

FACT SHEET

Brownfield Cleanup
Program

Seneca Market I, LLC
BCP No. C849004
Watkins Glen, NY

July 2005

Draft Remedial Design Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the Seneca Market I, LLC site located at 2-20 North Franklin Street in Watkins Glen, Schuyler County, New York. See the attached maps for the location of the site. The proposed remedy is described in a draft "Remedial Design Work Plan" that was submitted by Seneca Market I, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously received an application submitted by Seneca Market I, LLC to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial purposes.

Public Comments about the Draft Remedial Design Work Plan

NYSDEC is accepting written public comments about the draft Remedial Design Work Plan for 45 days, from **June 29, 2005** through **August 15, 2005**. The draft Remedial Design Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Charlotte Theobald
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Highlights of the Draft Remedial Design Work Plan

The Remedial Design Work Plan has several goals. The cleanup levels, referred to as site-specific action levels have been established for the soil/fill on the Seneca Market I, LLC site. These values are derived

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 include recreation, housing and business.

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:
www.dec.state.ny.us/website/der/bcp

from remedial goals accepted by the NYSDEC on other restricted use brownfield redevelopment sites and are generally consistent with NYSDEC Technical Assistance and Guidance Memorandum (TAGM) HWR-94-4046 "Determination of Soil Cleanup Objectives and Cleanup Levels." These action levels are designed to be target values that will be used in determining the need for and/or continuation of remedial measures.

"*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

The Remedial Design Work Plan incorporates remedial elements that are designed to be protective of human health and the environment. The remedial elements include excavation and off-site disposal of contaminated soil and fill material that exceed the site-specific action levels as well as implementation of institutional and/or engineering controls. The redevelopment of the site will be limited to a commercial use. The specific elements of the proposed remedial work include the following:

- Excavation and off-site disposal of the soil from the three remaining chlorinated VOC “hot spot” areas near and below the former dry cleaning building as well as a suspected petroleum-contaminated “hot spot” that may be encountered following the demolition of the bus garage. Groundwater encountered during excavation work will be treated on-site prior to disposal.
- Implementation of a Soil/Fill Management Plan that addresses the handling of other areas of contaminated soil/fill that may be encountered during redevelopment and/or post redevelopment construction activities. The Soil/Fill Management Plan will include the requirements for soil reuse and/or backfilling.
- Construction of a vapor barrier and the installation of an active sub-slab depressurization system beneath all newly created on-site structures to mitigate the intrusion of vapors from residual VOCs in soil and groundwater.
- Placement of cover in the form of asphalt parking areas, driveways, curbing, building foundations, and landscaping to mitigate direct contact with surface soils on the redeveloped property.

Next Steps

NYSDEC will consider public comments when it completes its review, have any necessary revisions made and, if appropriate, approve the Remedial Design Work Plan. NYSDOH must concur in the approval of the Remedial Design Work Plan. The approved Remedial Design Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Design Work Plan, Seneca Market I, LLC may proceed with the design and construction of the site remedy. The Applicant estimates that design and construction activities will take about 6 months.

The remedial action proposed for the Seneca Market site is relatively simple. For simple remedial actions, the approved Remedial Design Work Plan should provide sufficient documentation and control for the project, with the addition of site-specific technical plans to allow it to serve as a Remedial Action Work Plan.

NYSDEC will keep the public informed during the remediation of the Seneca Market I, LLC site.

Background

Site Description

Seneca Market I, LLC owns or has an option on a 2.38-acre parcel of land within the village block bounded by Franklin Street, First Street, Decatur Street, and the Conrail right-of-way in Watkins Glen, Schuyler County, New York. Site location maps are attached.

The Seneca Market I, LLC plans to redevelop the approximately 2.38-acre site as a hotel complex. The parcel along North Franklin Street currently contains three structures: the Seneca Market building, the former Glen Vintage Auto Museum (currently unoccupied), and a brick building (former dry cleaner). A larger building further east was previously used as a bus maintenance garage and is currently leased to Seneca Hardwoods. The site is located in an urban setting and is surrounded by a mixture of residential

and commercial properties. The commercial properties include retail, medical, service, recreational, and professional uses.

Site History

The parcels have a history of use that dates back to the 1860s. The Seneca Market building has formerly been used as a foundry; a flour and grist mill; and most recently retail shops on the first floor and professional office space on the second and third floors. A marble works building was formerly present just south of Seneca Market until it was destroyed in 1970. The former Auto Museum was previously used for miscellaneous storage, in particular auto parts. The brick building has mainly been used for retail businesses, an automobile parking garage, a machine shop, and for dry cleaning operations.

Environmental History

In 1991 Norstar Bank had an environmental assessment performed. The environmental assessment revealed that groundwater under the Site (i.e., 20 Franklin Street at the corner of North Franklin and First) was contaminated with chlorinated organic compounds. Therefore, the NYSDEC added the site to its official list of inactive hazardous waste disposal sites as a Class 2 site. A classification of 2 means the site poses a significant threat to public health and/or the environment and action is required. The inactive hazardous waste site encompasses the 0.14-acre parcel, including the former dry cleaner building, and a portion of the 0.49-acre parcel. A Remedial Investigation/Feasibility Study was performed and completed in 1993 by URS Consultants under a Standby Contract with the NYSDEC. The Remedial Investigation/Feasibility Study delineated the extent of soil and groundwater contamination as a result of former dry cleaning operations at the site from 1976 to 1988 and on surrounding parcels. This work was performed under the New York State Inactive Hazardous Waste Site Remedial Program--commonly known as Superfund.

URS Consultants designed remediation systems to treat the soil and groundwater, as required by the Record of Decision that was signed in 1994. The remediation systems included a soil vapor extraction system that treated the shallow soil and a groundwater treatment system that extracted and treated the groundwater in the area of the former dry cleaner. The subsequent remediation was performed from 1996 to 2001. The treatment systems at the site have been discontinued as the Record of Decision called for the soil vapor extraction system to operate until soil cleanup objectives were achieved, and for the groundwater extraction system to operate and be evaluated after five years or sooner, if warranted, using the data generated during the monitoring program. Low levels of chlorinated solvents still exist in soil and groundwater across the site and higher levels beneath existing buildings proximate to the source area.

In 1998/1999, URS Consultants performed additional soil investigations and cleanup technology feasibility studies to evaluate the deeper soil contamination. It was concluded that chlorinated organic compounds remained on-site in a small area directly adjacent to and outside the former dry cleaning building, as well as beneath the former dry cleaner building at depths greater than 16 feet. A chemical oxidation pilot study was conducted from March through May 2000. The chemical oxidation pilot study significantly reduced the mass of chlorinated contaminants in the soil at the site. Despite the reduction, localized areas of residual contamination still remain at a depth of 4 to 6 feet within the subsurface clay below the former dry cleaner building. In March 2004, an active venting system was installed within the former dry cleaner building to control the potential indoor migration of vapors from the residual contamination.

A Phase I Environmental Site Assessment was performed in November 1991 for the parcels on the eastern portion of the Site. The Phase I Environmental Site Assessment identified several potential environmental conditions including possible underground storage tanks, drums, an inoperable piston arrangement for a hydraulic lift, and oil spills near the corner of First and Decatur Streets. Petroleum hydrocarbons, lower levels of chlorinated hydrocarbons, and several elevated inorganic compounds

related to the above described conditions were detected in the soil and groundwater during a Remedial Investigation/Feasibility Study. There were two areas on the larger parcel that contained soil contaminated with benzene, toluene, ethyl benzene, and xylene (as known as BTEX) above the New York State standards. The soil from those two areas was excavated and bioremediated off-site in the late 1990s. However, during the soil removal activity, another area of BTEX contamination was found but was not addressed. The BTEX contamination in soil and groundwater exists proximate to these potential source areas.

The Brownfield Cleanup Program application was submitted to the NYSDEC on June 9, 2005. Seneca Market 1, LLC received notification on June 20, 2005 that the Brownfield Cleanup Program application has been determined to be complete.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft Remedial Design Work Plan and the application to participate in the BCP accepted by NYSDEC:

Watkins Glen Public Library
 610 South Decatur Street
 Watkins Glen, NY 14891
 Phone: (607) 535-2346
 Hours: M, W, F 12PM - 5PM & 7PM - 9PM
 T, Th 10AM - 5PM & 7PM - 9PM
 Sat. 11AM - 3PM
 Sun. 2PM - 4PM

Who to Contact

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

Project Related Questions

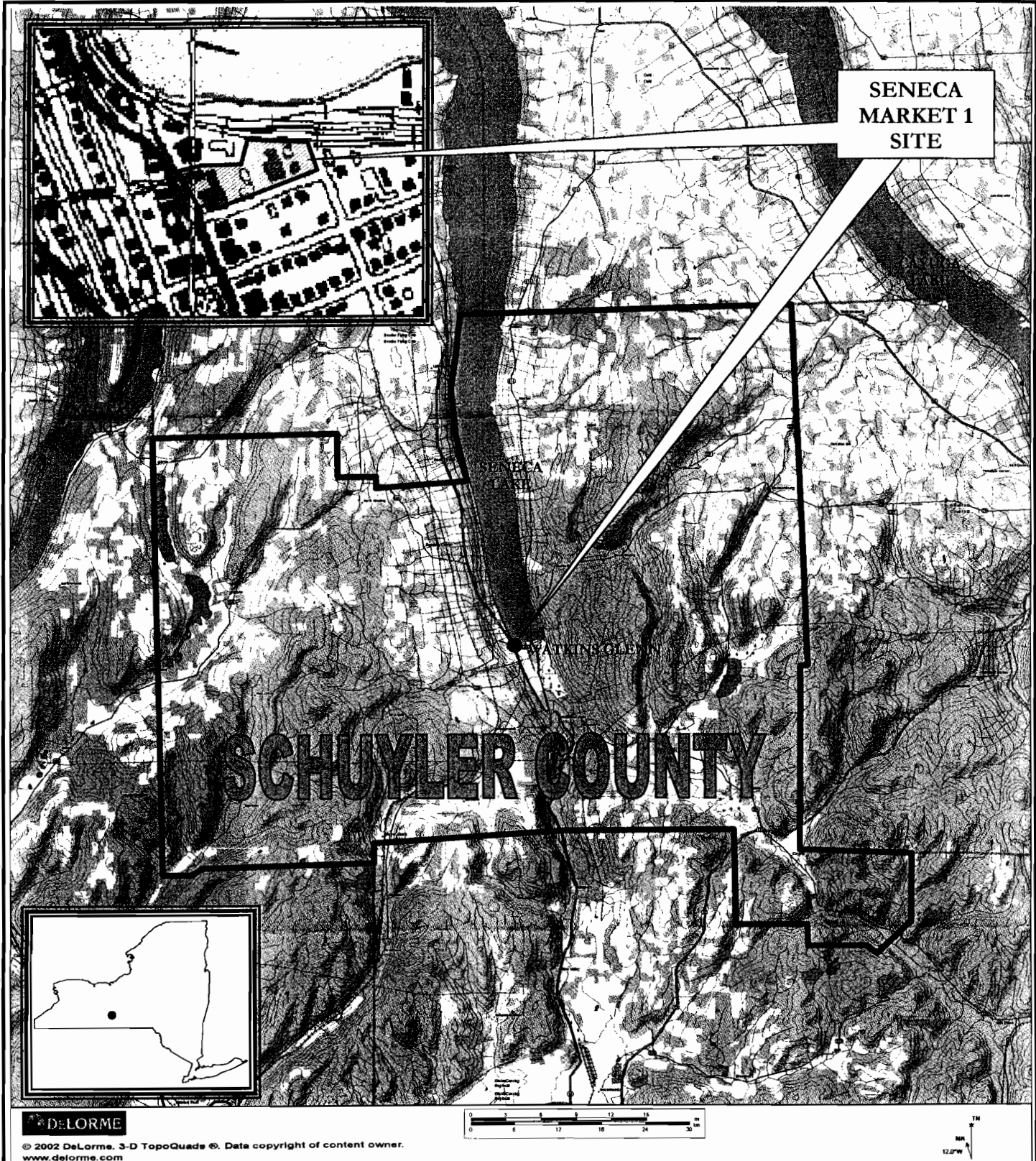
Ms. Charlotte Theobald
 Project Manager
 NYSDEC Region 8
 6274 East Avon-Lima Road
 Avon, NY 14414
 (585) 226-5354

Health Related Questions

Mark Van Valkenburg
 New York State Department of Health
 Flanigan Square, Room 300
 547 River Street
 Troy, NY 12180
 (518) 402-7850

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.

FIGURE 1



FILEPATH\gca\benchmark\krog\seneca harbor hotel - watkins glenn\remedial design work plan\figure 1j site location and vicinity map.dwg

BENCHMARK
 ENVIRONMENTAL
 ENGINEERING &
 SCIENCE, PLLC

726 EXCHANGE STREET
 SUITE 624
 BUFFALO, NEW YORK 14210
 (716) 856-0599

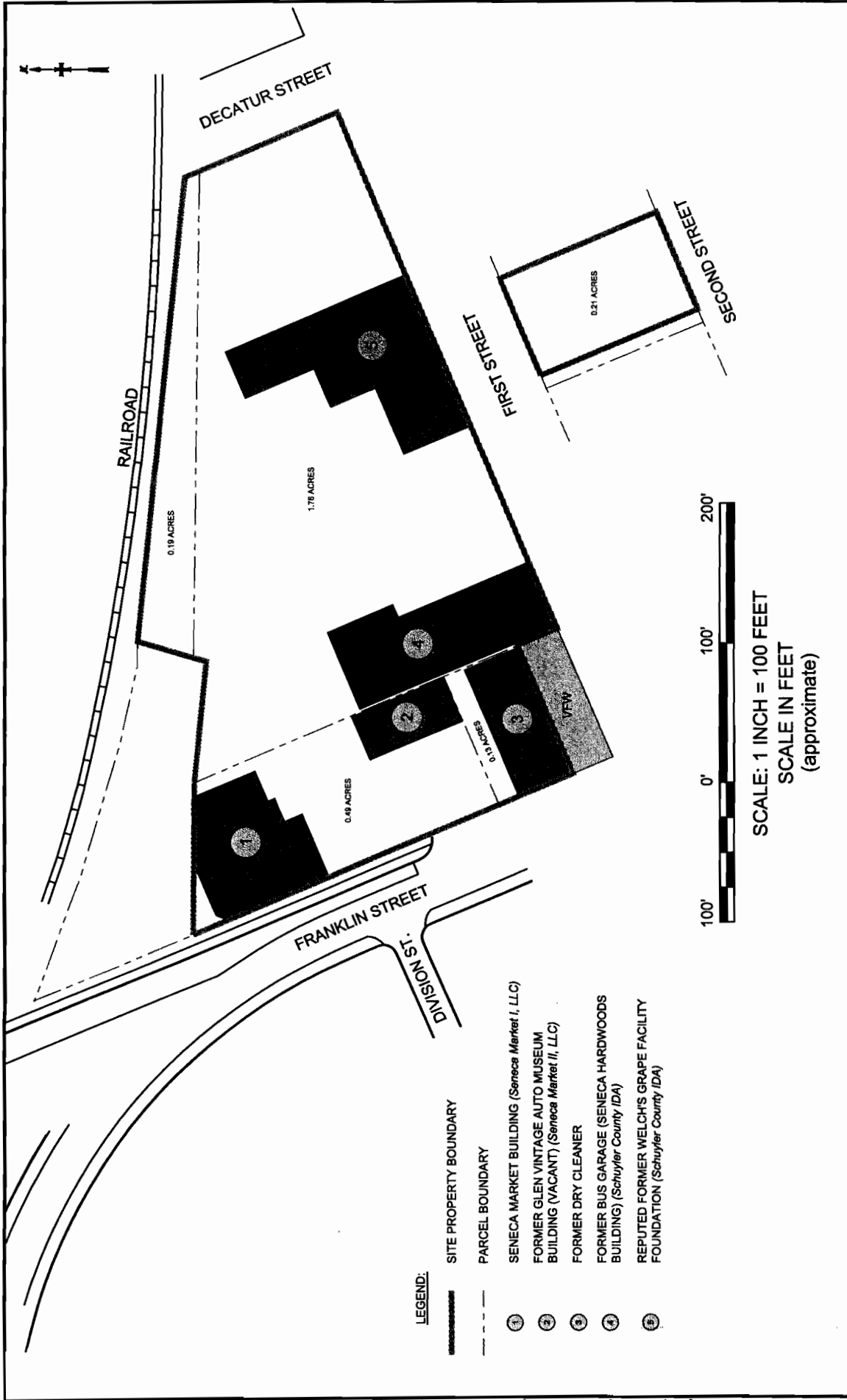
SITE LOCATION AND VICINITY MAP
 BROWNFIELD CLEANUP PROGRAM

SENECA MARKET 1 SITE
 VILLAGE OF WATKINS GLEN, NEW YORK

PROJECT NO.: 0092-002-100
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PREPARED FOR
 SENECA MARKET 1, LLC

FIGURE 2



SITE PLAN

BROWNFIELD CLEANUP PROGRAM
 SENECA MARKET 1 SITE
 VILLAGE OF WATKINS GLEN, NEW YORK
 PREPARED FOR
 SENECA MARKET 1, LLC



728 EXCHANGE STREET
 SUITE 624
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 (716) 856-0599

PROJECT NO.: 0092-002-100

DATE: JULY 2005

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