



FACT SHEET

Brownfield Cleanup Program

FORMER AMES/HILL PLAZA SITE

November 2005

Site Number: C907029

Jamestown, NY

Draft Remedial Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed cleanup plan to address contamination at the Former Ames/Hills Plaza Site located at 15 South Main Street in the City of Jamestown, Chautauqua County. (See site location map at the end of this document.) The proposed cleanup plan is described in a Draft Remedial Work Plan that was submitted by The Krog Corporation under New York's Brownfield Cleanup Program (BCP). In their BCP application, the Krog Corporation proposes that the site will be used for commercial purposes.

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

Public Comments About the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from November 21, 2005 to January 4, 2006. The draft Remedial Work Plan is available for public review at the document repository identified at the end of this fact sheet.

Written comments should be submitted to:

Mr. Jaspal S. Walia, P.E., Project Manager
NYS Department of Environmental Conservation
270 Michigan Avenue
Buffalo, New York 14203
Email address: jswalia@gw.dec.state.ny.us

Highlights of the Draft Remedial Work Plan

The Remedial Work Plan has several goals:

1. identify cleanup levels to be attained or the process to be used to determine these levels;
2. explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
3. provide a detailed description of the remedy selected to address site contamination. The work will be performed by the Krog Corporation with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

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

The recommended remedial actions for the former Ames/Hills Plaza site include:

- excavating limited sections of subsurface soil/fill;
- covering the entire site with clean soil, pavement, and/or the site building foundation;
- installing a sub-slab vapor management and monitoring system under the site building;
- conducting long-term soil/fill management practices;
- conducting operation, monitoring, and maintenance procedures to make sure that the site meets applicable health and safety standards.

Interim Remedial Measure (IRM)

In August 2005, approximately 400 cubic yards of petroleum contaminated soils were excavated from the site and its adjoining City property and was disposed off-site at a landfill. A 1,000 gallon under ground storage tank, a likely source of petroleum contamination, was also removed. Post excavation soil sampling indicates that IRM was successful in addressing the petroleum contaminated soils. The excavated area was backfilled with clean fill.

Significant Threat Determination

NYSDEC has determined that the Former Ames/Hills Plaza site does not pose a significant threat to human health and the environment. The New York State Department of Health (NYSDOH) concurred in the determination that the site does not pose a significant threat to human health.

NYSDEC made the determination that the site does not pose a significant threat because:

1. Petroleum contaminated soils were excavated and disposed off-site under an Interim Remedial Measure (IRM) in August 2005;
2. Other areas with low levels of contamination would be covered by clean soil, pavement or the site building foundation;
3. No significant groundwater contamination is found at the site.

Next Steps

NYSDEC will consider public comments when it completes its review of the draft cleanup plan, makes any necessary revisions and, if appropriate, approves the draft as a Remedial Action Work Plan. The approved Remedial Action Work Plan will be placed in the document repository.

NYSDEC will keep the public informed during the remediation process of the Former Ames/Hills Plaza Site.

Background

The seven acre former Ames/Hills Plaza Site is located in a commercial area at the intersection of Harrison Road and South Main Street in the City of Jamestown, Chautauqua County. The site is being redeveloped into a professional office park facility. As part of the BCP process, a Remedial Investigation (RI) was completed during the winter of 2004/2005 at the site. The RI included soil borings, excavation of test pits, installation of groundwater monitoring wells, a geophysical survey and the sampling of soil, groundwater and indoor air. During the Remedial Investigation, an area near the northwest corner of the site building was found to contain petroleum-impacted soil below surface level. NYSDEC directed the site developer to remove the impacted soil as an Interim Remedial Measure (IRM). This work was completed in August 2005.

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 Work Plan and the application to participate in the BCP accepted by NYSDEC:

James Prendergast Library

509 Cherry Street
 Jamestown, New York 14701
 (716) 484-7135
<http://www.prendergastlibrary.org/>

Who to Contact

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

Project Related Questions

Jaspal S. Walia, P.E., Project Manager
 NYS Department of Environmental Conservation
 (716) 851-7220
 270 Michigan Avenue
 Buffalo, New York 14203-2999
 Email address: jswalia@gw.dec.state.ny.us

Health Related Questions:

Cameron O'Connor, Public Health Specialist
 NYS Department of Health
 584 Delaware Avenue
 Buffalo, New York 14202
 (716) 847-4385

If you know someone who would like to be added to the project mailing list, please 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.

Site Location

