



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C755019/>  
and at these locations:

### 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*

*Repositories may be temporarily  
unavailable due to Covid-19 precautions. If  
you cannot access the online repository,  
please contact the NYSDEC project  
manager listed below for assistance.*

## Who to Contact

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

### Project-Related Questions

Gary Priscott, P.G., 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-Related Health 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)

# FACT SHEET

## Brownfield Cleanup Program

Former Ithaca Gun Factory

121-125 Lake Street  
Ithaca, NY 14850

November 2020

SITE No. C755019

NYSDEC REGION 7

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Ithaca Gun Factory site ("site") located at 121-125 Lake Street, Ithaca, Tompkins County. Please see the map below for the site location.

Based on the findings of the investigation, NYSDEC, in consultation with NYSDOH 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 migration of the contaminated groundwater off-site. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **November 18, 2020 through January 2, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C755019/>.
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Restricted Residential Use remedy consists of:

- Excavation of soil from the upper two feet that exceeds restricted residential soil clean-up objectives, resulting in full removal of contaminated soil to bedrock over approximately 85 percent of the site footprint;
- On-site treatment, by chemical stabilization of lead contaminated soil prior to off-site disposal;
- Excavation and off-site disposal of an isolated area of subsurface soil on the western parcel contaminated with polychlorinated biphenyls (PCBs);
- Backfill of excavations using imported clean material that meets the restricted residential use criteria;
- Installation of a cover system to prevent contact with remaining soil that does not meet restricted residential use soil cleanup criteria. This cover will consist of two feet of clean soil in vegetated or landscaped areas, and paved parking lots and concrete sidewalks in other areas;

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- Treatment of contaminated groundwater through injection of emulsified vegetable oil into the groundwater;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Recording of an Environment Easement to restrict site uses, prohibit groundwater use, and require compliance with a Site Management Plan; and
- Implementation of a Site Management Plan with requirements for: soil vapor intrusion evaluations on any occupied buildings; operation and maintenance of the remedial systems; future ground-intrusive work; and, monitoring of overall remedy effectiveness.

The proposed remedy was developed by IFR Development, LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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.

Redevelopment is planned for the construction of a multi-unit residential building on the eastern parcel.

**Summary of the Investigation:** The primary contaminant of concern in surface and subsurface soil is lead, found at concentrations exceeding restricted residential soil cleanup objectives. A few other metals, some semi-volatile organic compounds (SVOCs) and PCBs have also been detected in isolated areas of subsurface soil and will be addressed by the site-wide remedy. The 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 cis-1,2-dichloroethene, tetrachloroethene (PCE), trichloroethene (TCE) and vinyl chloride. 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 that meet the groundwater standard. Due to the presence of TCE, the NYSDEC has conducted a soil vapor intrusion evaluation as part of the off-site remedial program.

## Adjacent Remedial Sites:

**Former Ithaca Gun Factory – Off-site (C755019A)** – 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 investigation of a portion of the Fall Creek neighborhood for vapor intrusion.

**Ithaca Falls Overlook (E755018)** – 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.

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Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering a site ID [i.e., C755019; C755019A, or E755018]) at:

<https://www.dec.ny.gov/cfm/external/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 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:

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

*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.*

## 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>

## Site Location Map

