



# FACT SHEET

## Brownfield Cleanup Program

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

December 2008

### Remedial Action Completed to Address Brownfield Site Contamination; Remedial Action Report Under Review

Remedial action has been completed to address contamination related to the Seneca Market 1 LLC Site located at 16 North Franklin Street in the Village of Watkins Glen, Schuyler County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Seneca Market 1 LLC has completed the remedial action and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report, which is under review. The Final Engineering Report states that remediation requirements will be achieved regarding site contamination to fully protect public health and the environment for the proposed site use. The Final Engineering Report is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by Seneca Market 1 LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes.

#### Highlights of the Final Engineering Report

A Final Engineering Report has several goals:

1. Describe the remedial activities completed;
2. Certify that remediation requirements have been achieved or will be achieved;
3. Define the boundaries of the site;
4. Describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier;
5. Certify that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

**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.ny.gov/chemical/brownfield](http://www.dec.ny.gov/chemical/brownfield)

The former dry cleaner building was demolished (May/June 2006) prior to the start of the environmental remediation. The environmental remediation tasks completed at the Site include the following:

- Decommissioning of monitoring wells.
- Excavation and off-site disposal of soil impacted with chlorinated volatile organic compounds (cVOCs) within the former dry cleaner area.
- Extraction and treatment of groundwater from the cVOC excavation area.
- Delivery of hydrogen release compound to the cVOC excavation area to enhance degradation of residual cVOCs in saturated soil and groundwater.
- Removal of an underground storage tank (UST)

encountered in the area of the former dry cleaner.

- In the Former Bus Garage, the removal of two in-ground lifts and one UST. Excavation and off-site disposal of petroleum-impacted soil in the area of the former bus garage.
- Implementation of a Soil/Fill Management Plan (SFMP) during Site redevelopment.
- Installation of a vapor barrier and an active sub-slab depressurization (ASD) system beneath the newly constructed hotel to control soil gas from entering the hotel.
- Placement of the soil cover system as well as concrete and asphalt cover system.
- Preparation of a Site Management Plan that includes an Operation, Maintenance and Monitoring (OM&M) Plan for the Site's institutional and environmental controls, a post-development soil/fill management plan (SFMP), and an environmental easement restricting the use of the site to commercial/industrial uses and restricting contact with Site groundwater and soil.

*"Remedial activities"* and *"remediation"* refer to all necessary actions to address any known or suspected contamination associated with a site.

### **Next Steps**

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the Final Engineering Report. NYSDEC will place the approved Final Engineering Report in the site document repository. NYSDEC then will issue a Certificate of Completion to Seneca Market 1 LLC. With its receipt of a Certificate of Completion, Seneca Market 1 LLC would:

- Have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to Seneca Market 1 LLC if institutional or engineering controls are necessary for the site.

### **Background**

#### *Site Background*

The Seneca Market BCP Site is an approximate 2.27-acre property comprised of four tax parcels. The Site is bounded by Franklin, First, and Decatur Streets, and the Finger Lakes Railway right-of-way in the Village of Watkins Glen, New York. The Site is currently developed as a hotel.

#### *Site History*

The parcels have a history of use that dates back to the 1860s. The Site was historically used as a dry cleaning facility, a bus garage, an automobile museum, a grape processing facility, and an asphalt company. The portion of the Site historically occupied by a dry cleaning facility (i.e., 20 North Franklin Street) was investigated and partially remediated by the NYSDEC under the NYSDEC Superfund program (i.e., "the North Franklin Street Site" NYSDEC Registry No. 8-49-002). Due to the presence of contaminated soil within the footprint of the former dry cleaning building, soil contaminated with chlorinated solvents was left in-place, with a stipulation that such soil would be excavated following building demolition.

Historic environmental investigations and remedial efforts included the following:

- A Remedial Investigation/Feasibility Study (RI/FS) performed and completed in 1993 by URS Consultants under a Standby Contract with the NYSDEC delineated the extent of soil and groundwater contamination at the site, which included the former dry cleaner property as well as the eastern portion of the site. Chlorinated solvents at the former dry cleaner property and petroleum hydrocarbons at the eastern portion of the site were the primary constituents of concern identified during the study.



- A Record of Decision (ROD) was signed in 1994. The remedial measures included a soil vapor extraction (SVE) system to treat shallow VOC-impacted soil, and a groundwater pump and treat system to extract and treat groundwater adjacent to the former dry cleaner building. The systems were placed into operation in fall of 1996. Confirmatory soil samples collected during remediation indicated that the SVE system had effectively cleaned up the soil near the extraction wells, underneath the former auto museum, and to the rear of the former dry cleaning building. It was discovered that the soil contaminant concentrations in the immediate vicinity of the dry cleaning building were much higher and extended deeper into clay. SVE did not clean up this area of highly contaminated soil to cleanup objectives despite subsequent modifications to and extended operation of the SVE system. Operation of the SVE system was suspended in March 1998 and operation of the groundwater treatment system was suspended at the end of April 1998.
- Two areas on the eastern portion of the Site that contained soil contaminated with petroleum constituents were excavated and bioremediated off-site in the late 1990s.
- In 1998/1999, URS performed additional soil investigations and cleanup technology feasibility studies. It was concluded that chlorinated organic compounds remained on-site in a small area directly adjacent to and outside the former dry cleaning building. A chemical oxidation pilot study conducted from March through May 2000 significantly reduced the mass of chlorinated contaminants in Site soils. Localized areas of residual chlorinated organic contamination remain in soils and groundwater adjacent to and beneath 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.
- Sub-slab depressurization systems were installed at two (2) adjacent properties: the Seneca Market Building (October 2005) and the Veteran of Foreign Wars building (June 2006).

#### *Brownfield Cleanup Program Status*

- The Brownfield Cleanup Agreement was executed November 7, 2005.
- The Remedial Design Work Plan was approved March 2006.
- Remedial activities were completed from October 2006 to November 2006.
- A Site Management Plan was approved December 2008.

### **FOR MORE INFORMATION**

#### **Document Repository**

The document repository identified below has been established to provide the public with convenient access to important project documents:

Watkins Glen Public Library

610 S. Decatur Street

Watkins Glen, New York 14891

Phone: (607) 535-2346

Hours: Monday, Wednesday, Friday 12 PM – 5PM & 7 PM – 9 PM

Tuesday, Thursday 10 AM – 5 PM & 7 PM – 9 PM

Saturday 11 AM – 3 PM, Sunday 2 PM - 4 PM

**Who to Contact**

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

Project Questions:

Charlotte Theobald

NYSDEC

6274 East Avon-Lima Road

Avon, New York 14414-9519

585-226-5354

Site Health Questions:

Mark Sergott

New York State Department of Health

547 River Street

Troy, New York 12180

(800) 458-1158, ext. 27860.

Media Inquiries:

Lisa Silvestri

NYSDEC

6274 East Avon-Lima Road

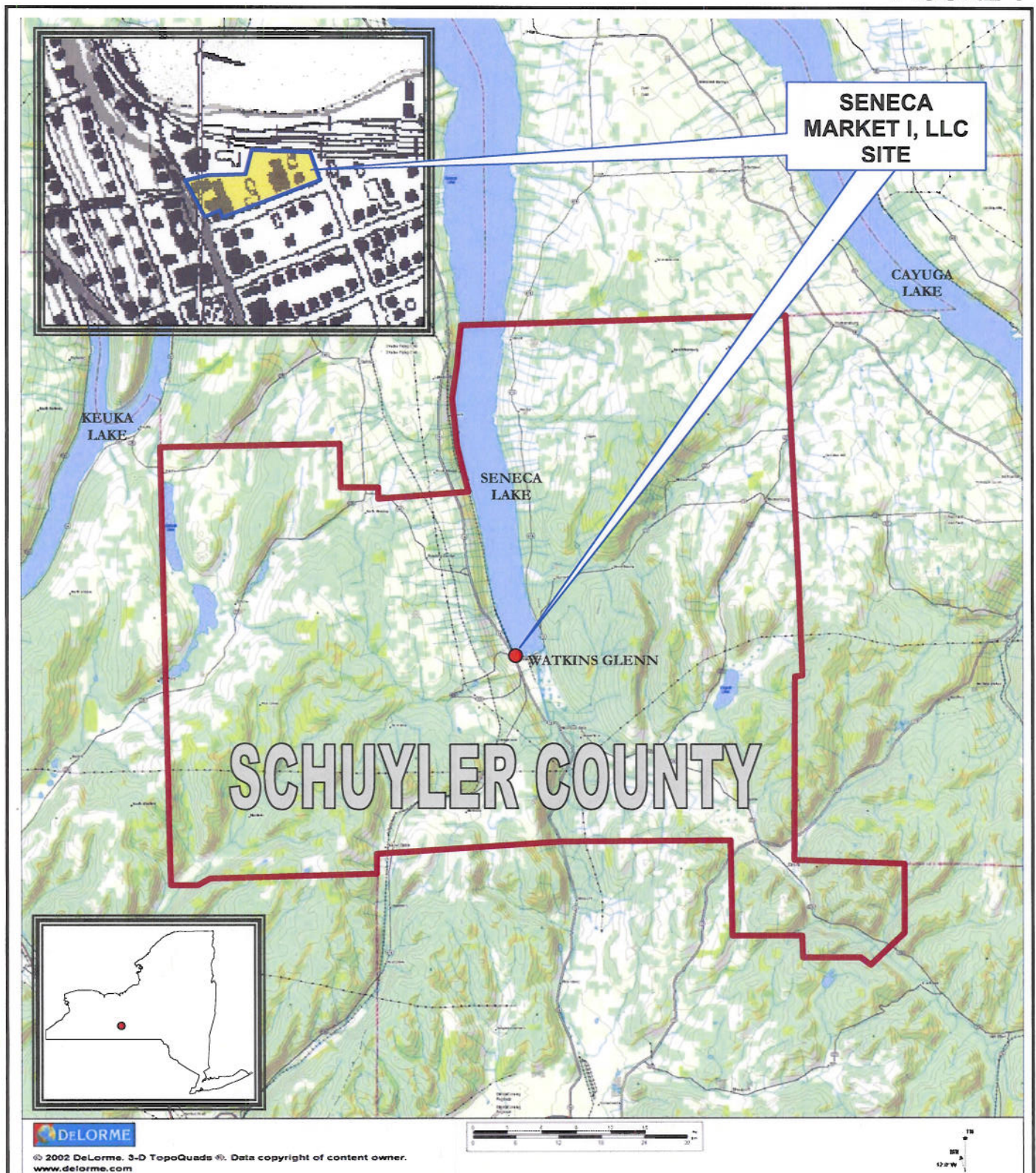
Avon, New York 14414-9519

585-226-5326

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**



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

PROJECT NO.: 0092-002-200

DATE: JANUARY 2008

DRAFTED BY: AJZ

## **SITE LOCATION AND VICINITY MAP**

### **FINAL ENGINEERING REPORT**

**SENECA MARKET I, LLC SITE**  
**WATKINS GLEN, NEW YORK**

PREPARED FOR  
**SENECA MARKET I, LLC**



FIGURE 2

**SITE PLAN**  
 SITE MANAGEMENT PLAN  
 SENECA MARKET I, LLC SITE  
 WATKINS GLEN, NEW YORK  
 SITE NO. C849004  
 PREPARED FOR  
 SENECA MARKET I, LLC

**BENCHMARK**  
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