RECORD OF DECISION

1333 East Dominick Street
Environmental Restoration Project
Rome, Oneida County
Site No. E633060
February 2017

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - RECORD OF DECISION

1333 East Dominick Street
Environmental Restoration Project
Rome, Oneida County
Site No. E633060
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Statement of Purpose and Basis

This document presents the remedy for the 1333 East Dominick Street site, an environmental restoration site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the 1333 East Dominick Street site and the public's input to the proposed remedy presented by the Department. A listing of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Specifically, a pre-remedial design investigation program will be implemented to more fully characterize top two feet of the soil and, as necessary, a subsurface soil sampling program to meet the applicable requirements of the Toxic Substances Control Act (TSCA) to address PCB contamination. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and

sustainable re-development.

2. Building Demolition

The on-site building(s) will be demolished and materials which cannot be beneficially reused on site will be disposed off-site in order to implement the remainder of the remedy. Approximately 880 tons of PCB-contaminated demolition debris which contains greater than 1 ppm of total PCBs and all concrete slab and wooden flooring will be disposed off-site.

3. Excavation

Excavation and off-site disposal of contaminant source areas, including:

- Soil underneath the flooring of the building which exceeds 1 ppm of total PCBs;
- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- areas of concentrated solid or semi-solid hazardous substances
- non-aqueous phase liquids.
- soil containing visual non-aqueous phase liquid,
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Approximately 1,700 cubic yards of soils underneath the building contaminated with PCBs will be removed from the site to an approximate depth of 8.0’ bgs.

On-site soil which does not exceed the above excavation criteria may be used to backfill the excavation.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

4. Cover System

A site cover will be required to allow for restricted residential use of the site. The site cover may consist of paved surface parking areas, sidewalks, or a soil cover. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d). In areas where building foundations or building slabs preclude contact with the soil, the requirements for a site cover will be deferred until such time that they are removed.

5. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential, commercial or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH; and
- require compliance with the Department-approved Site Management Plan.

6. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in paragraph 5 above.
Engineering Controls: The soil cover discussed in paragraph 4 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 4 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);

- descriptions of the provisions of the environmental easement including any land use, and/or groundwater;

- provisions for the management and inspection of the identified engineering controls;

- maintaining site access controls and Department notification; and

- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. Monitoring Plan to assess the performance and effectiveness of the

remedy. The plan includes, but may not be limited to:

- monitoring of ground water to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department.

New York State Department of Health Acceptance

The New York State Department of Health (NYSDOH) concurs that the remedy for this site is protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.

March 1, 2017
Date

Robert W. Schick, P.E., Director
Division of Environmental Remediation

RECORD OF DECISION

1333 East Dominick Street
Rome, Oneida County
Site No. E633060
February 2017

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum. The remedy is intended to attain the remedial action objectives identified for this site for the protection of public health and the environment. This Record of Decision (ROD) identifies the selected remedy, summarizes the other alternatives considered, and discusses the reasons for selecting the remedy.

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Brownfields are abandoned, idled, or under-used properties where redevelopment is complicated by real or perceived environmental contamination. They typically are former industrial or commercial properties where operations may have resulted in environmental contamination. Brownfields often pose not only environmental, but legal and financial burdens on communities. Under the Environmental Restoration Program, the state provides grants to municipalities to reimburse up to 90 percent of eligible costs for site investigation and remediation activities. Once remediated, the property can then be reused.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

Rome City Hall
198 North Washington Street
Rome, NY 13440
Phone: 315-339-7643

Jervis Public Library
613 North Washington Street
Rome, NY 13440
Phone: 315-336-4570

A public meeting was also conducted. At the meeting, the findings of the remedial investigation (RI) and the alternatives analyses (AA) were presented along with a summary of the proposed remedy. After the presentation, a question-and-answer period was held, during which verbal or written comments were accepted on the proposed remedy.

Comments on the remedy received during the comment period are summarized and addressed in the responsiveness summary section of the ROD.

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The site is located at 1333 East Dominick Street in the City of Rome, Oneida County, New York. The site is situated on the north side of East Dominick Street, with Gansevoort Avenue to the east and Nock Street to the west and north.

Site Features: The site is an approximately 2.2 acre parcel that contains a two-story brick structure with several single-story structures attached to it. These unoccupied buildings are in poor condition and the site is fenced. The site is level, with a very slight slope generally toward the southern property boundary along East Dominick Street.

Current Zoning/Use: The site is located in an urban area within the City of Rome and is currently zoned C-2 (mixed commercial and residential uses that combine commercial, office, entertainment, public and residential uses). The surrounding parcels are used for mixed commercial, residential and industrial uses. The site is currently unoccupied.

Past Uses of the Site: Beginning in 1914, the site was used for manufacturing macaroni (Rome

Macaroni Manufacturing). In the 1920s and 1930s, the property contained a gasoline filling station and automobile repair shop. Beginning around 1971, the site was used for the manufacturing of specialty machinery for the printing industry by Nolan Corporation. The property was sold in the 1990s, and subsequently used as a saw mill equipment manufacturing facility. On or about 2004, the City of Rome foreclosed on the property for the non-payment of taxes and the site has remained unoccupied.

Site Geology and Hydrology: The site's subsurface soil consists of mixed historic fill in the upper few feet and native material below. The native material consists of glacially derived cobble, gravel and sand. Groundwater is encountered at depths of 16 to 21 feet below ground surface (bgs). Bedrock was not encountered during the subsurface investigation. Groundwater generally flows from northeast to southwest across the site towards the Erie Canal and the Mohawk River.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the RI to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is included in the Tables for the media being evaluated in Exhibit A.

SECTION 5: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past or present owners and operators, waste generators, and haulers.

No PRPs have been documented to date.

The City of Rome entered into a State Assistance Contract with the Department in 2007. The contract obligates the City to investigate the site and implement a remedy.

Since no viable PRPs have been identified, there are currently no ongoing enforcement actions. However, legal action may be initiated at a future date by the state to recover state response costs should PRPs be identified. The City Of Rome will assist the state in its efforts by providing all information to the state which identifies PRPs. The City Of Rome will also not enter into any agreement regarding response costs without the approval of the Department.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A Remedial Investigation (RI) has been conducted. The purpose of the RI was to define the nature and extent of any contamination resulting from previous activities at the site. The field activities and findings of the investigation are described in the RI Report.

The following general activities are conducted during an RI:

- Research of historical information,
- Geophysical survey to determine the lateral extent of wastes,
- Test pits, soil borings, and monitoring well installations,
- Sampling of waste, surface and subsurface soils, groundwater, and soil vapor,
- Sampling of surface water and sediment,
- Ecological and Human Health Exposure Assessments.

The analytical data collected on this site includes data for:

- groundwater
- soil

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. The tables found in Exhibit A list the applicable SCGs in the footnotes. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action

are summarized in Exhibit A. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

polychlorinated biphenyls (PCB)
arsenic
copper
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
indeno(1,2,3-CD)pyrene

As illustrated in Exhibit A, the contaminant(s) of concern exceed the applicable SCGs for:

- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Record of Decision.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

IRM (OU 01A): Source Removal

An IRM was performed in 2009 which consisted of the removal of one aboveground tank, closure of two underground storage tanks (USTs), several drums and miscellaneous containers. The IRM also involved the removal of petroleum contaminated soil found below the tanks and the in-place closure of one UST. Additionally, the machine pit sump and the boiler room floor were cleaned since they contained PCB contaminated sediments. Five confirmation soil samples were collected from the excavation/removal of the 7,000 gallon UST and one confirmation soil sample was collected from below the 1,000-gallon UST closed in place. The confirmation soil samples were analyzed for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), none of which exceeded the soil cleanup objective (SCO) for the restricted residential use of the property. A total of 107 tons of petroleum-contaminated soil was excavated and transported for off-site disposal. The IRM construction completion report was approved in January 2012.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water.

Based upon the resources and pathways identified and the toxicity of the contaminants of ecological concern at this site, a Fish and Wildlife Resources Impact Analysis (FWRIA) was deemed not necessary for OU 01.

Nature and Extent of Contamination:

Surface and Shallow Soil: Total of seven surface soil samples (0-2") were collected from the unpaved area located west and south of the building to assess direct human exposure. Two additional shallow soil samples were collected from the same areas beneath the root zone (4"-8" bgs) at the site. Arsenic was found at a maximum value of 16.3 parts per million (ppm), compared to the restricted residential soil cleanup objective (RRSCO) of 16 ppm, and copper at 433 ppm (RRSCO 270 ppm). One shallow soil sample located on the south side of the building also exceeded the restricted-residential SCO for benzo(a)anthracene at 2.6 ppm (RRSCO 1 ppm), benzo(a)pyrene (2.5 ppm, RRSCO 1 ppm), benzo(b)fluoranthene (2.6 ppm, RRSCO 1 ppm) and indeno(1,2,3-cd)pyrene (1.3 ppm, RRSCO 1 ppm). Two surface soil samples were analyzed for PCBs. PCBs were detected in both samples 0.026 ppm and 0.039 ppm, respectively, which were below RRSCOs of 1 ppm.

Subsurface Soil: A total of 24 soil borings were drilled. The copper concentration at 20-24 feet below grade located immediately south of loading dock was 307 ppm (RRSCO 270 ppm). PCB concentrations exceeded the restricted residential SCO of 1 ppm at seven boring locations. The maximum PCB concentration of 68 ppm was reported at 0'-4' bgs in the vicinity of the closed underground storage tank (UST). Out of 24 soil borings, 11 borings were performed within the building footprint to investigate soil underneath the slab. Of these, four exceeded the restricted residential SCO for total PCBs of 1 ppm, with the maximum concentration of 33 ppm found at 0-4' bgs in the western portion of the building structure.

Additionally, a total of 10 test pits were excavated as a part of the remedial investigation. No odor, visual, or field instrument evidence of contamination was observed in the subsurface, except around the underground storage tank that was later removed.

Groundwater: A total of six shallow groundwater monitoring wells were installed as part of the investigation. The monitoring wells were sampled for VOCs, SVOCs, metals, PCBs and pesticides. There were no exceedances of groundwater guidance values for any site related contaminants in the representative groundwater samples. In addition, in the City of Rome there is a municipal ordinance which restricts the use of site groundwater.

Building Materials: A total of 87 floor (concrete and wood) samples were collected from the building to fully characterize the extent of PCB impacts within the building structure. The extent of PCB contamination (ND-410 ppm) in the flooring is widespread and essentially encompasses the entire first floor area and the basement. A maximum PCB concentration of 410 ppm was observed in the northern portion of the building.

Sub-slab Soil Vapor: There were no exceedances of VOCs identified in subsurface soil or groundwater samples, with the exception of acetone detected at one location underneath the slab at a concentration of 190 ppb. As such, no soil vapor intrusion evaluation was performed.

There is no known off-site contamination which has originated from the site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

Persons who enter the site could come in contact with contamination present inside and around the on-site building. Since the site is primarily covered by asphalt and buildings, people are not expected to come in contact with site-related soil contamination unless they dig below the ground surface.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

SECTION 7: SUMMARY OF THE SELECTED REMEDY

To be selected the remedy must be protective of human health and the environment, be cost-effective, comply with other statutory requirements, and utilize permanent solutions, alternative technologies or resource recovery technologies to the maximum extent practicable. The remedy must also attain the remedial action objectives identified for the site, which are presented in Section 6.5. Potential remedial alternatives for the Site were identified, screened and evaluated in the alternatives analysis (AA) report.

A summary of the remedial alternatives that were considered for this site is presented in Exhibit B. Cost information is presented in the form of present worth, which represents the amount of money invested in the current year that would be sufficient to cover all present and future costs associated with the alternative. This enables the costs of remedial alternatives to be compared on a common basis. As a convention, a time frame of 30 years is used to evaluate present worth costs for alternatives with an indefinite duration. This does not imply that operation, maintenance, or monitoring would cease after 30 years if remediation goals are not achieved. A summary of the Remedial Alternatives Costs is included as Exhibit C.

The basis for the Department's remedy is set forth at Exhibit D.

The selected remedy is referred to as the Contaminant Source Removal and Site Cover remedy.

The estimated present worth cost to implement the remedy is $1,073,000. The cost to construct the remedy is estimated to be $1,039,000 and the estimated average annual cost is $5,000.

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Specifically, a pre-remedial design investigation program will be implemented to more fully characterize top two feet of the soil and, as necessary, a subsurface soil sampling program to meet the applicable requirements of the Toxic Substances Control Act (TSCA) to address PCB contamination. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. Building Demolition

The on-site building(s) will be demolished and materials which cannot be beneficially reused on site will be disposed off-site in order to implement the remainder of the remedy. Approximately 880 tons of PCB-contaminated demolition debris which contains greater than 1 ppm of total PCBs and all concrete slab and wooden flooring will be disposed off-site.

3. Excavation

Excavation and off-site disposal of contaminant source areas, including:

- Soil underneath the flooring of the building which exceeds 1 ppm of total PCBs;
- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- areas of concentrated solid or semi-solid hazardous substances
- non-aqueous phase liquids.

- soil containing visual non-aqueous phase liquid,
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Approximately 1,700 cubic yards of soils underneath the building contaminated with PCBs will be removed from the site to an approximate depth of 8.0' bgs.

On-site soil which does not exceed the above excavation criteria may be used to backfill the excavation.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

4. Cover System

A site cover will be required to allow for restricted residential use of the site. The site cover may consist of paved surface parking areas, sidewalks, or a soil cover. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d). In areas where building foundations or building slabs preclude contact with the soil, the requirements for a site cover will be deferred until such time that they are removed.

5. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential, commercial or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH; and
- require compliance with the Department-approved Site Management Plan.

6. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in paragraph 5 above.
Engineering Controls: The soil cover discussed in paragraph 4 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 4 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);

- descriptions of the provisions of the environmental easement including any land use, and/or groundwater;

- provisions for the management and inspection of the identified engineering controls;

- maintaining site access controls and Department notification; and

- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of ground water to assess the performance and effectiveness of the remedy;

- a schedule of monitoring and frequency of submittals to the Department.

Exhibit A

Nature and Extent of Contamination

This section describes the findings of the Remedial Investigation for all environmental media that were evaluated. As described in Section 6.1, samples were collected from various environmental media to characterize the nature and extent of contamination.

For each medium for which contamination was identified, a table summarizes the findings of the investigation. The tables present the range of contamination found at the site in the media and compares the data with the applicable SCGs for the site. The contaminants are arranged into volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides/ polychlorinated biphenyls (PCBs), and inorganics (metals). For comparison purposes, the SCGs are provided for each medium that allows for unrestricted use. For soil, if applicable, the Restricted Use SCGs identified in Section 4 and Section 6.1.1 are also presented.

Waste/Source Areas

As described in the RI report, waste/source materials were identified at the site and are impacting subsurface foundations, flooring and soil.

Wastes are defined in 6 NYCRR Part 375-1.2(aw) and include solid, industrial and/or hazardous wastes. Source areas are defined in 6 NYCRR Part 375(au). Source areas are areas of concern at a site were substantial quantities of contaminants are found which can migrate and release significant levels of contaminants to another environmental medium. Wastes and source areas were identified at the site include, concrete slab, wooden flooring and subsurface soils contaminated with PCBs.

Preliminary sampling of the concrete dust/chips and wood chips collected from several areas of flooring within the building structure, including the basement, revealed widespread PCB impacts. As a result, comprehensive sampling of the concrete floor was performed. A total of 72 samples of concrete dust/chips were collected over the areal extent of the first floor and the basement areas. Of the 72 samples collected, 17 of the samples had reported PCB concentrations greater than 50 ppm, with a range of 52 ppm to 410 ppm. The maximum total PCB concentration of 410 ppm was observed in the northeast portion of the building. Forty eight samples contained greater than 1 ppm but less than 50 ppm of PCBs, and only 7 of the analyzed concrete chip/dust samples reported PCB concentrations less than 1 ppm. A summary of the floor samples is presented in Figure 6.

The waste/source areas identified above will be addressed in the remedy selection process.

Groundwater

Eight groundwater samples were collected from six overburden monitoring wells and analyzed for VOCs, SVOCs, inorganics, pesticides, PCBs. The samples were collected to assess groundwater conditions on site. The results indicate that contamination in groundwater at the site exceeds ambient water quality standards for arsenic (maximum concentration of 82.6 ppb, standard 25 ppb), chromium (maximum concentration of 109 ppb, standard 50 ppb), lead (maximum concentration of 105 ppb, standard 25 ppb), nickel (maximum concentration of 194 ppb, standard 100 ppb), manganese (maximum concentration of 19,800 ppb, standard 300 ppb), magnesium (maximum concentration of 42,900 ppb, standard 35,000 ppb), copper (maximum concentration of 462 ppb, standard 200 ppb), iron (maximum concentration of 190,000 ppb, standard 300 ppb) and sodium (maximum concentration of

204,000 ppb, standard 20,000 ppb). A summary of groundwater monitoring results including results of the filtered sample which were subsequently collected are presented in Figure 3 and Table 1 below.

Table 1 - Groundwater

Groundwater Samples			
Detected Constituents	Concentration Range (ppb)[a]	SCG (ppb)[b]	Frequency Exceeding SCG
Inorganics			
Arsenic	6.9 -82.6	25	1/8
Chromium	4.7-109	50	2/8
Copper	2.3 -462	200	1/8
Iron	210-190000	300	6/8
Lead	5.4-105	25	1/8
Magnesium	7900-42900	35000	1/8
Manganese	20 -19800	300	6/8
Nickel	4.9 -194	100	1/8
Sodium	12400-204000	20000	7/8

Footnotes

a - ppb: parts per billion, which is equivalent to micrograms per liter, ug/L, in water.

b- SCG: Standard Criteria or Guidance - Ambient Water Quality Standards and Guidance Values (TOGs 1.1.1), 6 NYCRR Part 703, Surface water and Groundwater Quality Standards, and Part 5 of the New York State Sanitary Code (10 NYCRR Part 5).

The iron, manganese and sodium found in shallow groundwater were also noted in upgradient monitoring wells and are attributable to site background conditions. Arsenic, chromium, copper, lead, magnesium and nickel slightly exceeded the groundwater standard in a downgradient monitoring well located in western portion of the site. However, these metals were not found above standards in the subsequent filtered groundwater sample collected from the same well. Therefore, the turbidity of the groundwater samples is the apparent reason for the groundwater exceedances. Further, the site investigation did not reveal a source of inorganic contamination in subsurface soil. Therefore, the metal compounds found in groundwater are not considered site specific contaminants of concern. No site-related groundwater contamination of concern was identified during the RI. Therefore, no remedial alternatives need to be evaluated for groundwater.

Surface and Shallow Soil

Total of seven surface soil samples (0-2”) were collected from the unpaved area located west and south of the building to assess direct human exposure. Two additional shallow soil samples were collected beneath the root zone (4”-8” bgs) at the site. The results indicate that soils at the site slightly exceed the restricted residential use SCO for certain semi-volatile organics and metals. Arsenic was found at a maximum value of 16.3 ppm (restricted residential SCO is 16 ppm), copper at 433 ppm (restricted residential SCO is 270 ppm) and manganese at 2180 ppm (restricted residential SCO is 2,000 ppm). One sample located on the south side of the building also exceeded the restricted-residential soil cleanup objectives (SCOs) for benzo(a)anthracene (2.6 ppm), benzo(a)pyrene (2.5 ppm), benzo(b)fluoranthene (2.6 ppm) and indeno(1,2,3-cd)pyrene (1.3 ppm). A summary of surface soil exceedances is presented in Figure 4. Table 2 below summarizes the exceedances of SCGs in surface soil samples collected during the remedial investigation. No PCBs were detected in shallow surface soil samples above restricted residential SCOs of 1 ppm.

Table 2 - Surface Soil

Surface Soil Samples					
Detected Constituents	Concentration Range (ppm)[a]	Unrestricted Use SCO[b] (ppm)	Frequency Exceeding Unrestricted Use SCO	Restricted Residential Use SCO (ppm)[c]	Frequency Exceeding Restricted SCO
SVOCs					
Benzo(a)anthracene	0.06-2.6	1.0	1/9	1.0	1/9
Benzo(a)pyrene	0.053-2.5	1.0	1/9	1.0	1/9
Benzo(b)fluoranthene	0.068-2.6	1.0	1/9	1.0	1/9
Benzo(k)fluoranthene	0.041-1.2	0.8	1/9	3.9	0/9
Chrysene	0.062-2.5	1.0	1/9	3.9	0/9
Indeno(1,2,3-cd)pyrene	0.035-1.3	0.5	1/9	0.5	1/9
Inorganics					
Arsenic	2.1-16.3	1.3	1/9	16	1/9
Chromium	4.0-2.2	1.0	9/9	110	0/9
Copper	9.1-433	50	7/9	270	1/9
Lead	2.1-155	63	4/9	400	0/9
Manganese	244-2180	1600	1/9	2000	1/9
Zinc	16.7-243	109	3/9	10000	0/9

Footnotes
a - ppm: parts per million, which is equivalent to micrograms per kilogram, mg/kg, in soil;
b - SCG: Part 375-6.8(a), Unrestricted Soil Cleanup Objectives.
c - SCG: Part 375-6.8(b), Restricted Use Soil Cleanup Objectives for the Protection of Public Health for Restricted Residential Use, unless otherwise noted

Based on the findings of the Remedial Investigation, the presence of arsenic, copper, manganese, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, and Indeno(1,2,3-cd)pyrene has resulted in the contamination of the surface soil located west and south of the building and are addressed by the remedy selection process.

Subsurface Soil

Total of 24 soil borings were performed and samples were collected and analyzed for VOCs, SVOCs, pesticides/PCBs and inorganics. Out of 24 borings, 11 were installed within the building footprint. Forty samples of subsurface soils were analyzed for PCBs. Eleven samples exceeded the restricted residential SGO of 1.0 ppm for total PCBs. The maximum PCB concentration of 68 ppm was observed at a depth of 0'-4' in the boring installed just outside of the northeastern corner of building in the vicinity of the former UST. The maximum total PCB concentration observed underneath the building slab was 33 ppm at 0'-4' at the boring located in the western portion of the building. There were no other exceedances of restricted residential SCOs. A summary of subsurface soil exceedances is presented in Figure 5. Table 3 below summarizes the exceedances of subsurface SCGs found during the remedial investigation.

Table 3 – Subsurface Soil

Subsurface Soil Samples					
Detected Constituents	Concentration Range (ppm)[a]	Unrestricted Use SCO[b] (ppm)	Frequency Exceeding Unrestricted Use SCO	Restricted Residential Use SCO (ppm)[c]	Frequency Exceeding Restricted SCO
VOCs					
Acetone	0.019-0.19	0.05	1/21	1.0	0/21
Inorganics					
Chromium	7.08-11	1.0	17/21	110	0/21
Copper	12.5-307	50	2/21	270	1/21
Lead	2.6-91	63	1/21	400	0/21
Manganese	266-1760	1600	1/21	2000	0/21
Zinc	18.5-331	109	1/21	10000	0/21
Pesticides/PCBs					
4,4'-DDD	0.011-0.022	0.0033	3/21	13	0/21
4,4'-DDE	0.0062-0.0065	0.00.3	2/21	8.9	0/21
4,4'-DDT	0.093-0.016	0.0033	2/21	7.9	0/21
Total PCBs	0.0048-68	0.1	23/40	1.0	11/40

Footnotes
a - ppm: parts per million, which is equivalent to micrograms per kilogram, mg/kg, in soil;
b - SCG: Part 375-6.8(a), Unrestricted Soil Cleanup Objectives.
c - SCG: Part 375-6.8(b), Restricted Use Soil Cleanup Objectives for the Protection of Public Health for Restricted Residential Use, unless otherwise noted

Based on the findings of the Remedial Investigation, the primary contaminant of concern for the site is PCBs, which has resulted in the contamination of the subsurface soil below the building footprint and are addressed by the remedy selection process.

Exhibit B

Description of Remedial Alternatives

The following alternatives were considered based on the remedial action objectives (see Section 6.5) to address the contaminated media identified at the site as described in Exhibit A.

Alternative 1: No Action

The No Action Alternative is evaluated as a procedural requirement and as a basis for comparison. This alternative leaves the site in its present condition and does not provide any additional protection to public health and the environment.

Alternative 2: Building Demolition and Soil Cover (Restricted Residential Use)

This alternative includes demolition of the building and placement of two feet of clean soil cover over the PCB contaminated concrete slab and subsurface soil (AOC 4). Figure 7 depicts area of concerns (AOCs) referred in this exhibit. This alternative also includes removal of top two feet of soils from the southern and western portion of the site (AOC 1) which exceeds restricted residential use SCOs for metals and SVOCs. All materials removed from the site will be backfilled with off-site clean fill material to match surrounding grade. A soil cover will be placed in the areas where the upper two feet of the exposed surface soil exceeds the restricted residential SCOs. Under this alternative, an institutional control in the form of an Environmental Easement will be placed on the property that restricts the use of the property to restricted residential use, prohibits site ground water use and requires implementation of a Department-approved Site Management Plan (SMP). An SMP will be developed and implemented that includes an excavation plan to manage the PCB-contaminated concrete slab and subsurface soil remaining underneath the cover. The SMP will also contain a monitoring plan to assess the effectiveness of the remedy, and provisions for inspection of the cover and periodic certifications of the institutional and engineering controls (IC/ECs).

Present Worth: ..... *$ 399,100*
Capital Cost: ..... *$ 364,400*
Annual Costs: ..... *$ 5,000*

Alternative 3: Building Demolition, Excavation and Soil Cover (Restricted Residential Use)

This alternative includes demolition of the building, removal and off-site disposal of PCB-contaminated flooring (concrete and wooden), and PCB-contaminated subsurface soil underneath the slab and outside of the building footprint. All excavated areas will be backfilled with clean soil and graded to match the surrounding grade. A soil cover will be placed in the areas where the upper two feet of the exposed surface soil exceeds the restricted residential SCOs, including excavation of the top two feet of the soil from the western and southern portion of the site to accommodate the soil cover. This alternative will require an institutional control in the form of an environmental easement that restricts the use of the property to restricted residential use, prohibits the use of site ground water without proper treatment, and requires the preparation and implementation of a Department-approved Site Management Plan (SMP). An SMP will be developed and implemented that includes an excavation plan to manage subsurface soil remaining underneath the cover. The SMP will also contain a monitoring plan to

assess the effectiveness of the remedy, and provisions for inspection of the cover and periodic certifications of the institutional and engineering controls (IC/ECs).

Present Worth: ..... *$ 1,073,000*
Capital Cost: ..... *$ 1,039,000*
Annual Costs: ..... *$ 5,000*

Alternative 4: Excavation for Unrestricted Use

This alternative achieves all of the SCGs discussed in Section 6.1.1 and Exhibit A and would result in all site soil meeting the unrestricted soil cleanup objectives listed in Part 375-6.8 (a). This alternative would include: demolition of the building, removal and off-site disposal of all PCB contaminated flooring (concrete and wooden), PCB-contaminated soil underneath the slab and all soil outside of the building footprint that exceeds the SCOs for unrestricted use. All excavation areas will be backfilled with clean soil and graded to match the existing grade.

Present Worth: ..... *$ 1,480,000*
Capital Cost: ..... *$ 1,480,000*

Exhibit C

Remedial Alternative Costs

Remedial Alternative	Capital Cost ($)	Annual Costs ($)	Total Present Worth ($)
Alternative 1 – "No Action"	0	0	0
Alternative 2 – Building Demolition and soil cover	364,400	5,000	399,100
Alternative 3 – Building Demolition, Excavation and Soil Cover	1,039,000	5,000	1,073,700
Alternative 4 – Excavation for Unrestricted Use	1,480,000	0	1,480,000

Exhibit D

SUMMARY OF THE SELECTED REMEDY

The Department is selecting Alternative 3, contaminant source removal to restricted residential SCOs as the remedy for this site. Alternative 3 will achieve the remediation goals for the site by removing source material in the form of PCB contaminated concrete flooring and subsurface soil and protecting public health and the environment by installing a cover system to allow for restricted residential use of the site. The elements of this remedy are described in Section 7 and shown on Figure 7.

Basis for Selection

The selected remedy is based on the results of the RI and the evaluation of alternatives. The criteria to which potential remedial alternatives are compared are defined in 6 NYCRR Part 375. A detailed discussion of the evaluation criteria and comparative analysis is included in the AA report.

The first two evaluation criteria are termed "threshold criteria" and must be satisfied in order for an alternative to be considered for selection.

1. Protection of Human Health and the Environment. This criterion is an overall evaluation of each alternative's ability to protect public health and the environment.

The selected remedy, Alternative 3 would satisfy this criterion by removing source material from the site, thereby eliminating exposure to contaminants of concern in contaminated concrete slabs, wooden flooring, and subsurface soils. Alternative 1 (No Action) does not provide any additional protection to public health and the environment and will not be evaluated further. Alternative 4, by removing all soil contaminated above the unrestricted soil cleanup objective, meets the threshold criteria. Alternative 2 would also be protective of human health and environment by providing a cover over the contaminated soil and floor.

2. Compliance with New York State Standards, Criteria, and Guidance (SCGs). Compliance with SCGs addresses whether a remedy will meet environmental laws, regulations, and other standards and criteria. In addition, this criterion includes the consideration of guidance which the Department has determined to be applicable on a case-specific basis.

Alternatives 2, 3 and 4 comply with this criteria. Alternative 3 addresses source areas of contamination in compliance with the self-implementation requirements of the Toxic Substances Control Act (TSCA) and complies with the restricted use soil cleanup objectives at the surface through construction of a cover system. Alternative 2 also complies with the SCO criteria in surface soil, but subsurface PCB contamination would remain at the site. While all the alternatives meet SCOs to varying degrees, the remaining criteria are important in selecting the remedy for the site.

The next six "primary balancing criteria" are used to compare the positive and negative aspects of each of the remedial strategies.

3. Long-term Effectiveness and Permanence. This criterion evaluates the long-term effectiveness of the remedial alternatives after implementation. If wastes or treated residuals remain on-site after the selected remedy has been implemented, the following items are evaluated: 1) the magnitude of the remaining risks, 2) the adequacy of the engineering and/or institutional controls intended to limit the risk, and 3) the reliability of these controls.

Under Alternative 2, the source will continue to be present and pose a risk of exposure and release to the environment. Alternatives 3 and 4 will result in eliminating the source and are would be more effective in the long term. Alternative 4 would be most effective since all contamination would be removed. However, the low levels of contamination remaining under Alternative 3 can be reliably managed by a site cover and institutional controls.

4. Reduction of Toxicity, Mobility or Volume. Preference is given to alternatives that permanently and significantly reduce the toxicity, mobility or volume of the wastes at the site.

Alternatives 3 and 4 provide the greatest degree of reduction in the toxicity, mobility and volume of the waste at the site. Alternative 2 reduces mobility with the placement of a cover system but does not reduce toxicity or the volume of the waste.

5. Short-term Impacts and Effectiveness. The potential short-term adverse impacts of the remedial action upon the community, the workers, and the environment during the construction and/or implementation are evaluated. The length of time needed to achieve the remedial objectives is also estimated and compared against the other alternatives.

Alternative 2 has the least short-term impacts as there would be no additional remedial efforts in the subsurface zone. In Alternative 4, both the adjacent roadway and apartment building could be impacted by the excavation of the site, and this may require road closures and/or temporary relocation of residents of the adjacent apartment building as well as high truck traffic and noise levels. Alternative 3 has fewer short-term impacts than Alternative 4 as there would be less volume of soil to be removed.

6. Implementability. The technical and administrative feasibility of implementing each alternative are evaluated. Technical feasibility includes the difficulties associated with the construction of the remedy and the ability to monitor its effectiveness. For administrative feasibility, the availability of the necessary personnel and materials is evaluated along with potential difficulties in obtaining specific operating approvals, access for construction, institutional controls, and so forth.

Alternatives 2 and 3 are readily implementable. Alternative 4 may be difficult to implement due to the need to close adjacent roadways and relocate adjacent residents.

7. Cost-Effectiveness. Capital costs and annual operation, maintenance, and monitoring costs are estimated for each alternative and compared on a present worth basis. Although cost-effectiveness is the last balancing criterion evaluated, where two or more alternatives have met the requirements of the other criteria, it can be used as the basis for the final decision.

The costs of the alternatives vary significantly. Alternative 2 has a low cost, but the contaminated soil would not be addressed other than by institutional controls. With its large volume of soil to be handled, Alternative 4 (excavation and off-site disposal) would have the highest present worth cost. Alternative 3 would be less expensive than Alternative 4.. The long-term cost of maintaining the effectiveness of the remedy is same for alternative 2 and 3. Alternative 3 is most cost effective.

8. Land Use. When cleanup to pre-disposal conditions is determined to be infeasible, the Department may consider the current, intended, and reasonable anticipated future land use of the site and its surroundings in the selection of the soil remedy.

Since the anticipated use of the site is restricted residential, Alternative 2, 3 and 4 would comply with this criterion, although Alternatives 3 and 4 would remove or treat the contaminated soil and concrete flooring permanently. However, the remaining contamination with Alternative 2 would be controllable with implementation of a Site Management Plan and environmental easement. With Alternative 4, removing all of the contaminated soil and flooring, restrictions on the site use would not be necessary.

The final criterion, Community Acceptance, is considered a "modifying criterion" and is taken into account after evaluating those above. It is evaluated after public comments on the Selected Remedial Action Plan have been received.

9. Community Acceptance. Concerns of the community regarding the investigation, the evaluation of alternatives, and the PRAP are evaluated. A responsiveness summary will be prepared that describes public comments received and the manner in which the Department will address the concerns raised. If the selected remedy differs significantly from the selected remedy, notices to the public will be issued describing the differences and reasons for the changes.

Alternative 3 is being selected because, as described above, it satisfies the threshold criteria and provides the best balance of the balancing criterion.

SOURCE: ROME, NEW YORK U.S.G.S. QUADRANGLE MAPS, DATE 1984.

QUADRANGLE LOCATION

2000' 0 2000'

1"=2000'

N

Barton & Loguidice, P.C.

CITY OF ROME

SITE INVESTIGATION REPORT
1313–1333 EAST DOMINICK STREET

SITE LOCATION PLAN

Date	Scale
JULY, 2011	1" = 2000'

CITY OF ROME ONEIDA COUNTY, NEW YORK

Figure Number
1

Project Number
245.005

Plotted: Jul 13, 2011 - 8:07AM SYR By: jgs
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N
W E
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0 100 200
Feet

Figure 2

Site Map

1333 East Dominick Street
City of Rome, Oneida County
Site No. E633060

DEPARTMENT OF ENVIRONMENTAL CONSERVATION • NEW YORK STATE •

GENERAL NOTES:

1. UTILITIES AND RELATED EQUIPMENT: CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES PRIOR TO BEGINNING WORK. IF ADDITIONAL UTILITY LINES ARE ENCOUNTERED, CONTACT THE ENGINEER FOR FURTHER INSTRUCTIONS.
2. CONTRACTOR SHALL COORDINATE WITH DIG SAFELY NY AND CONDUCT A PRE-EXCAVATION CONFERENCE ON-SITE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 9 NYCRR, THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, PART 608 – SAFETY DURING DEMOLITION AND FOLLOWING CODE REFERENCE STANDARDS:
   RS 1-1-NSC/ANSI – A10.4;
   RS 1-2-NFPA 241;
   RS 3-3.5-12NYCRR/DL PART 23
   RS 35-4-CFR/OSHA 29 CFR PART 1926
4. REMOVAL OF TANKS AND FLUIDS SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. TANKS MUST HAVE AN INERT ATMOSPHERE PRIOR TO ANY WORK OR REMOVAL FROM SITE, AND NON-SPARKING METHODS SHOULD BE USED TO CUT EXISTING TANKS/ PIPES.
5. THE CONTRACTOR SHALL COLLECT SAMPLES FOR WASTE CHARACTERIZATION AS REQUIRED FOR DISPOSAL OF UNKNOWN MATERIALS (TANK FLUIDS AND CONTAMINATED SOIL). CHARACTERIZATION OF FLUIDS SHALL INCLUDE PCB ANALYSIS IN ADDITION TO REQUIREMENTS OF THE DISPOSAL FACILITY.
6. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CHAIN LINK FENCE THAT SHALL BE ERECTED AROUND ALL UNPROTECTED EXCAVATIONS THAT ARE OPEN OVERNIGHT. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORK FROM UNAUTHORIZED ACCESS.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY PERMITS REQUIRED TO COMPLETE THIS WORK, PRIOR TO THE START OF CONSTRUCTION.
8. PAVED AREAS SHALL BE SAW-CUT PRIOR TO EXCAVATION.
9. THE BUILDING FOUNDATION SHALL NOT BE UNDERCUT DURING EXCAVATION. THE LIMITS OF EXCAVATION WHEN ADJACENT TO STRUCTURES SHALL BE IN ACCORDANCE WITH "FOOTER DETAIL" (THIS SHEET).
10. ALL EXCAVATIONS SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATION 02221.
11. THE CONTRACTOR SHALL STABILIZE AND RESTORE ALL DISTURBED NON-PAVED AREAS WITH WEED-FREE OAT, RYE OR WHEAT STRAW AT A RATE OF 1,000 POUNDS PER ACRE AND ALL DISTURBED PAVED/ CONCRETE/ STONE AREAS WITH GRANULAR FILL IN ACCORDANCE WITH SECTION 02222.
12. THE CONTRACTOR SHALL INSTALL NECESSARY EROSION AND SEDIMENT CONTROLS PRIOR TO THE START OF CONSTRUCTION TO PREVENT OFF-SITE MIGRATION OF SEDIMENT.

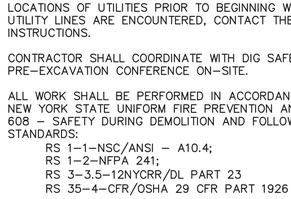
SAMPLE NOTES:

CONFIRMATORY SOIL SAMPLES WERE COLLECTED FROM AN APPROXIMATE DEPTH OF 6-8' BELOW GROUND SURFACE FOR "CYT" TANK SIDEWALLS AND APPROXIMATELY 10' BELOW GROUND SURFACE FOR "CYT" TANK BOTTOM.'

THE TANK LOCATED BELOW THE CONCRETE FLOOR OF THE BUILDING ("INTANK") WAS SAMPLED THROUGH THE BOTTOM OF THE TANK, APPROXIMATELY 6' BELOW THE SURFACE OF THE CONCRETE FLOOR.

GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATIONS.

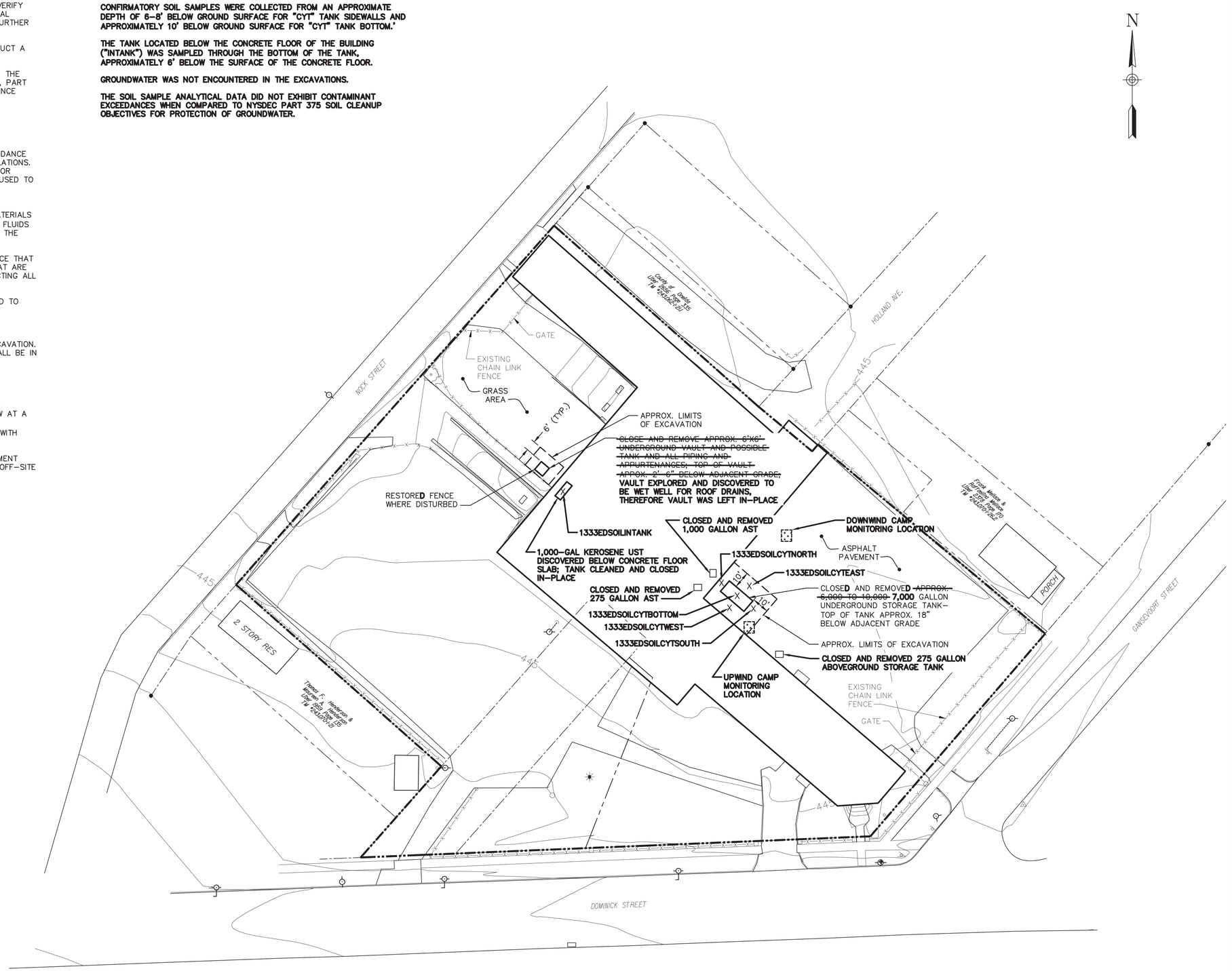
THE SOIL SAMPLE ANALYTICAL DATA DID NOT EXHIBIT CONTAMINANT EXCEEDANCES WHEN COMPARED TO NYSDEC PART 375 SOIL CLEANUP OBJECTIVES FOR PROTECTION OF GROUNDWATER.



NOTE:
CONTRACTOR SHALL OBSERVE EXCAVATION LIMITS SHOWN TO MAINTAIN FOUNDATION STABILITY.

FOOTER DETAIL

NOT TO SCALE



LEGEND

- X — CONFIRMATORY SOIL SAMPLE LOCATION
- ⊡ — CAMP MONITORING LOCATION
- — — — SITE BOUNDARY

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COMPLETED CONSTRUCTION

Significant Construction Changes Are Shown

By ICT Date 11/2009

Ck'd _____ Date _____

REVISIONS

CITY OF ROME

INTERIM REMEDIAL MEASURES (IRM) NOS. II AND III

INTERIM REMEDIAL MEASURES (IRM) NO. III
TANK/LIFT CLOSURE

ONEIDA COUNTY, NEW YORK

Barton Loguidice, P.C.

Date: JULY, 2016

Scale: NO SCALE

Figure Number: **3**

File Number: 245.005

Checked by ____ Drawn by JGS Designed by ICT In charge of SDN

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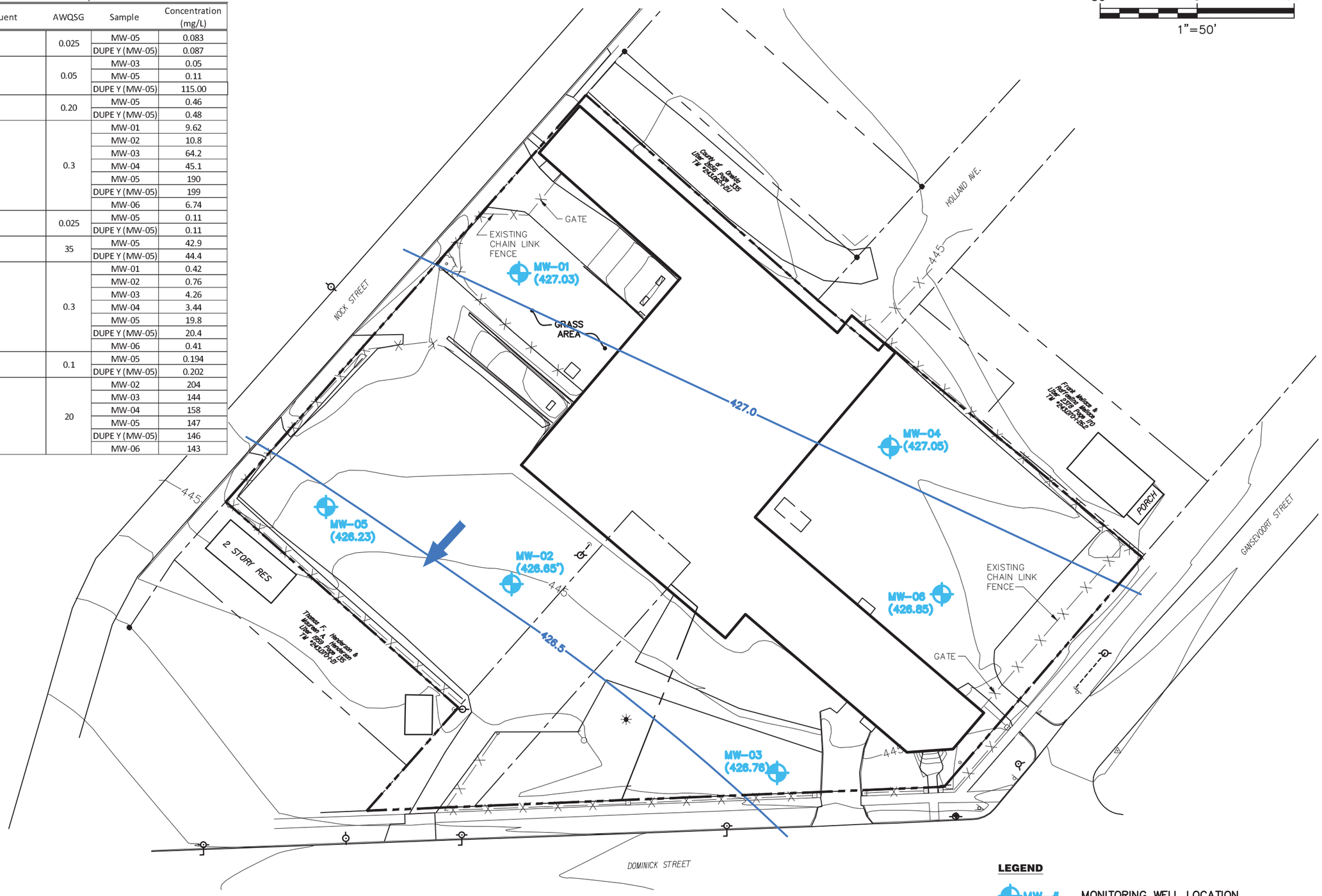
Groundwater Sample Exceedances

Constituent	AWQSG	Sample	Concentration (mg/L)
Arsenic	0.025	MW-05	0.083
		DUPE Y (MW-05)	0.087
Chromium	0.05	MW-03	0.05
		MW-05	0.11
		DUPE Y (MW-05)	115.00
Copper	0.20	MW-05	0.46
		DUPE Y (MW-05)	0.48
Iron	0.3	MW-01	9.62
		MW-02	10.8
		MW-03	64.2
		MW-04	45.1
		MW-05	190
		DUPE Y (MW-05)	199
		MW-06	6.74
Lead	0.025	MW-05	0.11
		DUPE Y (MW-05)	0.11
Magnesium	35	MW-05	42.9
		DUPE Y (MW-05)	44.4
Manganese	0.3	MW-01	0.42
		MW-02	0.76
		MW-03	4.26
		MW-04	3.44
		MW-05	19.8
		DUPE Y (MW-05)	20.4
		MW-06	0.41
Nickel	0.1	MW-05	0.194
		DUPE Y (MW-05)	0.202
Sodium	20	MW-02	204
		MW-03	144
		MW-04	158
		MW-05	147
		DUPE Y (MW-05)	146
		MW-06	143



NOTES:

1. GROUNDWATER SAMPLES COLLECTED ON 2/24/10.
2. SCG = STANDARDS, CRITERIA AND GUIDANCE (PART 703.5 AWQSG)

LEGEND

- MW-# — MONITORING WELL LOCATION
- 424.7 — GROUNDWATER CONTOUR
- GENERAL GROUNDWATER FLOW DIRECTION
- SITE BOUNDARY

GROUNDWATER EXCEEDANCES OF PART 703.5 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE (AWQSG)

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1313-1333 EAST DOMINICK STREET
ONEIDA COUNTY, NEW YORK

CITY OF ROME

Barton & Loguidice, P.C.

JULY, 2016

Scale
1" = 50'

Figure Number
4

Project Number
245.005

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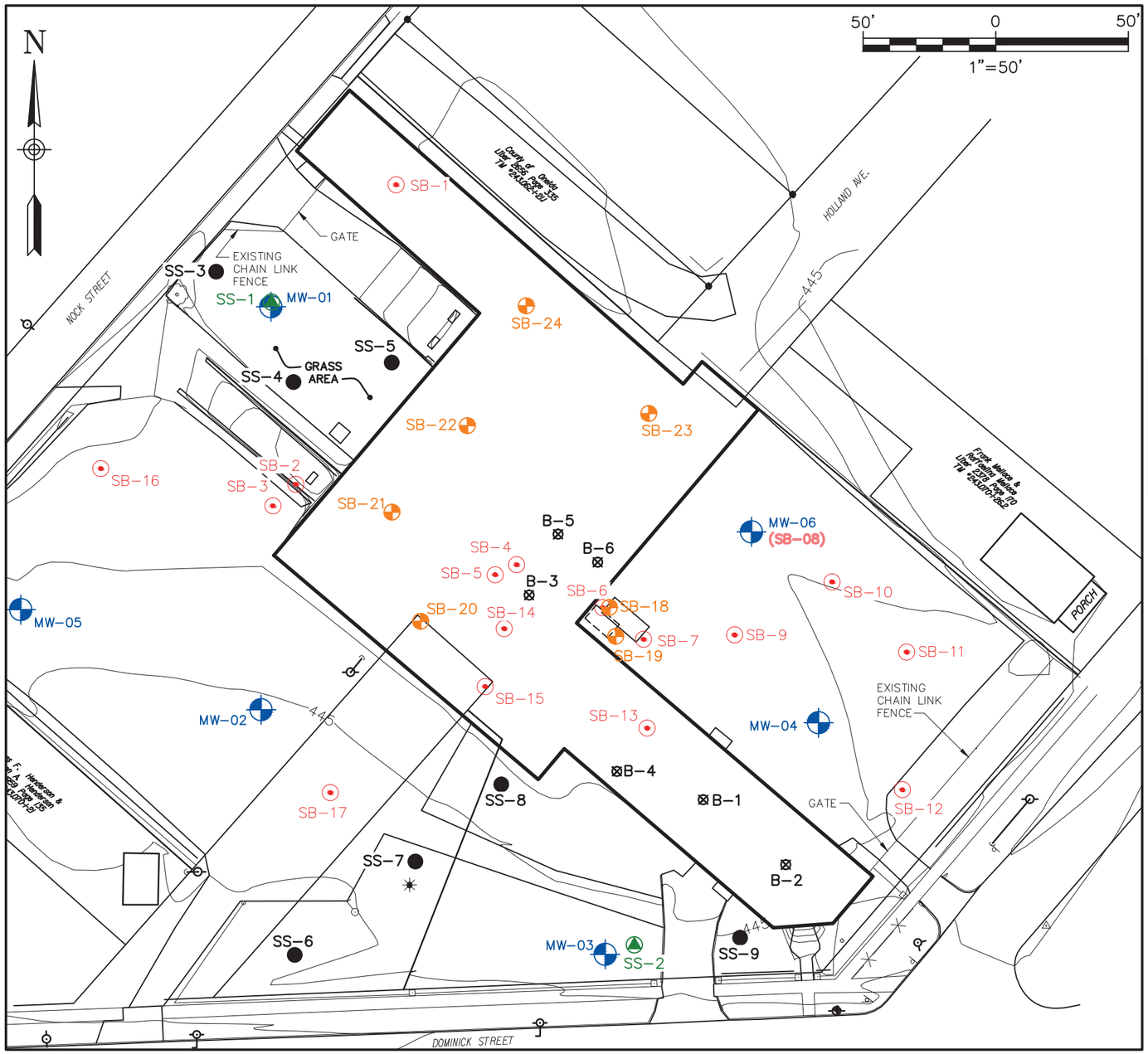

LEGEND

- MW-# MONITORING WELL LOCATION
- SB-# 2009 SOIL BORING LOCATION
- SS-# 2009 SURFACE SOIL SAMPLE LOCATION (4"-8")
- B-# 2010 SURFACE SOIL SAMPLE LOCATION
- SB-# 2013 SOIL BORING LOCATION
- SS-# 2013 SURFACE SOIL SAMPLE LOCATION (0-2")

NOTE: SS LOCATIONS ARE APPROXIMATE.

NOTES:

1. MONITORING WELL LOCATIONS BASED ON SURVEY, OTHER SAMPLE LOCATIONS ARE APPROXIMATE.
2. ALL CONCENTRATIONS SHOWN IN mg/kg, WITH THE EXCEPTION OF SVOCS WHICH ARE SHOWN IN eg/kg.
3. SCG = STANDARDS, CRITERIA AND GUIDANCE (UNRESTRICTED USE SCO).
4. SCOs = SOIL CLEANUP OBJECTIVES

EXCEEDENCE TABLES

1313ED-SS-01 10/14/2009 (4"-8")

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Arsenic	13	16.3
Chromium	1	9.76
Copper	50	97.2 B
Manganese	1600	2180 B

1313ED-SS-2 10/13/2009 (4"-8")

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	12.6
Copper	50	121 J
Lead	63	101
Zinc	109	229 B

SS-3 3/7/2013 (0-2")

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	11.4
Copper	50	156 B
Lead	63	72.1
Manganese	1600	1740 B
Sodium	-	29.1 J

SS-4 3/7/2013 (0-2")

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	8.8

SS-5 3/7/2013 (0-2")

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	22
Copper	50	130 B

SS-6 3/7/2013 (0-2")

SVOCs

Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Benzo(a)anthracene	1000	2600
Benzo(a)pyrene	1000	2500
Benzo(b)fluoranthene	1000	2600
Benzo(k)fluoranthene	800	1200
Chrysene	1000	2500
Indeno(1,2,3-cd)pyrene	500	1300

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	15
Copper	50	433 B
Lead	63	155
Zinc	109	237 B

SS-7 3/7/2013 (0-2")

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	6.8

SS-8 3/7/2013 (0-2")

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	12.4
Copper	50	154 B
Lead	63	140
Zinc	109	243 B

SS-9 3/7/2013 (0-2")

METALS

Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	4

DATA QUALIFIERS:

DATA SUMMARY TABLES INCLUDE ANY ADDITIONAL QUALIFICATION RESULTING FROM DATA VALIDATION REPORTS.

J ANALYTE DETECTED AT A LEVEL LESS THAN THE REPORTING LIMIT (RL) AND GREATER THAN OR EQUAL TO THE METHOD DETECTION LIMIT (MDL). CONCENTRATIONS WITHIN THIS RANGE ARE ESTIMATED.

B ANALYTE WAS DETECTED IN THE ASSOCIATED METHOD BLANK.

CITY OF ROME

ENVIRONMENTAL RESTORATION PROGRAM

1333 EAST DOMINICK STREET

SURFACE SOIL SAMPLING RESULTS EXCEEDANCES – UNRESTRICTED USE SCOS

ONEIDA COUNTY, NEW YORK

CITY OF ROME

Barton & Loguidice, D.P.C.

Date
JULY, 2016

Scale
1" = 50'-0"

Figure Number
5

Project Number
245.005

Plotted: Jul 12, 2016 - 11:48AM SYR By: jgs2
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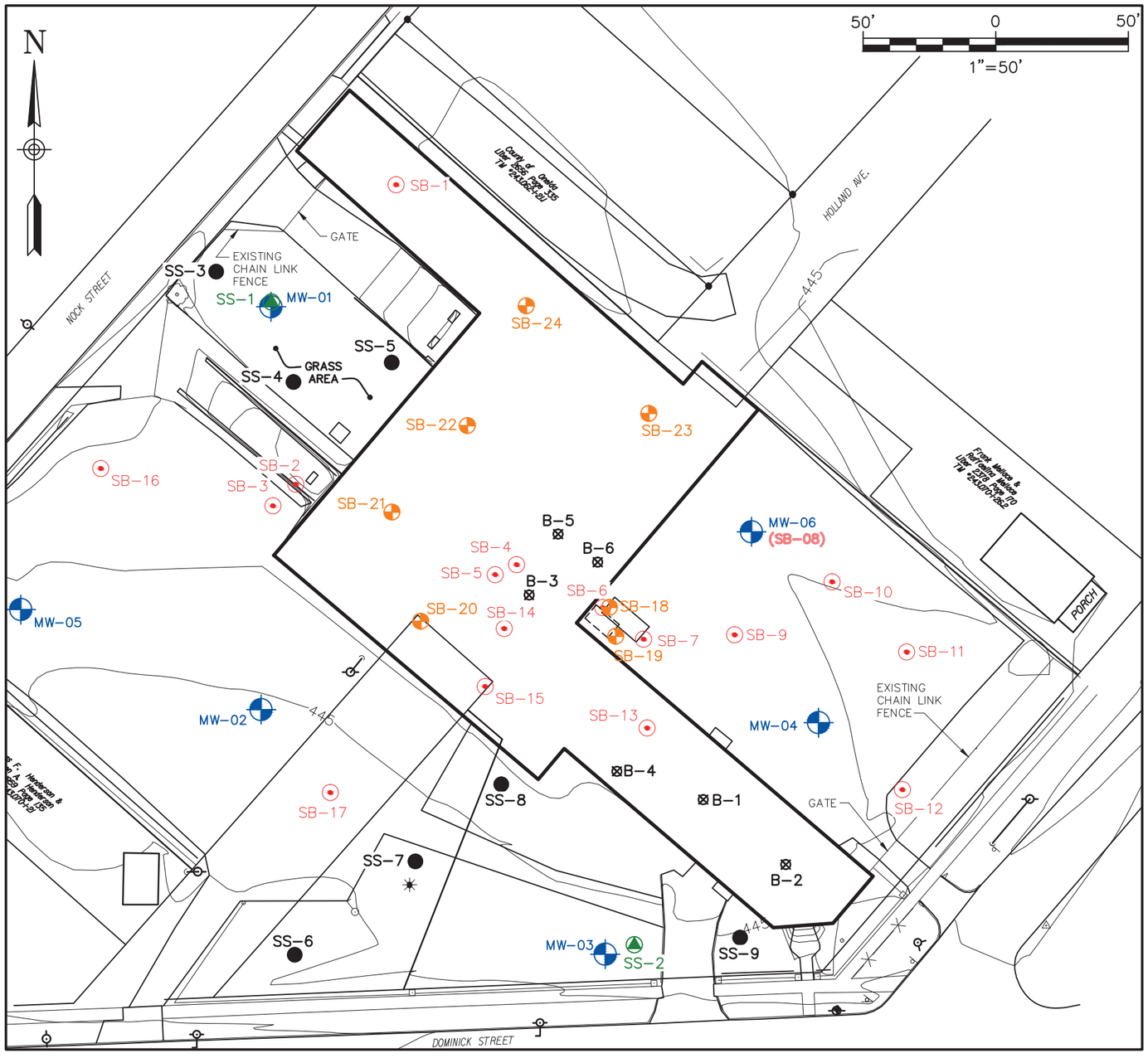

EXCEEDENCE TABLES

1313ED-MW-5 (4'-12') 10/13/2009		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
PCBs		
Total PCBs	100	120
PESTICIDES		
4,4'-DDD	3.3	22 J, J*

1313ED-MW-3 (16'-20') 10/13/2009		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	310

1313ED-SB-01 (0'-8') 10/15/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	10.8 B

1313ED-SB-03 (20'-24') 10/14/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	7.45
Copper	50	307 B
Zinc	109	331 B,J

1313ED-SB-04 (0'-4') 10/15/2009		
VOLATILE ORGANIC COMPOUNDS		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Acetone	50	190
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	9.9 B
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	25000

1313ED-SB-06 (8'-13') 10/16/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	8.39
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)

1313ED-SB-07 (16'-20') 10/16/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	7.08

1313ED-SB-09 (12'-16') 10/16/2009		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	110

1313ED-SB-10 (16'-20') 10/19/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	9.21

1313ED-SB-11 (4'-16') 10/19/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	10.1

1313ED-SB-12 (12'-16') 10/16/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	9.60
PESTICIDES		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
4,4'-DDE	3.3	6.2
4,4'-DDT	3.3	9.3 J, UJ

1313ED-SB-13 (16'-20') 10/15/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	7.93 B
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	260

1313ED-SB-14 (12'-16') 10/16/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	7.66

1313ED-SB-15 (8'-12') 10/15/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	8 B
PESTICIDES		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
4,4'-DDD	3.3	16 C4, J

1313ED-SB-16 (0'-20') 10/13/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	10.2
Lead	63	91.0
Manganese	1600	1760 B1, B

1313ED-SB-17 (16'-20') 10/13/2009		
METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	10.9
PCBs		
Total PCBs	100	170
PESTICIDES		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
4,4'-DDD	3.3	11 J
4,4'-DDE	3.3	6.5 J
4,4'-DDT	3.3	16

SB-19 (0-4) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	8,300

SB-19 (4-8) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	820

SB-20 (0-4) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	960

SB-21 (0-4) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	21000

SB-21 (4-8) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	1200

SB-22 (0-4) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	33000

SB-22 (4-8) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	1300

SB-23 (0-4) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	2300

SB-18 (0-4) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	68,000

SB-18 (4-8) 3/7/2013		
PCBs		
Parameter	Part 375 Unrestricted (ppb)	Results (ppb)
Total PCBs	100	680

LEGEND

- MW-# MONITORING WELL LOCATION
- SB-# 2009 SOIL BORING LOCATION
- SS-# 2009 SURFACE SOIL SAMPLE LOCATION
- B-# 2010 SURFACE SOIL SAMPLE LOCATION
- SB-# 2013 SOIL BORING LOCATION
- SS-# 2013 SURFACE SOIL SAMPLE LOCATION

NOTE: SS LOCATIONS ARE APPROXIMATE.

NOTES:

1. MONITORING WELL LOCATIONS BASED ON SURVEY, OTHER SAMPLE LOCATIONS ARE APPROXIMATE.
2. ALL CONCENTRATIONS SHOWN IN mg/kg, , WITH THE EXCEPTION OF VOCS, PCBS, AND PESTICIDES WHICH ARE SHOWN IN UG/KG.
3. SCG = STANDARDS, CRITERIA AND GUIDANCE (UNRESTRICTED USE SCO).
4. SCOs = SOIL CLEANUP OBJECTIVES

DATA QUALIFIERS:

DATA SUMMARY TABLES INCLUDE ANY ADDITIONAL QUALIFICATION RESULTING FROM DATA VALIDATION REPORTS.

- J ANALYTE DETECTED AT A LEVEL LESS THAN THE REPORTING LIMIT (RL) AND GREATER THAN OR EQUAL TO THE METHOD DETECTION LIMIT (MDL). CONCENTRATIONS WITHIN THIS RANGE ARE ESTIMATED.
- B ANALYTE WAS DETECTED IN THE ASSOCIATED METHOD BLANK.
- B1 ANALYTE WAS DETECTED IN THE ASSOCIATED METHOD / CALIBRATION BLANK. ANALYTE CONCENTRATION IN THE SAMPLE IS GREATER THAN 10X THE CONCENTRATION FOUND IN THE METHOD BLANK.
- C4 CALIBRATION VERIFICATION RECOVERY WAS BELOW THE METHOD CONTROL LIMIT FOR THIS ANALYTE.
- UJ INDICATES THE DETECTION LIMIT FOR THE ANALYST IN SAMPLE SHOULD BE CONSIDERED APPROXIMATE. DATA VALIDATION PROCESS IDENTIFIES A DEFICIENCY IN THE DATA GENERATION PROCESS.

CITY OF ROME

ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET

SUBSURFACE SOIL SAMPLING RESULTS EXCEEDANCES – UNRESTRICTED USE SCOS

ONEIDA COUNTY, NEW YORK

CITY OF ROME

Barton & Loguidice, D.P.C.

Date
JULY, 2016

Scale
1" = 50'–0"

Figure Number
6

Project Number
245.005

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N

NOTE: INTERIOR WALL LOCATIONS AND SAMPLE LOCATIONS ARE APPROXIMATE.

LEGEND

- CONCRETE FLOOR SAMPLE LOCATION (0 – 0.5 INCH DEPTH)
- CONCRETE FLOOR SAMPLE LOCATION (0.5 – 1.0 INCH DEPTH)
- × PCB SAMPLE LOCATION (CONCRETE DUST OR WIPE)
- Ⓦ PCB WOOD SAMPLE LOCATION

1333ED_WIPE_SHOPD–2
3.39 UG/WIPE PCBS (11/16/09)

1333ED_WIPE_SHOPD–1
2.2 UG/WIPE PCBS (11/16/09)

1333ED_CONC_SHOPC–2
FIELD DUPLICATE
5.1/3.8 PPM PCBS
(1/21/10)

1333ED_CONC_SHOPC–1
MS/MSD 8.6 PPM PCBS
(11/16/09)

1333ED_CONC_STORAGE–2
1.1 PPM PCBS (11/16/09)

1333ED_CONC_STORAGE–1
1.9 PPM PCBS (11/16/09)

1333ED_CONC_SHOPB–2
70.0 PPM PCBS (11/16/09)

1333ED_CONC_SHOPB–1
30.1 PPM PCBS (11/16/09)

1333ED_CONC_SHOPA–2
2.63 PPM PCBS (11/16/09)

1333ED_CONC_BOILERROOM–2
20.0 PPM PCBS (11/16/09)

1333ED_CONC_SHOPADRAIN
MS/MSD
14.0 PPM PCBS (11/16/09)

1333ED_CONC_BOILERROOM–1
0.37 PPM PCBS **(REJECTED)**
(11/16/09)

1333ED_CONC_MACHROOM–1
140.0 PPM PCBS (1/21/10)

1333ED_CONC_SHOPA–1
21.0 PPM PCBS (11/16/09)

1313ED–WP–02
(6/12/09)

1313ED–WP–03 (6/12/09)

1333ED_WOOD_BASEMENT–2
210.0 PPM PCBS (11/16/09)

1313ED_CONC_01COMP
76.0 PPM PCBS (6/12/09)

1333ED_WOOD_BASEMENT–1
73.0 PPM PCBS (11/16/09)

1333ED_CONC_BASEMENT–1
1.0 PPM PCBS (1/21/10)

1333ED_CONC_BASEMENT–3
5.4 PPM PCBS (1/21/10)

1333ED_WOOD_BASEMENT–3
17.0 PPM PCBS (1/21/10)

1333ED_WOOD_BASEMENT–4
9.4 PPM PCBS (1/21/10)

1333ED_CONC_BASEMENT–2
1.5 PPM PCBS (1/21/10)

CONCRETE SAMPLE DATES

CONC 01–CONC 23: COLLLECTED 3/5/13
CONC 24–CONC 32: COLLLECTED 3/6/13
CONC 33–CONC 40: COLLLECTED 5/6/13
CONC 41–CONC 51: COLLLECTED 5/7/13
CONC 52–CONC 66: COLLLECTED 5/8/13
CONC 67–CONC 72: COLLLECTED 5/13/13

NOCK STREET
HOLLAND AVE.
GANSEVOORT STREET
EAST DOMINICK STREET
PORCH
RES
445
S40°46'34"W 68.56'

40' 0 40'
1"=40'

FLOORING MATERIAL SAMPLING RESULTS

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET
ONEIDA COUNTY, NEW YORK

Barton & Loguidice, D.P.C.

Date
JULY, 2016

Scale
1" = 40'–0"

Figure Number
7

Project Number
245.005

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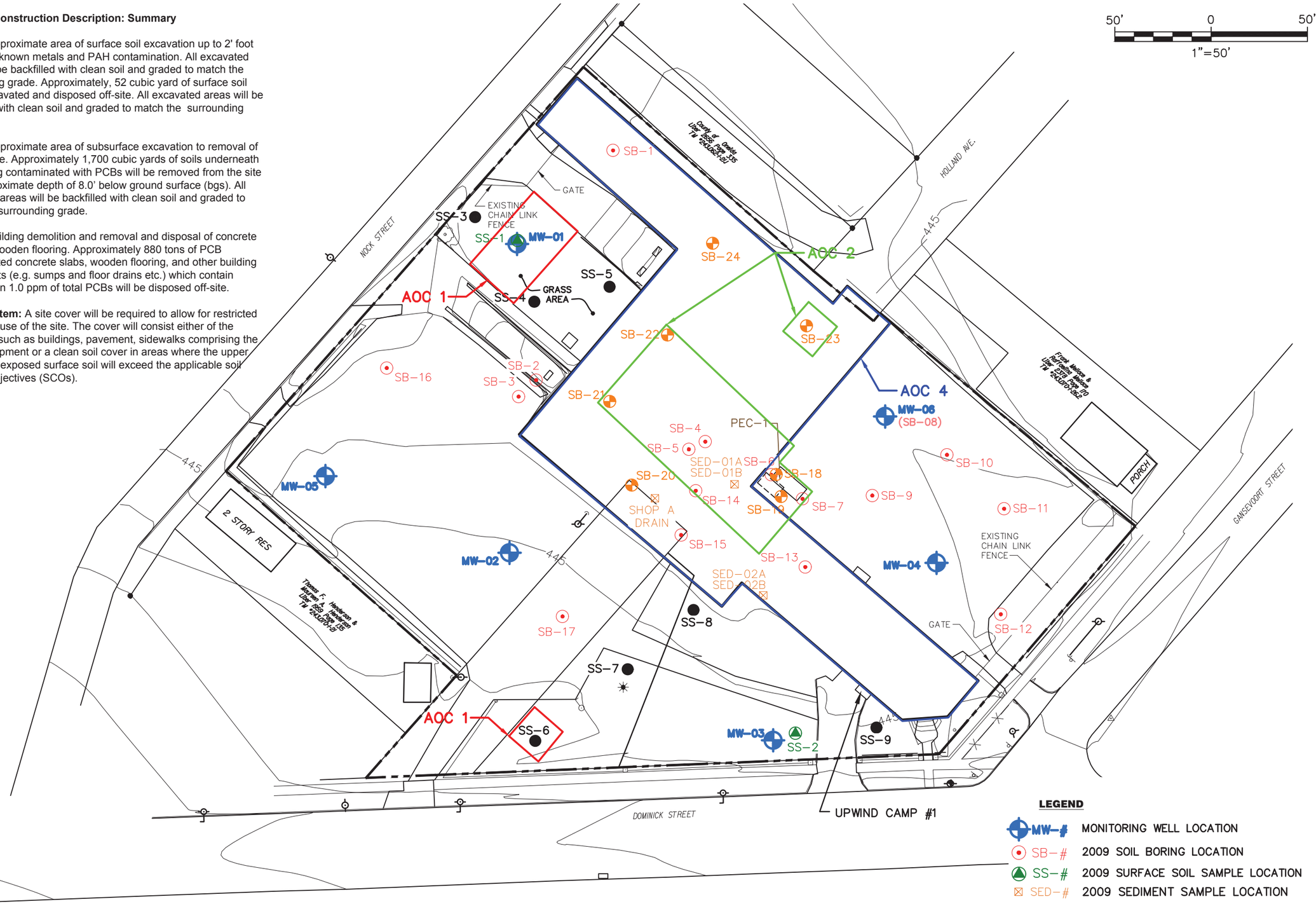
Remedy Construction Description: Summary

AOC 1: Approximate area of surface soil excavation up to 2' foot to remove known metals and PAH contamination. All excavated areas will be backfilled with clean soil and graded to match the surrounding grade. Approximately, 52 cubic yard of surface soil will be excavated and disposed off-site. All excavated areas will be backfilled with clean soil and graded to match the surrounding grade.

AOC 2: Approximate area of subsurface excavation to removal of PCB source. Approximately 1,700 cubic yards of soils underneath the building contaminated with PCBs will be removed from the site to an approximate depth of 8.0' below ground surface (bgs). All excavated areas will be backfilled with clean soil and graded to match the surrounding grade.

AOC 4: Building demolition and removal and disposal of concrete slab and wooden flooring. Approximately 880 tons of PCB contaminated concrete slabs, wooden flooring, and other building components (e.g. sumps and floor drains etc.) which contain greater than 1.0 ppm of total PCBs will be disposed off-site.

Cover system: A site cover will be required to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a clean soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs).



LEGEND

- MW-# MONITORING WELL LOCATION
- SB-# 2009 SOIL BORING LOCATION
- SS-# 2009 SURFACE SOIL SAMPLE LOCATION
- SED-# 2009 SEDIMENT SAMPLE LOCATION
- SB-# 2013 SOIL BORING LOCATION
- SS-# 2013 SURFACE SOIL SAMPLE LOCATION
- SITE BOUNDARY

NOTE: SS LOCATIONS ARE APPROXIMATE.

NOTE:
AOC-3 INCLUDED SEDIMENT CONTAMINATION AT LOCATIONS SED-1A/B, SED-2A/B, AND SHOP A DRAIN. CONTAMINATED SEDIMENT WAS REMOVED DURING IRM-2 AND SEDIMENT IMPACTS NO LONGER EXIST AT THESE LOCATIONS.

SELECTED REMEDY ALTERNATIVE 4: EXCAVATION AND CONCRETE SLAB AND WOODEN FLOORING DEMOLITION

CITY OF ROME

ENVIRONMENTAL RESTORATION PROGRAM
1313-1333 EAST DOMINICK STREET
ONEIDA COUNTY, NEW YORK

Barton & Loguidice, D.P.C.

MAY, 2016

Scale
1" = 50'

Figure Number
8

Project Number
245.005

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APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

1333 East Dominick Street
Environmental Restoration Project
City of Rome, Oneida County, New York
Site No. E633060

The Proposed Remedial Action Plan (PRAP) for the 1333 East Dominick Street site was prepared by the New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on December 19, 2016. The PRAP outlined the remedial measure proposed for the contaminated soil and groundwater at the 1333 East Dominick Street site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on January 19, 2017, which included a presentation of the remedial investigation, alternative analysis (RI/AA) for the 1333 East Dominick Street as well as a discussion of the proposed remedy. The meeting provided an opportunity for the public to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on February 3, 2017.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received at the public meeting, with the Department's responses:

COMMENT 1: Please explain what is a site cover? How much of the site would contain a soil cover?

RESPONSE 1: A site cover may consist of soil in green spaces, parking areas, sidewalks, buildings, or a combination of all of them. A site cover eliminates the potential for exposure to contaminants which may remain in subsurface soil and will be handled by the site management plan. For a commercial use remediation, the required thickness of the cover is one foot. For the 1333 East Dominick Street Site the entire site requires a cover, but the composition of the cover will depend on the development plan for the site. The extent of the soil cover largely depends on the development plan for the site after it is clean. The City or other developer may choose to temporarily install a site-wide soil cover until the site is fully developed.

COMMENT 2: Another Environmental Restoration Program (ERP) site recently completed in Rome in 2015 and has a crowned soil cover, what is the purpose of that?

RESPONSE 2: The comment is referring to the cover installed at 1201 East Dominick Street site (Site #E633065). The site remedy consisted of a temporary site-wide soil cover. The soil cover was

installed at the site so that the City of Rome could proceed with the completion of the remedial program for the site and receive a Certification of Completion (COC) and associated liability releases granted under the ERP. The land use for this site was restricted residential, so a two foot soil cover was placed on top of the existing ground surface and was sloped towards the site boundary to provide proper drainage. Additionally, soil was excavated around the perimeter of the site to accommodate the required two feet of cover at the site boundary. This soil was placed underneath the cover and tapered to meet the existing grade at the property boundaries, resulting in the crowned look of the site. Should the site be developed in the future, the temporary cover could be replaced by sidewalks, buildings, parking area or in areas of green space, soil as provided for by the cover for this site.

COMMENT 3: What is the time schedule for the next phase of the project? What comes next?

RESPONSE 3: The Department is issuing the Record of Decision (ROD) which memorializes the remedy for the site. Following the ROD, the City of Rome can market the property to a potential developer who would have to implement the ROD remedy. They could do so by entering the Department's Brownfield Cleanup Program. The City may also apply to the ERP, which is being reactivated, to conduct the remedy. The ERP is not presently taking applications but is anticipated to be activated in the near future.

After the City and/or new owner applies to any of the programs mentioned above and is accepted, a revised project schedule will be prepared and approved by the Department for implementing the remainder of the remedial program. The remainder of the remedial program would consist of preparing a Remedial Design, followed by Remedial Construction to implement the remedy in accordance with the ROD.

COMMENT 4: Can the City enter into the Brownfield Cleanup Program (BCP)? Does the BCP allow for co-applicants with the City?

RESPONSE 4: The City can apply to enter the BCP to implement the remainder of the remedial program. The City could also be a co-applicant with a private developer in the BCP.

APPENDIX B

Administrative Record

Administrative Record

1333 East Dominick Street
Environmental Restoration Project
City of Rome, Oneida County, New York
Site No. E633060

1. Proposed Remedial Action Plan for the 1333 East Dominick Street site, dated December 19, 2016 prepared by the Department.

2. State Assistance Contract, Contract No. C3034047, between the Department and the City of Rome, June 2007.

3. Site Investigation Work Plan, May 2008.

4. Remedial Investigation Report (RIR), June 2012.

5. Alternative Analysis Report (AAR), May 2016.

6. IRM Construction Completion Report (CCR), December 2011.

7. Citizen Participation Plan, May 2008.