in groundwater are volatile organic compounds (VOCs), specifically trichloroethene (TCE) and cis-1,2-dichloroethene. Other VOCs are present in groundwater at concentrations above groundwater standards, however, they occur at lower concentrations, although above standards, and at a lower frequency of detection. The highest concentrations of contaminants occur on-site within the fractured bedrock. Although the movement of groundwater is reduced vertically by a decrease in fractures with increased depth, contaminated groundwater does migrate off-site.

Off-site groundwater has been investigated and continues to be monitored by the NYSDEC as part of the Former Ithaca Gun Factory – Off-site remedial program (Site No.: C755019A). Based on sampling results, only one site-related compound, TCE, has been detected in off-site groundwater, but at concentrations below the groundwater standard. However, due to the presence of TCE, the NYSDEC continues to conduct a soil vapor intrusion evaluation as part of the Former Ithaca Gun Factory – Off-site remedial program.

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**Next Steps:** NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft 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.

**Site Description:** The 1.63-acre site consists of two separate parcels. The eastern parcel previously included the main manufacturing operations of the Ithaca Gun Company, and the smaller, western parcel contained the former boiler. The site is currently vacant, the primary buildings were demolished in 2009, leaving a small single-story building and the Ithaca Gun boiler stack on the western parcel.

The Ithaca Gun Company operated at the site from 1885 through 1986. The main operations included the 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 have led to contamination of both on-site and near off-site areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C755019) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

## **Adjacent Remedial Sites:**

**Former Ithaca Gun Factory – Off-site** – As mentioned above, work is being conducted by the NYSDEC and NYSDOH as an off-site element of the Brownfield Cleanup Program site. This action includes a portion of the Fall Creek neighborhood.

**Ithaca Falls Overlook** – A portion of the Ithaca Gun Company property was cleaned up by the City of Ithaca from

2014 to 2017, with oversight by the NYSDEC and NYSDOH. The property is immediately adjacent to the site and identified on the site location map as the parcel conveyed to the City.

**Fall Creek Gorge** – Work is being conducted by the United States Environmental Protection Agency (USEPA), Removal Action Branch. The removal action area is located within the Fall Creek Gorge along the south gorge wall.

**Brownfield Cleanup Program Overview:** 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, 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 DEC 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>

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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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## **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 at:

[www.dec.ny.gov/chemical/61092.html](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 have already signed up and received this fact sheet electronically.

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Site Location Map

