Remedial Design Work Plan

1333 East Dominick Street
Environmental Restoration Project

City of Rome
Oneida County, New York

Prepared For

City of Rome
Department of Planning and Community Development
Rome City Hall
198 North Washington Street
Rome, New York 13440

August 2021
Revised September 2021

Barton&Loguidice

1333 East Dominick Street
Environmental Restoration Project

City of Rome
Oneida County, New York

Remedial Design Work Plan

New York State Assistance Contract No. DEC01-C01208GG-3350000
Site No. E633060

August 2021
Revised September 2021

Prepared For:

City of Rome
Department of Planning and Community Development
Rome City Hall
198 North Washington Street
Rome, New York 13440

Prepared By:

Barton & Loguidice, D.P.C.
443 Electronics Parkway
Liverpool, New York 13088

Certification Statement

I, the undersigned Engineer, certify that I am currently a NYS Registered Professional Engineer. This Remedial Design Work Plan was prepared in accordance with all applicable statutes and regulations, and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Scott D. Nostrand, P.E.
NYS P.E. No. 075454

September 20, 2021
Date

Table of Contents

Drawings

Appendices

LIST OF ACRONYMS AND ABBREVIATIONS

amsl	above mean sea level
bgs	below ground surface
CAMP	Community Air Monitoring Plan
ELAP	Environmental Laboratory Accreditation Program
ft	foot (feet)
HASP	Health and Safety Plan
IC	Institutional Control
IRM	Interim Remedial Measure
mg/kg	milligrams per kilogram
NYCRR	New York Code of Rules and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation
PCB	polychlorinated biphenyl
PDI	Pre-Design Investigation
RDWP	Remedial Design Work Plan
RI	Remedial Investigation
yd^3	cubic yards

EXECUTIVE SUMMARY

This Remedial Design Work Plan (RDWP) describes the remedial design to be implemented at the 1333 East Dominick St. Site. This remedial design implements the required components of the February 2017 Record of Decision for this site, with the exception of building demolition which has already been completed as an interim remedial measure. This RDWP documents the decisions made for implementing the requirements of the ROD, and provides draft drawings that will be finalized in the remedial design contract documents.

The design includes the requirements to excavate and dispose contaminated soil at two locations outside of the former building footprint, removal and disposal of the former building floors, and further excavation and disposal of contaminated soil beneath the former building floors.

Because the extent of contamination below the building floor is not fully documented, a sampling program will be performed by B&L. Rather than performing the sampling program during the remedial design, the sampling program will be performed after existing clean soil has been removed and stockpiled, and the former building floor materials have been removed. This approach will provide better access to the soil requiring characterization and eliminate the possibility of cross contaminating the clean soil currently over the slab.

Following removal of contaminated material, a minimum two-foot soil cover meeting NYSDEC restricted residential standards will be placed. The cover will comprise an eighteen-inch cover of clean soil and six inches of topsoil. A demarcation layer will be installed above remaining site soils delineating the surface below which pre-remediation site soils may be present.

1.0 INTRODUCTION

1.1 Scope

This Remedial Design Work Plan (RDWP) has been prepared to in accordance with the provisions outlined in the Record of Decision (ROD) for the remediation of contaminated soil encountered at 1333 E. Dominick Street (the Site) in the City of Rome, Oneida County, New York. (Figure 1).

B&L conducted Site remedial investigation activities at the 1333 East Dominick Street site between August 2007 and May 2013 and prepared an Alternatives Analysis Report (AAR) in May 2016. The AAR developed and evaluated against the remedy selection criteria presented in 6 NYCRR Part 375-1.8(f). As defined in the RAR and accepted by the NYSDEC in the February 2017 Record of Decision for the site (Appendix A), the selected remedial alternative consists of

- Building Demolition
- Excavation of soil exceeding 1 ppm of total PCBs
- Placement and Maintenance of a Site Cover for Exposure Reduction and
- Development of Institutional Controls.

This RDWP has been prepared in accordance with the provisions of NYSDEC DER-10 (Technical Guidance for Site Investigation and Remediation). The site is a part of the Environmental Restoration Project funded in part by the 1996 Clean Water/Clean Air Environmental Bond Act to remediate petroleum impacted soil that exists across the site in order to meet the NYSDEC Part 375 Soil Cleanup Objectives (SCOs) for Restricted-Residential Use.

1.2 Project Background

1.2.1 Site Location and Description

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. The approximately 2.2-acre Site contains the foundations of a former two-story brick structure and a former single-story structures comprising approximately 28,000 square feet of floor area. These buildings were demolished in 2017, completing the first element of remediation required by the ROD. The foundations of the buildings remain and were covered by a minimum of 2 feet of clean fill, creating a mound over the former building footprint.

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.

1.2.2 Previous Investigations and Reports

Initially, Interim Remedial Measures (IRMs) were performed at the Site. The IRMs included removal of waste materials and storage tanks inside the building, cleaning of a machine pit sump, and closure/removal of underground storage tanks and associated petroleum impacted soil. The IRMs performed at the site are documented in the IRM Construction Completion Report prepared by B&L in August 2011 and revised January 2012.

B&L performed a multi-phased PCB investigation at the Site in order to better characterize and delineate the two areas in the building structure where PCBs were initially identified (the machine room and the boiler room). The PCB investigation and findings are described in the B&L Report entitled "Final PCB Site Investigation and Remedial Alternatives Analysis Report (SI/RAAR)" dated January 2012.

B&L performed a Remedial Investigation (RI) in 2012 determining the extent of floor drain and machine pit sediment, surface soil, subsurface soil, and residual groundwater contamination stemming from the site. These results were presented in a June 2012 RI report. Based on the findings, B&L performed a supplemental RI in 2013 and 2014. The results of this investigation were documented in the 2016 AAR.

1.3 Remedial Decision Summary

The ROD is attached as Appendix A. The ROD's requirements for the remediation are summarized below.

1.3.1 Remedial Action Objectives

The remedial action objectives (RAOs) for this site are:

<u>Soil</u>

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

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

1.3.2 Summary of Selected Remedy

Building Demolition

Demolition of the site buildings and disposal off-site of materials which cannot be beneficially reused on site. The buildings have been demolished; however, the concrete floors remain and are contaminated with PCBs and require disposal.

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; and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

RI results suggest approximately 1,700 cubic yards of soils underneath the building are contaminated with PCBs and will require removal from the site to an approximate depth of eight feet bgs. This RDWP calls for an investigation to be performed during the remediation to better define the extent of this area. On-site soil which does not exceed the above excavation criteria will be used to backfill the excavation. This includes clean fill previously imported to the site to temporarily cover the building foundations that has been isolated from the foundations through the placement of plywood, polysheeting, and/or flowable fill. To supplement this as needed, clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be imported to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

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.

Institutional Controls

An environmental easement will be placed on the projects restricting use to residential, commercial or industrial use as defined by Part 375-1.8(g) and restrict the use of groundwater as a source of portable or process water. A Site Management Plan will be developed to implement the Institutional Controls.

1.4 Report Organization

This report has been organized using the following sections:

- Section 1 – Introduction
- Section 2 – Design Scope
- Section 3 – Permits and Other Authorizations
- Section 4 – Schedule
- Section 5 – Post Construction Plans
- Section 6 – References

2.0 DESIGN SCOPE

A general description of the planned remedial construction measures for the Site, consistent with the ROD, is presented in this section. Details of the planned construction are contained in the plans and specifications to be developed under separate cover.

2.1 Summary of Design Elements

The remedial design will implement the remedial actions outlined in the ROD except for the building demolition element of the ROD which has been performed as an IRM since the ROD was issued. In accordance with the ROD, the remedial action will primarily address the site contamination with excavation and off-site disposal of the contaminated media described in Section 1.3.2.

The remedial design also includes the placement of a soil cover over the former building footprint and over soils exceeding the restricted residential recommended soil cleanup objectives (RSCOs). The cover will consist of two feet of imported soil to allow for meeting the restricted residential RSCOs presented in table 375-6.8(b) of 6NYCRR Part 375.

The excavation will primarily address the removal and off-site disposal of PCB-contaminated flooring (concrete and wooden), foundation walls, and PCB-contaminated subsurface soil underneath the floor or basement slab from the one-story and two-story building footprint areas 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 excavated areas that meet restricted residential RSCOs.

2.2 Clean Fill Removal and Stockpiling

As indicated above, the one-story and two-story structures had asbestos and lead-based paint abatement performed and were demolished and disposed of in 2017 as part of Phase I of the "Self-Implementing Cleanup Program (SICP) for the 1333 East Dominick Street site", dated September 2016 and prepared by B&L. However, the removal and off-site disposal of PCB-contaminated materials did not occur after the building demolition due to lack of available funding. A protective concrete coating (flowable fill) was installed over a portion (approximately 20%) of the concrete floor in the basement area to create a barrier between the PCB contaminated floor and the clean backfill. Due to building stability issues the remaining 80% of the basement area was inaccessible and unable to be covered with flowable fill. Subsequent to building demolition and disposal of debris, the basement area floor was delineated with snow fence and backfilled with clean fill material. In the area of the former one-story building, plywood and 12 mil polyethylene sheeting was placed on top of the floor to create a barrier between the PCB contaminated floor and clean backfill. To assist in locating the basement floor of the two story building for future remedial activities, the contractor installed a demarcation layer consisting of snow fence.

Clean fill was imported to the site and used as backfill in the basement area and as soil cover for the floor slabs. Backfill continued until an elevation matching surrounding grade. Removal of the clean backfill and cover material will occur prior to any excavation of contaminated materials. The clean fill material will be temporarily stockpiled onsite in the area(s) of the site shown on Drawing C101. Drawing C101 provides the general areas for staging and storage of material and equipment and layout for the construction work to be performed. The excavated and stockpiled clean backfill material will be used to achieve the desired final elevation grade for the site.

2.3 Excavation Areas and Depths

Drawing C102 depicts the locations where excavation will be performed. These locations were designated as areas of concern (AOCs) in the AAR. For ease of reference, these locations are referred to in this section their AAR terminology: AOC 1 and AOC 2. Additionally, shallow soil under the existing slabs will require excavation prior to cover placement. This area is designated AOC 4. A description of these AOCs is provided below:

- AOC 1: Soil from two portions of the site outside the building footprint had contamination above restricted residential RSCOs. These areas are near the property boundary of the site and will be excavated and backfilled with a two-foot soil cover without creating an abrupt elevation change at the edge of the site. These areas are shown on and described in Note 3 of drawing C102.
- AOC 2: Five borings installed below the slab or just outside the slab of the one-story building exhibited PCB concentrations greater than 1 ppm, and thus require excavation in accordance with ROD along with any grossly contaminated soils meeting nuisance conditions as defined in CP-51. Two areas were designated as AOC 2 in the AAR and were drawn based on horizontal location of these four borings and the depth at which PCBs greater than 1 ppm were observed. The actual extent of PCB contamination is not known and will be evaluated during the remediation as described below. These areas are shown on and described in Note 1 of drawing C102.
- AOC 4: Remaining PCB-contaminated concrete slab and subsurface soil outside of AOC 2 that are underneath the demolished building slab.

Each of these AOCs is discussed below. Since AOC 4 would be addressed prior to AOC 2, these are not presented in numerical order.

2.3.1 AOC 1

The design assigns horizontal and vertical limits of excavation based on the areas around sample locations SS-1 (near Nock St.) and SS-6 (near Dominick St.). AOC 1 includes the removal of sufficient soil from these two locations which exceed restricted residential use RSCOs for metals and SVOCs. All excavated areas will be backfilled with off-site clean fill material to match surrounding grade. Monitoring wells within the excavation

areas, shown on Drawing C101, will be decommissioned in accordance with NYSDEC CP-43: Groundwater Monitoring Well Decommissioning Policy prior to excavation activities. This includes MW-01. Field verification of the well depth will be verified.

The cover surface elevation at these two locations will match the existing elevations along Nock Street (for SS-1) and Dominick Street (for SS-6). The planned excavation depth of 2 feet below ground surface will allow for placement of a two-foot soil cover. The design assumes an estimated lateral dimension at SS-1 of approximately 25 feet wide by 50 feet long and approximately 20 feet by 20 feet at SS-6. Based on these dimensions and the depth indicated above, the amount of soil to be removed is estimated at 122 cubic yards. Based on an estimated cubic yard to ton conversion of 1.6, the soil disposal tonnage is around 195 tons.

Confirmatory sampling will be required at the sidewalls of the two AOC 1 excavations to document that edges of the excavation meet the restricted residential RSCOs. The frequency of sampling would be one sample per side. If contamination remains on site above these standards, then additional lateral excavation is required onsite until these standards are achieved. However, additional excavation is not required off site if samples exceed restricted residential RSCOs at the property line.

In addition to the sidewall confirmatory sampling, documentation samples will be collected from the bottom of the excavation. Because the bottom of the excavation will be covered with a two-foot cover, these samples are for documentation purposes only and no further excavation is required if they exceed restricted residential RSCOs. A single sample will be collected from each of the two AOC 1 areas unless additional lateral excavation is necessary and the total horizontal extent of excavation exceeds 900 square feet. The samples will be analyzed for metals and SVOCs, the two classes of contaminants found in samples SS-1 and/or SS-6.

2.3.2 Area of Concern – AOC 4

AOC 4 comprises the concrete floor and soils immediately beneath for the entire former building footprint, both the former two-story and the former one-story sections. Each of these sections is discussed separately below

2.3.2.1 Two-Story Building Concrete and Wood Flooring Removal

Prior to building demolition, a protective concrete coating (flowable fill) was installed over a portion of the concrete and wood flooring in the basement of the two-story building. Flowable fill was installed as an alternate barrier layer and was used to cover approximately 20% of the basement floor due to access restrictions and safety hazards present in the two-story building. The purpose of this barrier layer was to prevent the intermixing of building demolition debris with the PCB impacted flooring. A demarcation layer (snow fence) was placed over the basement floor prior to the placement of clean backfill.

As part of this remedial action, the barrier layer will be removed to expose the underlying flooring materials for demolition and removal. Based on the varying concentrations of PCBs (concrete concentrations of up to 310 ppm), all flooring material will be treated as TSCA waste and disposed of at a permitted PCB waste landfilling facility. Additionally, the foundation walls will be removed as excavation of the clean fill is excavated and stockpiled. The OSHA standards for trenching and excavating safety practices will be adhered to for the basement excavation.

The dimension of the concrete flooring material located in the Machine Room and basement area is approximately 40 feet wide by 127 feet long. Based on these dimensions and an estimated floor thickness of 6-inches, the amount of concrete flooring to be removed is estimated at 2,550 cubic feet (ft^3), or approximately 95 cubic yards. Based on an estimated cubic yard to ton conversion of 2.8, the concrete slab disposal tonnage is around 266 tons.

The dimension of the wood flooring material located in the basement area is approximately 40 feet wide by 60 feet long. Based on these dimensions and an estimated floor thickness of 2 inches, the amount of wood flooring present in the basement area to be removed is around 400 cubic feet (ft^3) or approximately 12 tons (assumes 60 lbs/ft^3).

Following removal of the basement floor, the Engineer will perform sampling as described in Section 2.3.6 below. Based on historical soil sampling results from the subsurface investigation conducted in the Machine Room and basement area, it is not anticipated that PCB contamination will be present in the soils beneath the concrete and wood flooring of the two story building. In the event that PCB testing results for the subslab soil samples are greater than 1.0 ppm, additional excavation and expedited PCB sampling and analysis will be conducted as necessary until a soil cleanup objective of 1.0 ppm or less is achieved.

2.3.2.2 One-Story Building Concrete Flooring Removal

Prior to building demolition, a protective barrier of 12 mil polyethylene sheeting and plywood was installed over the concrete flooring of the one-story building.

As part of this remedial action, the barrier layer will be removed to expose the underlying flooring materials for demolition and removal. Based on the varying concentrations of PCBs (concrete concentrations of up to 410 ppm), all flooring material will be treated as TSCA waste and disposed of at a regulated TSCA waste landfilling facility.

The dimension of the concrete flooring material located from the one-story warehouse is approximately 130 feet wide by 160 feet long and 32 feet wide by

100 feet long. Based on these dimensions and an estimated floor thickness of 6-inches, the amount of concrete flooring to be removed is estimated at 12,000 cubic feet (ft^3), or approximately 445 cubic yards. Based on an estimated cubic yard to ton conversion of 2.8, the concrete slab disposal tonnage is around 1,250 tons.

Following removal of the former one-story building floor, there will be additional deeper excavation as described below in Section 2.3.3 (AOC 2). Outside the area of AOC 2, the Engineer will perform sampling as described in Section 2.3.4 below. In the event that PCB testing results for the subslab soil samples are greater than 1.0 ppm, additional excavation and expedited PCB sampling and analysis will be conducted as necessary until a soil cleanup objective of 1.0 ppm or less is achieved.

2.3.3 AOC 2

AOC 2 is a subset of the former one-story warehouse floor, plus a small area just outside of the footprint. The horizontal and vertical limits of excavation have been estimated based on RI sampling results from samples SB-18, SB-19, SB-21, SB-22, and SB-23. The ROD defines this area as the area enclosed by the first of these five borings, plus a second area surrounding SB-23. (During the underground storage tank removal IRM-3 (October 7-12, 2009), soil at boring locations SB-18 and SB-19 was removed and thus this portion of the AOC 2, as shown in the ROD is not included in this design.) However, the actual extent of PCB contamination may be larger (e.g., contamination may extend farther north or west since contaminated borings SB-18 and SB-19 are located at the corner of the area designated in the ROD) or smaller (the interior of the area designated by the ROD does not have any samples with PCBs greater than 1 ppm). Therefore, a subslab soil investigation will be performed by the Engineer following the removal of the former one-story warehouse concrete floor slab, prior to any soil excavation, to delineate the horizontal and vertical extent of the excavation. Refer to the description Section 2.3.4 below.

The area of excavation in accordance with the ROD is approximately 5,300 and 440 square-foot, for each respective area, with a depth up to 8 feet bgs. Occupational Safety and Health Administration (OSHA) standards for trenching and excavating safety (OSHA 2226-10R 2015) recommend sloping the sides of the excavation to an angle not steeper than 1½:1 (for every foot of depth, the excavation must be excavated back 1½ feet). This approach would provide for a horizontal distance of approximately 12 feet of setback from the bottom of the excavation as shown on Drawing C102 and C401. The volume of excavation based on these areas and side slope is estimated at 2,900 cubic yards. Based on an estimated cubic yard to ton conversion of 1.6, the soil disposal tonnage is around 4,640 tons. However, the actual areas and depths of excavation will be determined during the remediation through the sampling program performed by the Engineer.

2.3.4 AOC 2 and AOC 4 Pre-excavation and Confirmatory Sampling

As noted above, the extent of contamination in AOC 2 is not known. The ROD calls for an investigation to be performed during design to define the extent of contamination to focus where excavation is required. However, in consultation with NYSDEC, B&L has determined that the investigation will be performed during the remediation. The approach will allow for the removal of the clean soil currently placed over the former building footprint, and the removal of the contaminated floor slab material prior to sampling. This will provide better access to the contaminated soil simplifying sampling, and eliminate the chance that drilling would cross-contaminate the clean soil currently located above the slab. The design specifications will require that the remedial contractor allow time in the schedule for the Engineer to access the site and perform the sampling required to delineate the contamination below the former one-story building slab. B&L will prepare a separate sampling and analysis plan for this investigation following NYSDEC approval of this RDWP. Based on the results of the investigation, the Engineer will provide the Contractor with a Field Order describing the extent of excavation required.

Following AOC 2 and AOC 4 excavation (including AOC 4 excavation to the limits determined by the sampling and analysis), the Engineer will perform sampling in accordance with the sampling program provided in the self-implementing cleanup plan (SICP) for the 1333 East Dominick Street site (B&L 2016). The SICP requires collection of samples on a 1.5 meter by 1.5 meter grid throughout the area of excavation as specified in 40 CFR 761 Subpart O. The collected confirmation soil samples will be composited in accordance with 761.289(b)(1)(i). Samples will be analyzed for PCBs by USEPA Method 8080. Soil sample locations will be biased towards areas of suspected contamination, if encountered when sampling. The soil sampling grid shall completely overlay the remediated area.

In the event that PCB testing results for the subslab soil samples are greater than 1.0 ppm, additional excavation and expedited PCB sampling and analysis will be conducted as necessary until a soil cleanup objective of 1.0 ppm or less is achieved.

2.4 Soil and Waste Transport and Disposal

Soil contaminated with PCBs at concentrations up to 49 ppm will be removed from the site and disposed of at a general solid waste landfill such as the Oneida-Herkimer Solid Waste Authority (OHSWA) landfill. Handling and Disposal of Contaminated Materials

The handling and disposal of contaminated material will be conducted in compliance with Title 6 New York Code of Rules and Regulations Part 364, *Waste Transporters Permit*, and Part 372, *Hazardous Waste Manifest System Related to Standards for Generators, Transporters and Facilities*.

As part of a comprehensive Health and Safety Plan (HASP) for the excavation work, specific precautions for site personnel will be identified for handling and disposing of contaminated material. Whenever there is a possibility for exposure to contaminated materials, personnel will be required to wear proper personal protective equipment (PPE).

Before any material is moved off-site, the analytical data (from the investigation sampling) will be provided to the disposal facilities to verify the acceptability of the material under the facility's permit. Continued acceptance will be based upon samples collected during the remediation, if necessary. A record of all material disposed off-site will be obtained from the disposal facility(s).

All transport equipment used to haul contaminated materials will be equipped with liners to prevent loss or leakage of material during transport. Trucks will be cleaned and inspected prior to departure from the Site to ensure that contaminated material cannot be spilled or tracked off-site.

Transportation of PCB contaminated material with impacts greater than 1 ppm will be handled by a selected contractor containing a current NYSDEC Part 364 Waste Transporter Permit. Manifests will be prepared by the selected contractor, documenting transportation and disposal of PCB contaminated material from the site to the regulated landfill.

PCB-contaminated concrete and wood in excess of 50 ppm is considered a TSCA waste and, therefore, will require disposal at a hazardous waste landfill permitted by the EPA under section 3004 of RCRA, or by a state authorized landfill under section 3006 of RCRA, or a PCB disposal facility approved under 40 CFR 761. Based on the observed PCB levels (generally > 50 ppm), all concrete and wood flooring will be treated as TSCA waste and disposed of by a contractor at an appropriate TSCA-regulated disposal facility(s). Soil and waste with concentrations of PCBs in excess of 50 ppm will be disposed of at a TSCA-licensed disposal facility such as Wayne Disposal Facility, located at 1349 Huron St., South Belleville, Michigan.

PCB-contaminated materials with a concentration of less than 50 ppm will be disposed of at a permitted municipal solid waste disposal facility. The closest facility to the site capable of accepting PCB contaminated soil is the Oneida-Herkimer Solid Waste Authority (OHSWA) landfill, located at 7044 State Route 294, Boonville, New York.

2.5 Cover System

The final cover system has been designed to control the potential for exposure to contaminants which may remain in subsurface soil during the post-closure period. The final cover system will be constructed so that it functions with minimum maintenance, promotes drainage, and minimizes erosion. The design of the cover system calls for providing a minimum 18-inch thick soil layer plus 6 inches of topsoil meeting the RSCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. A demarcation layer material will also be installed, prior to placement of the soil cover at the interface between the unexcavated soil and the imported backfill, in order to provide a physical boundary between the subsurface fill material and the overlying clean backfill material.

The final cover will comprise a combination of existing site clean soil, and imported clean soil. The soil currently placed over the former building footprint was tested prior to placement is known to meet the restricted residential RSCOs. This soil will be used for the final cover. To supplement this existing soil, additional clean soil for use as cover material and to backfill excavated areas will be imported from an off-site source approved by the Engineer. The imported material will consist of clean soil meeting allowable constituent levels for imported fill or soil as provided in NYSDEC DER-10 Table 5.4(e)10. The remedial contractor will be responsible for collecting soil samples in accordance with the frequency specified in NYSDEC DER-10. The backfill will contain no organic material, rubbish or debris and being capable of being compacted to a relative compaction of 90 percent. Proposed source(s) for other imported fill materials will be approved by the Engineer prior to delivery to the Site.

Additional details regarding backfill requirements will be included in the plans and specifications for the remedial design. The Certificate of Clean Fill will be submitted with the name of the supplier, the source of fill, and the history of the location where the fill was obtained for approval by the Engineer prior to use of the fill. Upon receipt, the Engineer will review the information provided regarding the backfill and shall determine the acceptability of the material and its source. Copies of the Certificates of Clean Fill will be submitted in the Final Engineering Report.

Areas of the soil cover disturbed during implementation of the remedy will be restored, as necessary, with topsoil and seed, all subject to the same clean fill requirements

2.5.1 Site Cover Materials, Placement and Compaction

Cover soil will comprise existing clean soil stockpiled following removal from the building footprint, and clean fill imported from borrow source locations having no evidence of disposal or releases of hazardous, toxic, or radioactive substances, or petroleum products. The clean fill would be segregated at a source/facility for verification sampling. Representative samples will be collected at a frequency consistent with NYSDEC DER-10 Table 5.4(e)10 and analyzed at a NYSDOH certified Environmental Laboratory Accreditation Program (ELAP) approved laboratory in accordance with the listing in 6 NYCRR Part 375 Table 375-6.8 (b) for restricted residential use. Additionally, imported fill material shall be tested for PFAS in accordance with guidance provided in Part 375 for Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances and DER-10 for SVOCs. Certification and chemical testing requirements for soil borrow materials will be developed in the contract specifications. The clean fill will contain no sod, vegetative matter, rubbish or debris. Proposed source(s) for other imported fill materials will be approved by the Engineer prior to delivery to the Site.

Cover soil will be placed and compacted to provide a minimum thickness of 18 inches across the final surface. Cover soil will be placed in 6-inch thick lifts, compacted wet of optimum moisture content to achieve a minimum of 90% of the modified proctor

maximum density as determined by the Modified Proctor Compaction Test (ASTM D-1557-78).

2.5.2 Topsoil and Seeding

The topsoil layer is the uppermost component of the cover system. Its functions are to protect the underlying layer from mechanical damage, and (in conjunction with a vegetative cover) to protect against erosion. Topsoil used for final soil cover will be a natural loam surface soil with sufficient organic material and nutrient to establish and sustain vigorous vegetative growth, and will be free of clods of hard earth, plants or roots, sticks or other extraneous material.

Topsoil will be comprised of natural soil material originating from borrow source locations having no evidence of disposal or releases of hazardous, toxic, or radioactive substances, or petroleum products. Certification and chemical testing requirements for topsoil borrow materials will be developed in the contract specifications.

Following the final grading and compaction of the soil cover, topsoil will be placed to a minimum depth of six inches (after placement and rolling). Topsoil will not be placed when it is partially frozen, muddy, or when it is covered with ice, snow, or standing water. Topsoil will be placed and graded to a smooth, even surface and will be rolled and raked to remove ridges and fill in depressions, ruts and low spots that result after settlement. Grade stakes will be used to verify the thickness of the topsoil layer.

Topsoil placement, preparation for seeding, and spreading the seed will take place in a more or less continuous operation. Seed will be selected to provide a good stand of grass that will yield a desirable natural habitat cover. A suitable starter fertilizer will be applied with the seed to stimulate growth.

Permanent seed shall be installed immediately upon the completion of final grading. The seed mixture will be native to the area and provide a mixture of quick growth seed and annual seed to provide permanent stabilization to the site. The limit of the soil cover is depicted on Drawing C103.

2.6 Green Remediation

The design will implement, to the greatest extent practicable, green remediation measures during the completion of all remedial activities on-site, in order to reduce the overall environmental footprint associated with the implementation of the remedy. Typical green remediation measures that the remedial action may implement, include, but are not limited to, the following:

- Minimize habitat disturbance and create or enhance habitat or usable land;
- Prevent unintended soil compaction;

- Minimize waste or implement beneficial use of materials that would otherwise be considered a waste;
- Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharges of pollutants and greenhouse gases to the atmosphere;
- Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere;
- Minimize use of heavy equipment to save energy and reduce emissions;
- Purchase of renewable energy credits to offset temporary electric supply;
- Use of recycled and/or repurposed items within the job trailer; and
- Establish ground cover within areas restored and backfilled, as soon as possible, to minimize off-site erosion

2.7 Site Preparation

Site access will be from both Nock Street and Gansevoort Avenue through existing access drives. The access drives will be improved to provide stabilized construction entrances/exits consisting of smoothly graded areas large enough to accommodate equipment and truck traffic.

Site preparation will involve clearing, grubbing and access improvements required for the soil cover work. Storm water management and erosion and sediment control practices will be employed during all clearing and earthwork activities as shown on Drawing C101. Erosion and sediment controls will be established in the plans and specifications. At a minimum, control elements such as silt fences or wattles will be placed around all soil cover areas and construction access routes

Monitoring wells located within the identified soil cover area, shown on Drawing C101, will require decommissioning in accordance with CP-43 "Commissioner Policy on Groundwater Monitoring Well Decommissioning". This includes MW-01. Field verification of the well depth will be verified. Monitoring wells to remain will include MW-02, MW-03, MW -04, MW-05, and MW-06 for future site monitoring.

To facilitate heavy equipment access to the site, the access drives will be re-established and shored, if necessary, with crushed concrete, aggregate or other suitable material. In addition to the access drive, clearing will be performed in and around the areas of the excavation to allow equipment access. Trees, shrubs and brush within the clearing limits will be removed to facilitate construction and post-closure maintenance work.

Following mobilization to the site, the remedial contractor will be required to perform several activities, prior to initiating remedial activities. This will include, but not be limited to, the following:

- Coordination with the City of Rome and adjacent property owners;

- Locating and identifying underground utilities in coordination with the City of Rome and in accordance with local and state requirements;
- Clearing and grubbing of vegetation, brush and trees as necessary to facilitate access to all areas of the site;
- Installation of construction and access roads;
- Installation of temporary construction fence around all work areas;
- Installation of temporary utilities and controls;
- Consolidation and off-site disposal of any debris identified on-site;
- Preparation of required environmental submittals such as CAMP, Contractors HASP, Field Sampling and Waste Characterization, etc.; and
- Completion of a site survey to supplement the existing site survey, as necessary, and to mark out the extent of area to be covered.

2.8 Security, Control and Access

Security for the work, equipment, materials, supplies, facilities, personnel and incidentals, including the office trailers, will be provided throughout the performance of the work. The Site is surrounded by a fence. The fences and gates will be closed and locked when there is no activity on-site, and any breaks or gaps will be repaired immediately.

All personnel and visitors will be required to sign in and sign out upon arrival and departure. Construction personnel and other designated workers entering the site will be required to have 40-hour HAZWOPER training, Occupational Safety and Health Administration (OSHA) 30-Hour Construction Safety training and participate in a medical surveillance program.

Within the limits of the site, work zones consisting of a Clean Zone, a Contaminant Reduction Zone, a Support Zone and an Exclusion Zone will be established. The Exclusion Zone will always be located adjacent to the excavation front. As the excavation front will be continuously changing, the location of this work zone will also change.

The Support Zone will be divided into two areas: the Material Processing Area (MPA) and the Materials Support Area (MSA). The MPA will be the location where materials are loaded onto transport vehicles or offloaded for on-site use. The MSA or lay down area will be used to store equipment that will be used in remedial operations.

Decontamination of trucks, hydraulic equipment and personnel will be performed within the limits of the Contaminant Reduction Zone. The Clean Zone will be a contaminant-free area designated for visitors and/or remedial staff. Personal protective equipment will not be required in the Clean Zone. The office trailer, if required, would be located within the limits of the Clean Zone.

2.9 Health and Safety

The Contractor will be required to develop for review by the Engineer a Site-Specific Health and Safety Plan (HASP) in accordance with the requirements of 29 CFR 1910.120. The HASP will cover all on-site remediation activities. The remedial contractor will be required to develop and enforce a HASP.

2.9.1 Equipment and Personnel Decontamination Facilities

The remedial contractor will be required to install an equipment decontamination pad for the decontamination of equipment and vehicles during performance of the remedial construction. The decontamination pad will be large enough to contain wash water and debris from the largest-sized vehicles to be utilized, have a curbed perimeter and be underlain by an impervious liner. The remedial contractor will be required to ensure that all heavy equipment is clean prior to crossing areas which do not require remediation or have already been remediated, handling imported fill materials and prior to demobilizing.

The water used to decontaminate the equipment will be containerized and disposed off-site, after waste characterization. Collected sediments will be managed and consolidated on-site with other fill material.

2.9.2 Community Air Monitoring

Perimeter and work zone air monitoring will be performed in accordance with the CAMP and the remedial contractor's HASP to evaluate the effectiveness of dust and odor control measures. In general, real time air monitoring equipment will be utilized to monitor dust and total VOC levels. If visible dust is generated or work zone and/or perimeter air monitoring results are above action levels, corrective action measures will be implemented. Corrective action measures may include increasing water coverage, controlling or temporarily ceasing select activities during high wind, reducing speed of equipment that may reduce dust generation, and utilizing different sizes or types of equipment that may cause less dust generation.

Dust control measures will be implemented to minimize the potential for dust generation during soil excavation and handling, and placement of fill. The main dust control device will include water applied via hoses or sprinklers connected to off-site hydrants. Truck routes exiting the Site will be continuously monitored for excessive dirt or dust, and heavily traveled truck routes will be wet down to minimize dust emissions. Other dust control devices/methods will be stabilized construction entrances/exits and proper cleaning of trucks.

Stabilized construction entrances/exits consisting of smoothly graded areas large enough to accommodate equipment and truck traffic will be constructed at exit points to clean tires of transport trucks exiting the Site. The base of the entrances/exits will be

covered with non-woven geotextile (for non-slippage) and coarse aggregate and will be maintained and redressed while in use.

The entrances and exits will be inspected during high truck traffic periods for excessive dirt or dust. Proper cleaning of trucks exiting the Site will help control off-site dust on adjacent roadways. Transport trucks exiting the Site will pass through an inspection area and/or be inspected to ensure tires and undercarriages are clean and that tarps are secured. Excessive mud and loose dirt observed on the trucks will be manually removed with brooms and brushes as necessary.

2.10 Storm Water Management

Storm water management, soil erosion and sediment control will be performed in accordance with New York State Standards and Specifications for Soil Erosion and Sediment Control and the most recent NYSDEC Stormwater regulations (SPDES General Permit for Stormwater Discharges for Construction Activities GP-0-20-001). The remedial contractor will be responsible for preventing off-site migration of stormwater during implementation of the remedy and compliance with all stormwater soil and erosion control measures. To minimize sediment migration from the site, erosion control features as shown on Drawing C101 will be used at the perimeter of the site. During excavation activities, the ground surface will be below the surrounding environment, preventing runoff from the site.

Stockpiled fill material will be placed on plastic liners and covered with plastic tarps to prevent erosion. Stockpiles of imported fill will also be placed on liners and covered. Liners will be secured in place with stakes or concrete. The clean material stockpiles will be located within the silt fence perimeter or be surrounded by their own silt fences. The staging and storage areas are shown on Drawing C101.

3.0 PERMITS AND OTHER AUTHORIZATIONS

Permits and approvals that may be required for construction include local permits for temporary utility connections, excavation, transportation and disposal, NYSDEC permits for mining of off-site fill sources, a permit for access drive improvements, and general construction permits. These will be the responsibility of the remedial contractor.

4.0 SCHEDULE

A preliminary schedule of key milestones for the remedial construction is provided below. Note that the following schedule is generic in nature, given the unknown time period regarding review and approval of the RDWP and the proposed remedial action. A schedule with estimated durations from the date of submittal of the RDWP is included in the following table.

4.1 Schedule Milestone

Milestone	Estimated time from RDWP Submittal
Submit Draft RDWP	Week 0
Receive Comments from NYSDEC	Week 2
Submittal of Final Draft Remedial Work Plan	Week 5
NYSDEC Approval of Final Remedial Work Plan	Week 6
Submit Draft Plans and Specifications to the NYSDEC for Review and Comment	Week 10
Submit Final Detailed Plans and Specifications	Week 13
Release Contract Documents for Public Bidding	Week 18
Remedial Contractor Selection	Week 19
Contract Award	Week 20
Completion of Remedial Construction	Week 29
Submittal of the Draft Final Engineering Report and Draft Site Management Plan	Week 38
Receive NYSDEC Comments on Draft Final Engineering Report and Draft Site Management Plan	Week 42
Submittal of Certified Final Engineering Report and Final Site Management Plan	Week 46
NYSDEC Approval of Certified Final Engineering Report and Final Site Management Plan	Week 50

5.0 POST CONSTRUCTION PLANS

5.1 Institutional Controls

Due to the nature/composition of the soil and fill that will be left in place, Institutional Controls (ICs) will be required to restrict activities on the site after the remediation has been completed and to prevent potential exposure to groundwater, limit use to restricted residential and ensure that the soil cover is properly maintained and contaminated soil remaining at the site is properly managed. The ICs will include any or a combination of the following:

- Site Management Plan; and
- An environmental easement pursuant to Title 36, Article 71 of the New York State Environmental Conservation Law.

The institutional controls will involve filing of an Environmental Easement which will preclude the use of groundwater as a source of potable or process water source and restrict activities on the Site that could compromise the integrity of the consolidation area cover.

The environmental easement will impose land use limitations or requirements that may be needed to protect current or future users from environmental contamination. Requirements and limitations may include restrictions on property uses, controls for certain site uses such as construction of basements or trenches, and/or operation or maintenance of engineering controls and reporting.

5.2 Site Management Plan

A Site Management Plan (SMP) will be prepared and submitted concurrent with completion of the remedial construction activities. The purpose of the Site Management Plan is to assure that proper procedures are in place to provide for long-term protection of human health and the environment after remedial construction is complete. Toward that end, the SMP is comprised of three main components:

- An Institutional and Engineering Control Plan incorporating a description of all institutional and/or engineering controls employed at the site, including the mechanisms that will be used to continually implement, maintain, monitor, and enforce the controls. Proof of filing for environmental easements restricting site use will be provided as well. An Institutional and Engineering Control certification, to be completed periodically following remedy construction, is provided as part of the Institutional and Engineering Control Plan.
- A Soil/Fill Management Plan identifying proper management of any residual impacted subsurface soil/fill that might be encountered during redevelopment or post-remedial construction activities at the Site, if undertaken.

5.2.1 Institutional and Engineering Control Plan

Engineering controls will be required as part of the final remedy in the form of the planned cover system for the soil cover area. As discussed in Section 5.1, institutional controls involving an easement that precludes the use of groundwater as a source of potable or process water source (unless groundwater quality standards are met) and restricts activities on the Site that could compromise the integrity of the cap will also be filed.

B&L will prepare an Institutional and Engineering Control Plan that will identify the means by which these controls will be monitored, including documentation to support periodic post-closure certification of the integrity of the controls.

5.2.2 Soil/Fill Management Plan

The Soil/Fill Management Plan (SFMP) will provide guidance for proper management of any residual impacted subsurface soil/fill that could be encountered during redevelopment or post-remedial construction activities within the original limits of the waste/fill, if undertaken. These may include activities such as infrastructure construction (i.e., roads, waterline, sewers, electric cable, etc.) or foundation excavation and Site grading. The SFMP will also include measures for handling site groundwater, if necessary for construction. Specific elements to be addressed by the SFMP include:

- Field monitoring of Site soils, and sampling and handling of impacted soil/fill, if encountered after construction.
- Collection, handling and disposal of groundwater, if encountered.
- Acceptability of soil/fill from off-site sources for backfill or subgrade fill.
- Erosion and dust control measures.
- Fencing and other access controls.
- Health and safety procedures for subsurface construction work and the protection of the surrounding community.
- Notification and reporting requirements

5.3 Final Engineering Report

A Final Engineering Report will be prepared at the conclusion to the remediation to document all remedial actions that have been undertaken at the Site. The report will be prepared in accordance with the DER-10, *Technical Guidance for Site Investigation and Remediation* (NYSDEC, 2010).

6.0 REFERENCES

Barton & Loguidice, P.C. (B&L). 2012. Remedial Investigation Report

Barton & Loguidice, D.P.C. (B&L). 2016. Alternative Analysis Report

Barton & Loguidice, D.P.C. (B&L). 2011. IRM Construction Completion Report

New York Codes, Rules and Regulations (NYCRR). 2006. 6 NYCRR Part 375 Environmental Remediation Programs.

New York State Department of Environmental Conservation (NYSDEC). 2010. Technical Guidance for Site Investigation and Remediation (DER-10).

New York State Department of Environmental Remediation (NYSDE). February 2017. Record of Decision - 1333 East Dominick Street Environmental Restoration Project Rome, Oneida County Site No. E633060.

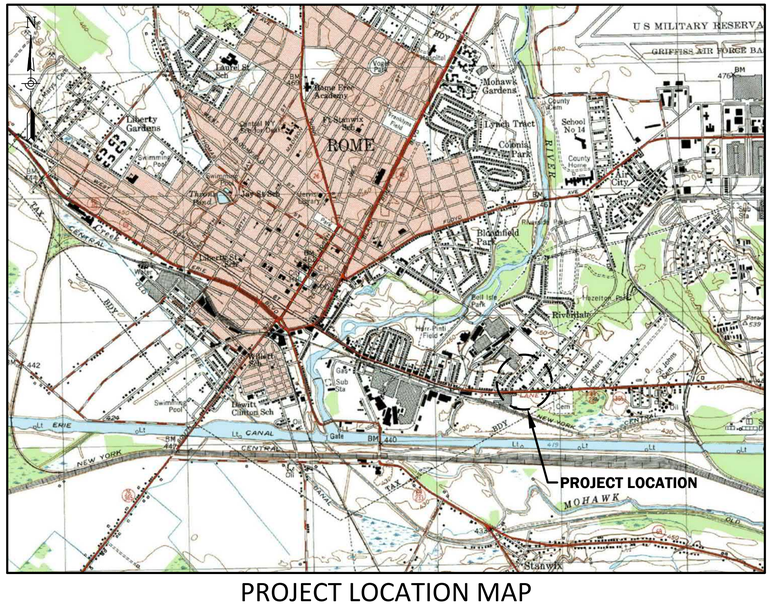
Drawings

CITY OF ROME

ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET

1333 EAST DOMINICK STREET, ROME
ONEIDA COUNTY, NEW YORK

Barton & Loguidice



PROJECT LOCATION MAP

SCALE: 1" = 2,000'

SEPTEMBER 2021

PREPARED AND APPROVED BY

STATE OF NEW YORK
SCOTT D. NOSTRAND
No. 075454
LICENSED PROFESSIONAL ENGINEER

SCOTT D. NOSTRAND, P.E. DATE SIGNED
NEW YORK STATE 09/20/21
PROFESSIONAL ENGINEERS LICENSE NO. 075454

Sheet Number
G001

Project Number
245.005.015

Plotted: Sep 20, 2021 - 2:57PM By: WBG
C:\Users\wbg\appdata\local\temp\AcPublish_13184\245005 G001 Coversheet (ID 2373854).dwg

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
G001	COVER SHEET
G002	GENERAL NOTES
C100	EXISTING SITE CONDITIONS PLAN AND TOPOGRAPHY
C101	EROSION, SEDIMENT, & STORMAWATER CONTROL AND SOIL STOCKPILE MANAGEMENT PLAN
C102	EXCAVATION PLAN
C103	FINAL GRADING AND SOIL COVER PLAN
C401	SECTIONS
C501	COVER SYSTEM DETAILS
C502	EROSION AND SEDIMENT CONTROL DETAILS

NOTES

1. HORIZONTAL DATUM IS BASED UPON THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. VERTICAL DATUM IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. TOPOGRAPHIC SURVEY INCLUDING CONTOUR ELEVATION, DATED JUNE 15, 2021, PREPARED BY B&L. PROPERTY BOUNDARY INFORMATION, DATED DECEMBER 15, 2016, PREPARED BY SUSAN M. ANACKER, L.S. LIC # 50321.
4. THE CONTRACTOR SHALL FURNISH ALL LABOR, FACILITIES, POWER AND INCIDENTALS NECESSARY TO FULLY COMPLETE THE WORK AS SHOWN, AS SPECIFIED AND AS DIRECTED BY B&L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK DESCRIBED IN THE CONTRACT DOCUMENTS, INCLUDING ITEMS NOT SPECIFICALLY IDENTIFIED, AS REQUIRED TO COMPLETE THE WORK.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS, AND THE CONTRACTOR'S APPROVED SUBMITTALS. IF ANY LAW, REGULATION AND/OR CONTRACT DOCUMENTS HAVE CONTRADICTING REQUIREMENTS, THEN THE MOST STRINGENT REQUIREMENT SHALL APPLY AS DETERMINED BY B&L. LOCAL LAWS SHALL INCLUDE ANY CITY OR OTHER LOCAL REGULATORY AUTHORITY HAVING JURISDICTION.
8. THE CONTRACTOR IS RESTRICTED FROM PERFORMING ANY OPERATIONS OUTSIDE THE DEFINED CONTRACT LIMITS UNLESS OTHERWISE APPROVED BY B&L AND THE CITY OF ROME.
9. THE CONTRACTOR SHALL IDENTIFY, APPLY FOR AND OBTAIN, PAY ALL FEES FOR, AND COMPLY WITH ALL REQUIREMENTS OF ALL ISSUED LICENSES, PERMITS, APPROVALS AND INSURANCE REQUIRED FROM FEDERAL, STATE AND LOCAL GOVERNMENT AND PUBLIC AGENCIES AND AUTHORITIES NECESSARY TO PERFORM THE WORK. THE CONTRACTOR SHALL PROVIDE INDEMNIFICATION TO PUBLIC AND PRIVATE AGENCIES AND AUTHORITIES AS NECESSARY TO PERFORM THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS THAT ARE REQUIRED PRIOR TO COMMENCING CONSTRUCTION, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
11. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK. EXISTING DIMENSION AND ELEVATION INFORMATION PRESENTED ON THESE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR BY ACTUAL FIELD MEASUREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY DISCREPANCIES TO B&L AND THE CITY OF ROME IN A TIMELY MANNER. FAILURE TO PROSPECT IN ADVANCE OF WORK OR VERIFY DIMENSIONS SHALL NOT BE CAUSE FOR ADDITIONAL COSTS TO THE CITY OF ROME AND B&L.
12. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. SURFACE FEATURES SUCH AS CATCH BASIN RIMS, MANHOLE COVERS, WATER VALVES, GAS VALVES, ETC. ARE THE RESULT OF FIELD SURVEY UNLESS NOTED OTHERWISE. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH IS NOT KNOWN. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. A UTILITY MARK-OUT MUST BE CONDUCTED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
13. EXISTING UTILITIES AND BURIED PIPING LOCATIONS AND ELEVATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE INTENDED ONLY TO INDICATE THE EXISTENCE OF SUCH UTILITIES AND PIPING IN AREA SHOWN. THE EXISTENCE AND LOCATION OF ANY UTILITIES INDICATED ON THE PLANS ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK. BEFORE PROCEEDING WITH WORK, THE CONTRACTOR SHALL VERIFY UTILITIES AND PIPING LOCATIONS IN THE FIELD AND NOTIFY B&L OF ANY DISCREPANCIES. PUBLIC AND PRIVATE UTILITIES SHALL BE LOCATED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE CITY OF ROME AND B&L. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY NO LATER THAN 48 HOURS PRIOR TO ANY EXCAVATION THAT MAY AFFECT THAT UTILITY. EXCAVATION IN THE TOLERANCE ZONES OF UNDERGROUND UTILITIES SHALL BE DUG BY HAND IN ACCORDANCE WITH UTILITY SPECIFICATIONS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
14. THE CONTRACTOR SHALL NOTIFY THE CITY OF ROME AND B&L A MINIMUM OF FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. IN ADDITION, IF ANY WORK SHOULD BE STOPPED AND RESTARTED FOR ANY REASON, THE CONTRACTOR SHALL GIVE THE CITY OF ROME AND B&L A MINIMUM FIVE (5) DAYS NOTICE.
15. THE CONTRACTOR SHALL PERFORM DAILY CLEANUP OPERATIONS WHICH INCLUDE REMOVAL OF DEBRIS (CUPS, PAPER BAGS, CANS, ETC.), REMOVAL OF EXCESS CONSTRUCTION MATERIALS, ALL TO THE SATISFACTION OF THE CITY OF ROME AND B&L THROUGHOUT THE CONTRACT DURATION.
16. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN TRAFFIC ON ALL ROADWAYS ADJACENT TO OR WHERE WORK IS IN PROGRESS. ALL ROADWAYS SHALL REMAIN OPEN AND ACCESSIBLE TO ALL, EXCEPT AS OTHERWISE SPECIFIED OR APPROVED. NO ROADWAY CLOSURES SHALL BE ALLOWED AS PART OF THE CONTRACT. AS A MINIMUM, ONE LANE ALTERNATING TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ROADWAYS SHALL BE RESTORED TO FULL TRAFFIC PATTERN FLOWS AT THE END OF EACH WORK DAY.
17. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL STATUTES AND U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (O.S.H.A.). COPIES OF O.S.H.A.'S STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. THE CONTRACTOR ALONE WILL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
18. EXCEPT AS OTHERWISE SPECIFICALLY DIRECTED ON THE DRAWINGS, THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, GUIDERAILS, WALKS, CURBS, FENCES, AND OTHER PHYSICAL FEATURES TO A CONDITION AT LEAST AS GOOD AS THEY WERE BEFORE BEING DISTURBED. ALL STRUCTURES SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. DAMAGED ITEMS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
19. PRIOR TO SUBMITTING A RESPONSIBLE BID, THE CONTRACTOR SHALL VISIT THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
20. THE CONTRACTOR SHALL DEVELOP AND FOLLOW ITS OWN SITE-SPECIFIC HEALTH AND SAFETY PLAN AND USE THE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE).

CONSTRUCTION SEQUENCE

THE SEQUENCE OF CONSTRUCTION IS A GENERAL OVERVIEW OF THE PHASING AND SHALL BE ADHERED TO. IT DOES NOTE RELIEVE THE CONTRACTOR OF PROVIDING A DETAILED CONSTRUCTION SCHEDULE TO B&L FOR APPROVAL, AS REQUIRED IN THE SPECIFICATIONS. IT ALSO DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ALL THE WORK AS SHOWN ON THE PLANS AND INCLUDED IN THE SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL CONDITIONS AND NOTIFICATION REQUIREMENTS OF ISSUED PERMITS AND PERMITS OBTAINED BY THE CITY OF ROME FOR COMPLETION OF THE WORK.

GENERAL

- PERFORM UNDERGROUND UTILITY MARK-OUT SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE CONTRACT DOCUMENTS.
- PERFORM INITIAL SITE SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE CONTRACT DOCUMENTS.
- PROTECT EXISTING ABOVE GROUND STRUCTURES, UNDERGROUND UTILITIES AND STRUCTURES LOCATED OUTSIDE THE LIMITS OF EXCAVATION AND GRADING.
- MAINTENANCE OR INSTALLATION OF PERMANENT AND TEMPORARY PERIMETER SECURITY FENCE AS NOTED ON THE CONTRACT DRAWINGS. FOR THE PURPOSES OF THIS CONTRACT, PERMANENT FENCE SHALL BE DEFINED AS THAT PORTION OF THE SECURITY FENCE THAT WILL REMAIN IN PLACE THROUGHOUT THE DURATION OF THIS CONTRACT. THE PERMANENT FENCE WAS INSTALLED BY OTHERS. TEMPORARY FENCE SHALL BE DEFINED AS THAT PORTION OF THE SECURITY FENCE THAT WILL BE INSTALLED BY THE CONTRACTOR DURING THE WORK AND REMAIN IN PLACE UNTIL SUBSTANTIAL COMPLETION. TEMPORARY FENCE SHALL BE REMOVED BY THE CONTRACTOR UNDER THIS CONTRACT.
- INSTALL SEDIMENT, EROSION AND STORMWATER CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEER-APPROVED STORMWATER POLLUTION PREVENTION PLAN.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY VEHICLE DECONTAMINATION AREAS AS SPECIFIED AND/OR REQUIRED.
- MOBILIZE TEMPORARY CONSTRUCTION SUPPORT FACILITIES AS SPECIFIED AND/OR REQUIRED.
- CLEARING AND GRUBBING OF DESIGNATED AREAS AS REQUIRED TO PERFORM THE REMEDIAL WORK ON-SITE. OFF-SITE TRANSPORTATION AND DISPOSAL OF CLEARED TREES AND ROOTS.
- DECOMMISSION ALL ON-SITE MONITORING WELLS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- EXCAVATE DESIGNATED SITE COVER SOILS TO THE SITE FEATURES AND/OR ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS AND STOCKPILE IN THE DESIGNATED AREAS SHOWN AND AS DIRECTED BY THE ENGINEER.
- EXCAVATE PCB-CONTAMINATED CONCRETE AND WOOD FLOORS FOR BOTH THE FORMER SINGLE-STORY WAREHOUSE FLOOR SLAB AND THE TWO-STORY BUILDING BASEMENT FLOOR SLAB AND FOUNDATION WALLS AND DISPOSE OF AT A PERMITTED DISPOSAL FACILITY.
- EXCAVATE CONTAMINATED SUBSURFACE SOILS TO THE LIMITS AND GRADES AS SHOWN ON THE CONTRACT DRAWINGS AND AS DIRECTED BY THE ENGINEER. DISPOSE OF EXCAVATED SOILS AS REQUIRED.
- DEWATER, IF NECESSARY, THE EXCAVATIONS AND DISPOSE OF ALL WATER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THE CONTRACT DOCUMENTS.
- TRANSPORT AND DISPOSE OF WASTE, SOIL AND ALL DEBRIS GENERATED FROM THE EXCAVATION.
- COLLECT DOCUMENTATION AND/OR CONFIRMATION SOIL SAMPLES FROM EXCAVATION AREAS WITH RECORDED SURVEY COORDINATES AT EACH SAMPLE LOCATION.
- PERFORM POST-EXCAVATION SURVEY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- OBTAIN ACCEPTABLE BACKFILL AND PERFORM RESTORATION OF DESIGNATED AREAS TO PROPOSED CONTOURS WITH A COMBINATION OF CLEAN SOIL AND TOPSOIL MEETING THE REQUIREMENTS OF 6 NYCRR PART 375-6.7(d).
- FINAL GRADING AND VEGETATION OF THE SITE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- RESTORE ALL FENCES, ETC., DESIGNATED FOR REPLACEMENT.
- MAINTAIN SEEDED AND SODDED AREAS THROUGHOUT THE WARRANTY PERIOD INCLUDING BUT NOT NECESSARILY LIMITED TO WATERING, MOWING, AND REPAIR OF DAMAGED AREAS OR DEAD AREAS.
- DEMOBILIZATION: REMOVE FROM SITE ALL CONTRACTOR EQUIPMENT, CONSTRUCTION FACILITIES AND UTILITIES CONNECTIONS, AND RESTORE SITE TO ORIGINAL OR SPECIFIED CONDITIONS.
- PROTECT AND MAINTAIN THE WORK AS REQUIRED.
- PERFORM ALL OTHER ACTIVITIES NOT SPECIFICALLY DISCUSSED HEREIN BUT NECESSARY TO SATISFACTORILY COMPLETE ALL WORK REQUIRED BY THE CONTRACT DOCUMENTS, CONTRACT DRAWINGS, ENGINEER, AND CITY OF ROME.
- PERFORM ALL WORK ASSOCIATED WITH CONTRACT CLOSEOUT.

REVISIONS

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET

GENERAL NOTES

ONEIDA COUNTY, NEW YORK

CITY OF ROME

B&L
Barton & Loguidice, D.P.C.
10 Airline Drive
Suite 200
Albany, NY
12205

STATE OF NEW YORK · SCOTT D. NORTHRUP · No. 075452 · LICENSED PROFESSIONAL ENGINEER

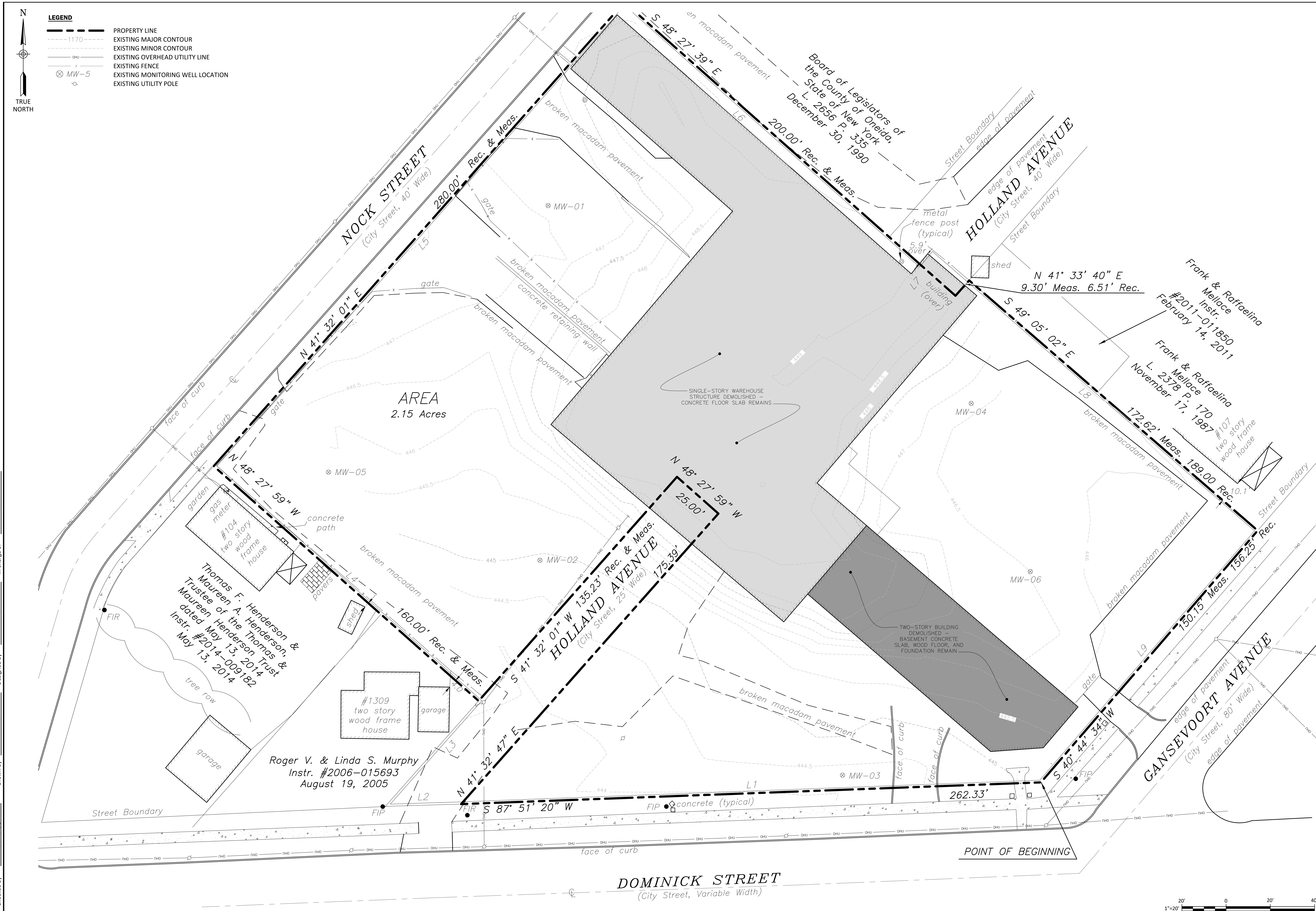
Date
SEPTEMBER 2021

Scale
AS SHOWN

Sheet Number
G002

Project Number
245.005.015

Plotted: Sep 20, 2021 - 2:58PM By: WBG
Z:\BL-Vault\D2\1821AD2-1C71-4823-8927-99D5C4D54147\0\2373000-2373999\2373862\L\L\245005 G002 General Notes (ID 2373862).dwg
Checked by INITIALS Drawn by WBG Designed by AZ In charge of SDN



LEGEND
PROPERTY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING OVERHEAD UTILITY LINE
EXISTING FENCE
EXISTING MONITORING WELL LOCATION
EXISTING UTILITY POLE
TRUE NORTH
NOCK STREET
(City Street, 40' Wide)
HOLLAND AVENUE
(City Street, 40' Wide)
HOLLAND AVENUE
(City Street, 25' Wide)
GANSEVOORT AVENUE
(City Street, 80' Wide)
DOMINICK STREET
(City Street, Variable Width)
AREA
2.15 Acres
Board of Legislators of the County of Oneida, State of New York L. 2656 P. 335 December 30, 1990
Frank & Raffaelina Mellace Instr. #2011-011850 February 14, 2011
Frank & Raffaelina Mellace L. 2378 P. 170 November 17, 1987
Thomas F. Henderson & Maureen A. Henderson, Trustee of the Thomas & Maureen Henderson Trust dated May 13, 2014 Instr. #2014-009182 May 13, 2014
Roger V. & Linda S. Murphy Instr. #2006-015693 August 19, 2005
S 48° 27' 39" E
200.00' Rec. & Meas.
N 41° 33' 40" E
9.30' Meas. 6.51' Rec.
S 49° 05' 02" E
172.62' Meas. 189.00 Rec.
150.15' Meas. 156.25' Rec.
S 40° 44' 34" W
S 87° 51' 20" W
262.33'
N 41° 32' 47" E
175.39'
S 41° 32' 01" W 135.23' Rec. & Meas.
N 48° 27' 59" W
25.00'
N 48° 27' 59" W
160.00' Rec. & Meas.
N 41° 32' 01" E
280.00' Rec. & Meas.
SINGLE-STORY WAREHOUSE STRUCTURE DEMOLISHED – CONCRETE FLOOR SLAB REMAINS
TWO-STORY BUILDING DEMOLISHED – BASEMENT CONCRETE SLAB, WOOD FLOOR, AND FOUNDATION REMAIN
MW-01
MW-02
MW-03
MW-04
MW-05
MW-06
#104 two story wood frame house
#107 two story wood frame house
#1309 two story wood frame house
garage
shed
gas meter
pavers
garden
tree row
concrete path
broken macadam pavement
concrete retaining wall
metal fence post (typical)
building (over)
5.9' over
face of curb
edge of pavement
Street Boundary
concrete (typical)
gate
FIR
FIP
POINT OF BEGINNING

Plotted: Sep 20, 2021 – 2:58PM SYR By: WBG
Z:\BL-Vault\D2\18217A02-1C71-4823-8927-99D5C4054147\0\2373000-2373999\2373879\L\L\245005 C100 Existing Site Conditions Plan (ID 2373879).dwg

Checked by INITIALS | Drawn by WBG | Designed by AZ | In charge of SDN

REVISIONS

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET

EXISTING SITE CONDITIONS PLAN AND TOPOGRAPHY

CITY OF ROME
ONEIDA COUNTY, NEW YORK

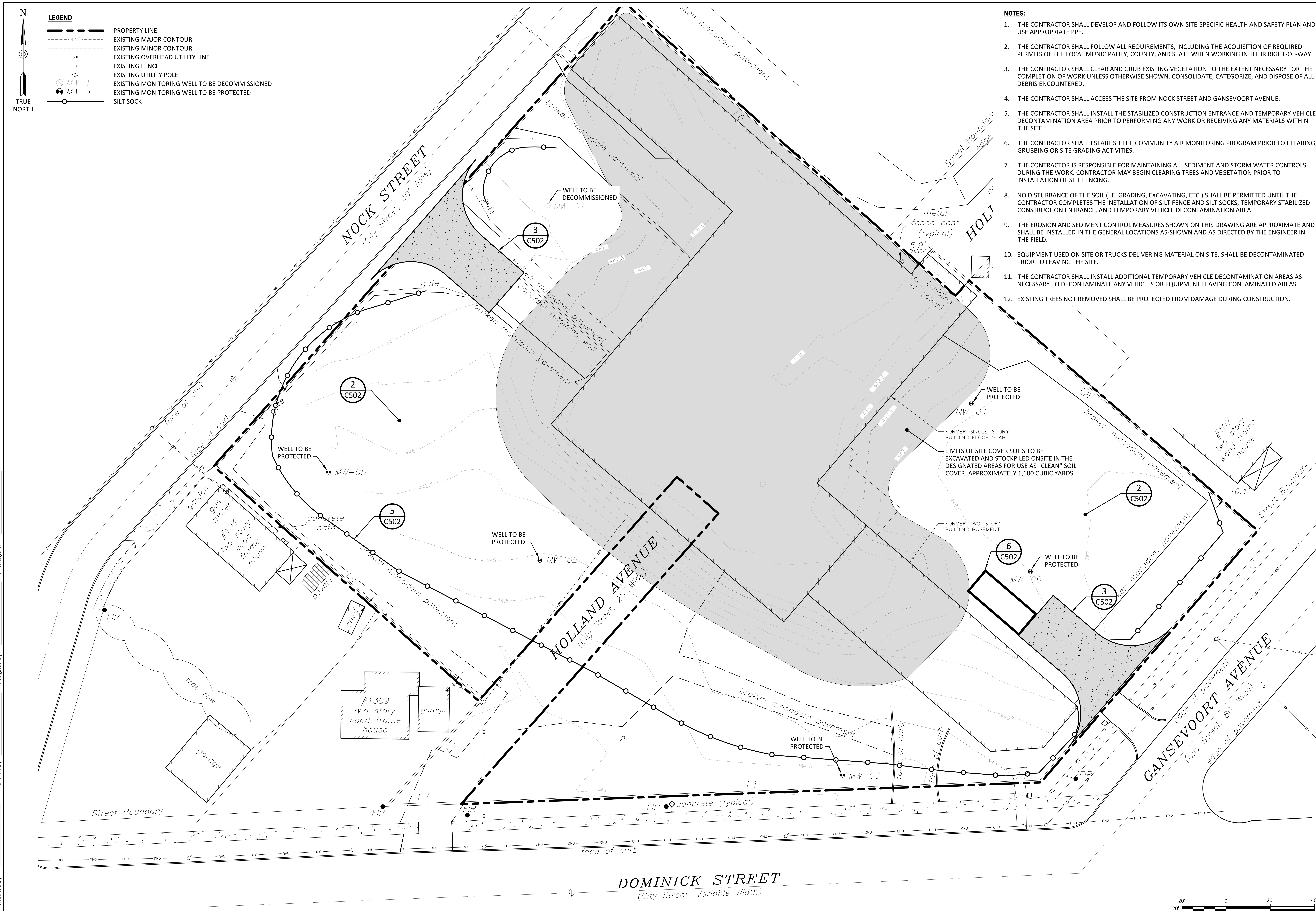
B&L
Barton & Loguidice, D.P.C.
10 Airline Drive
Suite 200
Albany, NY
12205

STATE OF NEW YORK
SCOTT D. NOSTRAND
No. 076454
LICENSED PROFESSIONAL ENGINEER

Date: SEPTEMBER 2021
Scale: 1" = 20'
Sheet Number: C100
Project Number: 245.005.015

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING MONITORING WELL TO BE DECOMMISSIONED
- EXISTING MONITORING WELL TO BE PROTECTED
- SILT SOCK



NOTES:

1. THE CONTRACTOR SHALL DEVELOP AND FOLLOW ITS OWN SITE-SPECIFIC HEALTH AND SAFETY PLAN AND USE APPROPRIATE PPE.
2. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS, INCLUDING THE ACQUISITION OF REQUIRED PERMITS OF THE LOCAL MUNICIPALITY, COUNTY, AND STATE WHEN WORKING IN THEIR RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB EXISTING VEGETATION TO THE EXTENT NECESSARY FOR THE COMPLETION OF WORK UNLESS OTHERWISE SHOWN. CONSOLIDATE, CATEGORIZE, AND DISPOSE OF ALL DEBRIS ENCOUNTERED.
4. THE CONTRACTOR SHALL ACCESS THE SITE FROM NOCK STREET AND GANSEVOORT AVENUE.
5. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY VEHICLE DECONTAMINATION AREA PRIOR TO PERFORMING ANY WORK OR RECEIVING ANY MATERIALS WITHIN THE SITE.
6. THE CONTRACTOR SHALL ESTABLISH THE COMMUNITY AIR MONITORING PROGRAM PRIOR TO CLEARING, GRUBBING OR SITE GRADING ACTIVITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND STORM WATER CONTROLS DURING THE WORK. CONTRACTOR MAY BEGIN CLEARING TREES AND VEGETATION PRIOR TO INSTALLATION OF SILT FENCING.
8. NO DISTURBANCE OF THE SOIL (I.E. GRADING, EXCAVATING, ETC.) SHALL BE PERMITTED UNTIL THE CONTRACTOR COMPLETES THE INSTALLATION OF SILT FENCE AND SILT SOCKS, TEMPORARY STABILIZED CONSTRUCTION ENTRANCE, AND TEMPORARY VEHICLE DECONTAMINATION AREA.
9. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS DRAWING ARE APPROXIMATE AND SHALL BE INSTALLED IN THE GENERAL LOCATIONS AS-SHOWN AND AS DIRECTED BY THE ENGINEER IN THE FIELD.
10. EQUIPMENT USED ON SITE OR TRUCKS DELIVERING MATERIAL ON SITE, SHALL BE DECONTAMINATED PRIOR TO LEAVING THE SITE.
11. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY VEHICLE DECONTAMINATION AREAS AS NECESSARY TO DECONTAMINATE ANY VEHICLES OR EQUIPMENT LEAVING CONTAMINATED AREAS.
12. EXISTING TREES NOT REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

REVISIONS

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET

EROSION, SEDIMENT, & STORMWATER CONTROL AND SOIL STOCKPILE MANAGEMENT PLAN

CITY OF ROME
ONEIDA COUNTY, NEW YORK

B&L
Barton & Loguidice, D.P.C.
10 Airline Drive
Suite 200
Albany, NY
12205

STATE OF NEW YORK · SCOTT D. NOSTRAND · No. 076454 · LICENSED PROFESSIONAL ENGINEER

Date: SEPTEMBER 2021

Scale: 1" = 20'

Sheet Number: C101

Project Number: 245.005.015

Plotted: Sep 20, 2021 – 2:58PM SYR By: WBG
Z:\BL-Vault\D2\18217A02-1C71-4823-8927-99D5C4054147\0\2373000-2373999\2373891\L\L\245005 C101 Erosion, Sediment, and Stormwater Control Plan (ID 2373891).dwg

INITIALS	
Checked by	
Drawn by	WBG
Designed by	WBG
In charge of	AZ
	SDN

LEGEND

	PROPERTY LINE
445	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
OHU	EXISTING OVERHEAD UTILITY LINE
x	EXISTING FENCE
MW-5	EXISTING MONITORING WELL TO BE PROTECTED
	EXISTING UTILITY POLE
	EXCAVATION LIMITS
	SPOT COORDINATES
445	EXCAVATION MAJOR CONTOUR
	EXCAVATION MINOR CONTOUR
	EXTENTS OF FLOWABLE FILL

N

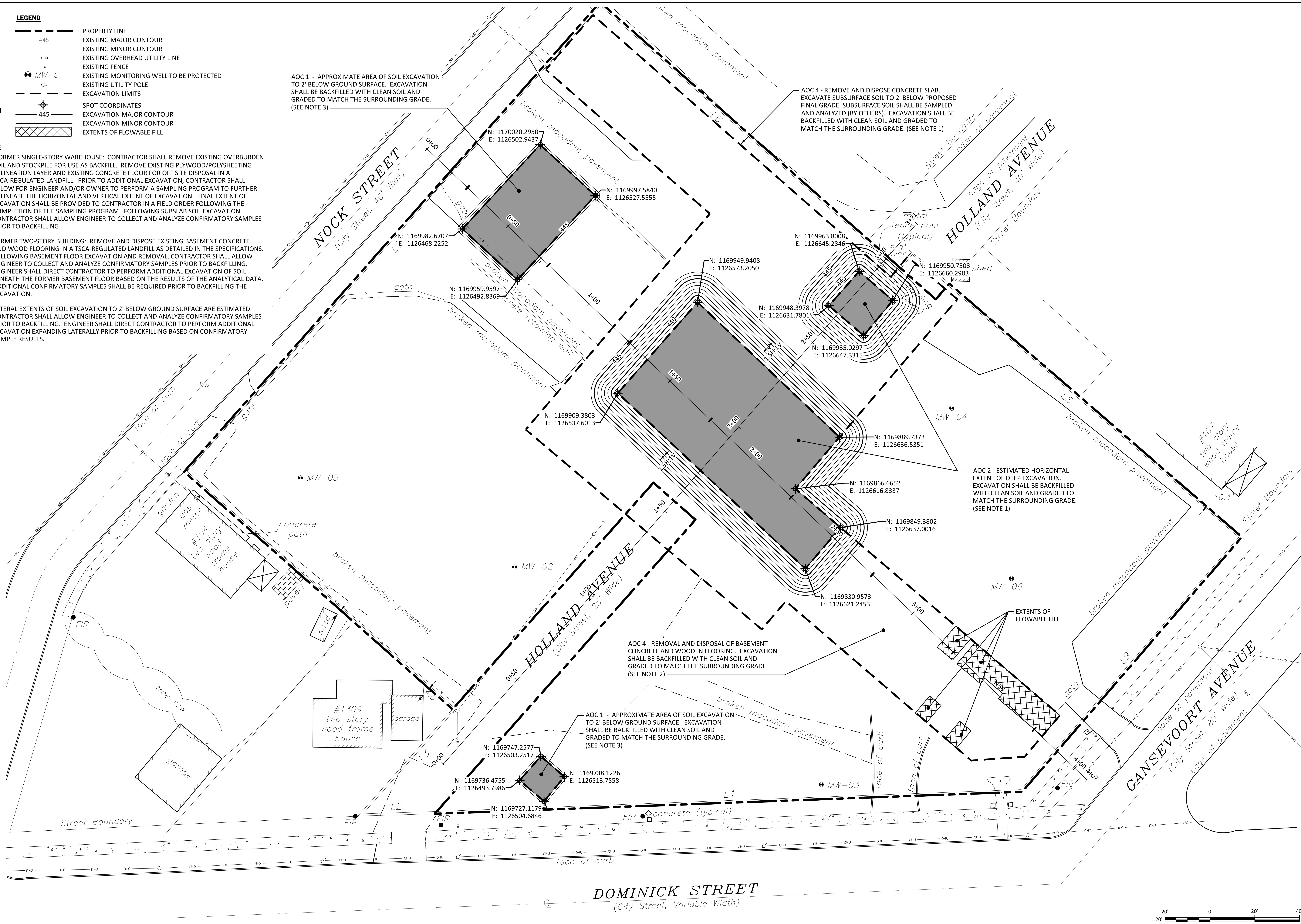
TRUE NORTH

NOTES:

1. FORMER SINGLE-STORY WAREHOUSE: CONTRACTOR SHALL REMOVE EXISTING OVERBURDEN SOIL AND STOCKPILE FOR USE AS BACKFILL. REMOVE EXISTING PLYWOOD/POLYSHEETING DELINEATION LAYER AND EXISTING CONCRETE FLOOR FOR OFF SITE DISPOSAL IN A TSCA-REGULATED LANDFILL. PRIOR TO ADDITIONAL EXCAVATION, CONTRACTOR SHALL ALLOW FOR ENGINEER AND/OR OWNER TO PERFORM A SAMPLING PROGRAM TO FURTHER DELINEATE THE HORIZONTAL AND VERTICAL EXTENT OF EXCAVATION. FINAL EXTENT OF EXCAVATION SHALL BE PROVIDED TO CONTRACTOR IN A FIELD ORDER FOLLOWING THE COMPLETION OF THE SAMPLING PROGRAM. FOLLOWING SUBSLAB SOIL EXCAVATION, CONTRACTOR SHALL ALLOW ENGINEER TO COLLECT AND ANALYZE CONFIRMATORY SAMPLES PRIOR TO BACKFILLING.

2. FORMER TWO-STORY BUILDING: REMOVE AND DISPOSE EXISTING BASEMENT CONCRETE AND WOOD FLOORING IN A TSCA-REGULATED LANDFILL AS DETAILED IN THE SPECIFICATIONS. FOLLOWING BASEMENT FLOOR EXCAVATION AND REMOVAL, CONTRACTOR SHALL ALLOW ENGINEER TO COLLECT AND ANALYZE CONFIRMATORY SAMPLES PRIOR TO BACKFILLING. ENGINEER SHALL DIRECT CONTRACTOR TO PERFORM ADDITIONAL EXCAVATION OF SOIL BENEATH THE FORMER BASEMENT FLOOR BASED ON THE RESULTS OF THE ANALYTICAL DATA. ADDITIONAL CONFIRMATORY SAMPLES SHALL BE REQUIRED PRIOR TO BACKFILLING THE EXCAVATION.

3. LATERAL EXTENTS OF SOIL EXCAVATION TO 2' BELOW GROUND SURFACE ARE ESTIMATED. CONTRACTOR SHALL ALLOW ENGINEER TO COLLECT AND ANALYZE CONFIRMATORY SAMPLES PRIOR TO BACKFILLING. ENGINEER SHALL DIRECT CONTRACTOR TO PERFORM ADDITIONAL EXCAVATION EXPANDING LATERALLY PRIOR TO BACKFILLING BASED ON CONFIRMATORY SAMPLE RESULTS.



1"=20'

0 20' 40'

REVISIONS

ONEIDA COUNTY, NEW YORK

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET

EXCAVATION PLAN

CITY OF ROME

B&L
Barton & Loguidice, D.P.C.
10 Airline Drive
Suite 200
Albany, NY
12205

STATE OF NEW YORK
SCOTT D. NOSTRAND
No. 076454
LICENSED PROFESSIONAL ENGINEER

Date: SEPTEMBER 2021

Scale: 1" = 20'

Sheet Number: C102

Project Number: 245.005.015

Plotted: Sep 20, 2021 – 2:58PM SYR By: WBG
Z:\BL-Vault\D2\18217A02-1C71-4823-8927-99D5C4054147\0\2373000-2373999\2373896\L\L\245005 C102 Excavation Plan (ID 2373896).dwg

Checked by: INITIALS | Drawn by: WBG | Designed by: AZ | In charge of: SDN

N

TRUE NORTH

LEGEND

- PROPERTY LINE
- 445 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OHU — EXISTING OVERHEAD UTILITY LINE
- x — EXISTING FENCE
- MW−5 — EXISTING MONITORING WELL TO BE PROTECTED
- EXISTING UTILITY POLE
- 445 — EXISTING MAJOR CONTOUR
- 445.5 — EXISTING MINOR CONTOUR
- PROPOSED LIMIT OF SOIL COVER
- LOG — PROPOSED LIMIT OF GRADING

NOTE:

CONTRACTOR SHALL PROVIDE THE FINAL GRADES WITHIN THE GRADING AREA AS SHOWN. THE SOIL COVER SURFACE SHALL BE FINISHED TO PROVIDE A SMOOTH TRANSITION TO THE EXISTING GROUND OUTSIDE THE GRADING AREA SHOWN.

NOCK STREET
(City Street, 40' Wide)

HOLLAND AVENUE
(City Street, 40' Wide)

HOLLAND AVENUE
(City Street, 25' Wide)

GANSEVOORT AVENUE
(City Street, 80' Wide)

DOMINICK STREET
(City Street, Variable Width)

broken macadam pavement

concrete retaining wall

face of curb

gate

garden

gas meter

#104 two story wood frame house

#107 two story wood frame house

#1309 two story wood frame house

garage

shed

concrete path

pavers

tree row

metal fence post (typical)

building (over)

edge of pavement

Street Boundary

MW−02

MW−03

MW−04

MW−05

MW−06

FIR

FIP

concrete (typical)

L1

L2

L3

L4

L7

L8

L9

L10.1

0+00

0+50

1+00

1+50

2+00

2+50

3+00

3+50

4+00

4+07

447

446.5

446

445.5

20' 0 20' 40'
1"=20'

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 §7209 SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

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

FINAL GRADING AND SOIL COVER PLAN

CITY OF ROME

B&L
10 Airline Drive
Suite 200
Albany, NY
12205
Barton & Loguidice, D.P.C.

STATE OF NEW YORK
SCOTT D. NOSTRAND
No. 075454
LICENSED PROFESSIONAL ENGINEER

Date
SEPTEMBER 2021

Scale
1" = 20'

Sheet Number
C103

Project Number
245.005.015

Plotted: Sep 20, 2021 - 2:58PM By: WBG
Z:\BL-Vault\D2\B217AD2-1C71-4823-8927-9905C405A147\D\2373000-2373999\2373961\L\L\245005 C103 Final Grading and Soil Cover Plan (ID 2373961).dwg

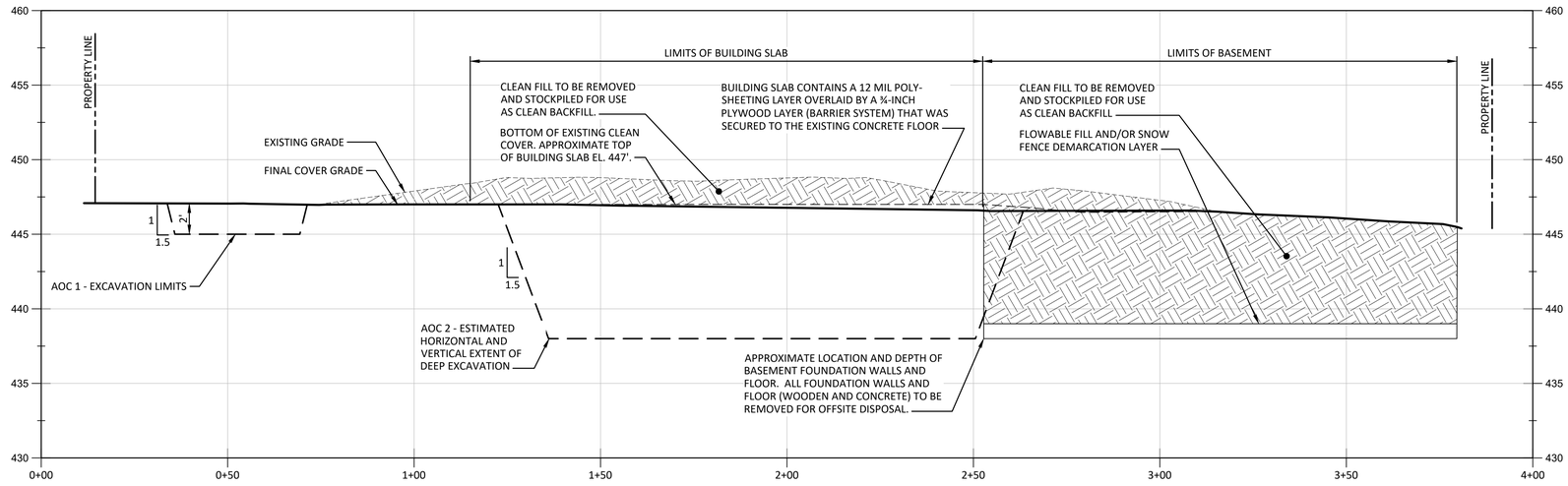
Checked by INITIALS Drawn by WBG Designed by AZ In charge of SDN

LEGEND

- EXISTING GRADE
- BOTTOM OF EXISTING CLEAN COVER
- BOTTOM OF EXCAVATION
- FINAL GRADE
- PROPERTY LINE

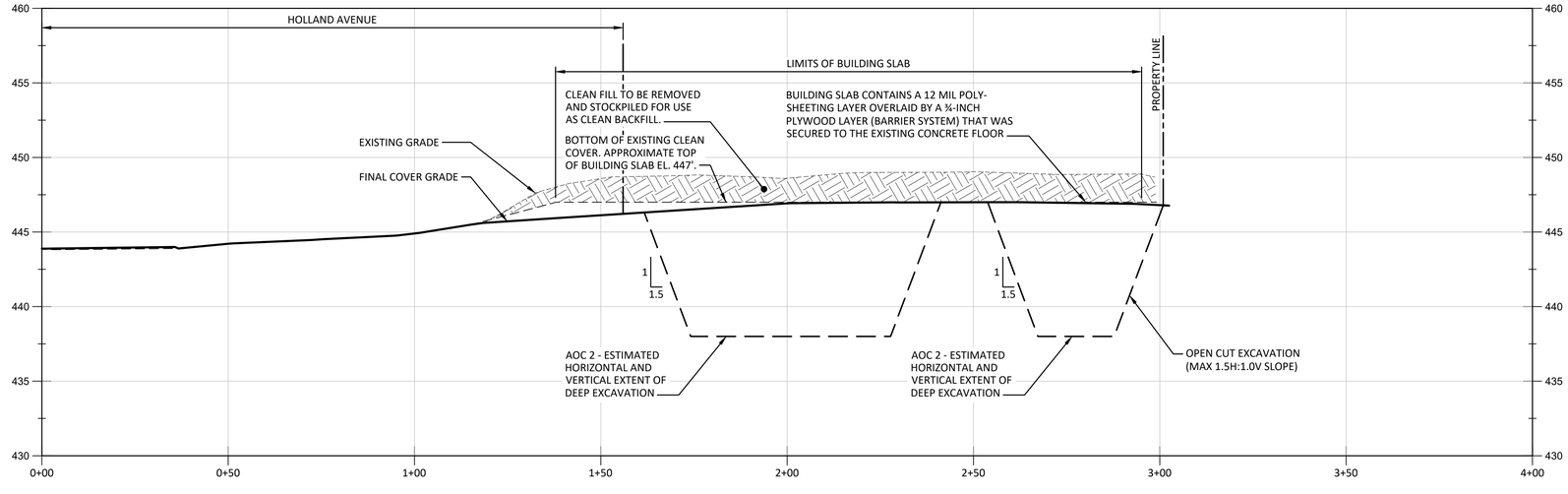
NOTES:

1. FORMER SINGLE-STORY WAREHOUSE: CONTRACTOR SHALL REMOVE EXISTING OVERBURDEN SOIL AND STOCKPILE FOR USE AS BACKFILL. REMOVE EXISTING PLYWOOD/POLYSHEETING DELINEATION LAYER AND EXISTING CONCRETE FLOOR FOR OFF SITE DISPOSAL IN A TSCA-REGULATED LANDFILL. PRIOR TO ADDITIONAL EXCAVATION, CONTRACTOR SHALL ALLOW FOR ENGINEER AND/OR OWNER TO PERFORM A SAMPLING PROGRAM TO FURTHER DELINEATE THE HORIZONTAL AND VERTICAL EXTENT OF EXCAVATION. FINAL EXTENT OF EXCAVATION SHALL BE PROVIDED TO CONTRACTOR IN A FIELD ORDER FOLLOWING THE COMPLETION OF THE SAMPLING PROGRAM. FOLLOWING SUBSLAB SOIL EXCAVATION, CONTRACTOR SHALL ALLOW ENGINEER TO COLLECT AND ANALYZE CONFIRMATORY SAMPLES PRIOR TO BACKFILLING.
2. FORMER TWO-STORY BUILDING: REMOVE AND DISPOSE EXISTING BASEMENT CONCRETE AND WOOD FLOORING IN A TSCA-REGULATED LANDFILL AS DETAILED IN THE SPECIFICATIONS. FOLLOWING BASEMENT FLOOR EXCAVATION AND REMOVAL, CONTRACTOR SHALL ALLOW ENGINEER TO COLLECT AND ANALYZE CONFIRMATORY SAMPLES PRIOR TO BACKFILLING. ENGINEER SHALL DIRECT CONTRACTOR TO PERFORM ADDITIONAL EXCAVATION OF SOIL BENEATH THE FORMER BASEMENT FLOOR BASED ON THE RESULTS OF THE ANALYTICAL DATA. ADDITIONAL CONFIRMATORY SAMPLES SHALL BE REQUIRED PRIOR TO BACKFILLING THE EXCAVATION.
3. LATERAL EXTENTS OF SOIL EXCAVATION TO 2' BELOW GROUND SURFACE ARE ESTIMATED. CONTRACTOR SHALL ALLOW ENGINEER TO COLLECT AND ANALYZE CONFIRMATORY SAMPLES PRIOR TO BACKFILLING. ENGINEER SHALL DIRECT CONTRACTOR TO PERFORM ADDITIONAL EXCAVATION EXPANDING LATERALLY PRIOR TO BACKFILLING BASED ON CONFIRMATORY SAMPLE RESULTS.



SECTION E-W

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5



SECTION N-S

HORIZONTAL SCALE: 1" = 20"
VERTICAL SCALE: 1" = 5

5' 0 5' 10'
1"=5'
20' 0 20' 40'
1"=20'

REVISIONS

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET

SECTIONS

ONEIDA COUNTY, NEW YORK

CITY OF ROME

B&L
10 Airline Drive
Suite 200
Albany, NY
12205
Barton & Loguidice, D.P.C.

STATE OF NEW YORK SCOTT G. NOSTRAND 090854 No. 075454 LICENSED PROFESSIONAL ENGINEER

Date
SEPTEMBER 2021

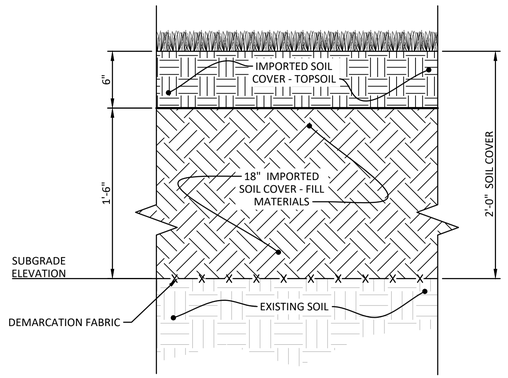
Scale
AS SHOWN

Sheet Number
C401

Project Number
245.005.015

Plotted: Sep 20, 2021 - 2:58PM By: WBG
Z:\BL-Vault\D2\1821AD2-1C71-4823-8927-9905C4054147\D\2373000-2373999\2373963\L\L\245005 C401 Sections (ID 2373963).dwg

Checked by	INITIALS	Drawn by	WBG	Designed by	AZ	In charge of	SDN



1 SOIL COVER DETAIL

SCALE: 1-1/2" = 1'-0"

REVISIONS

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1333 EAST DOMINICK STREET

COVER SYSTEM DETAILS

ONEIDA COUNTY, NEW YORK

CITY OF ROME

B&L
Barton & Loguidice, D.P.C.
10 Airline Drive
Suite 200
Albany, NY
12205

STATE OF NEW YORK
SCOTT D. NOSTRAND
No. 075532
LICENSED PROFESSIONAL ENGINEER

Date
SEPTEMBER 2021

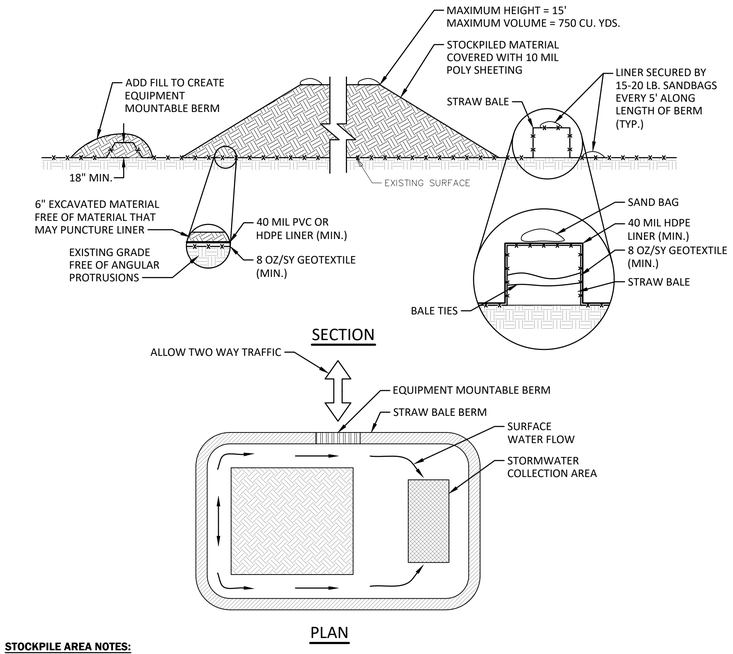
Scale
AS SHOWN

Sheet Number
C501

Project Number
245.005.015

Plotted: Sep 20, 2021 – 2:58PM By: WBG
Z:\BL-Vault\D2\18217AD2-1C71-4823-8927-99D5C4054147\0\2373000-2373999\2373965\L\L\245005 C501 Cover Systems Details (ID 2373985).dwg

Checked by	INITIALS	Drawn by	WBG	Designed by	AZ	In charge of	SDN

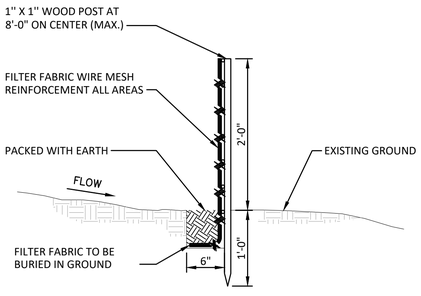


STOCKPILE AREA NOTES:

1. STOCKPILE AREA DIMENSIONS AND SHAPE MAY VARY. ACTUAL SIZE WILL BE DETERMINED BASED ON SITE CONDITIONS AND REQUIRED STORAGE VOLUME. CONTRACTOR SHALL DETERMINE FINAL SIZE OF AREA WITH APPROVAL BY THE ENGINEER.
2. CONTAINMENT BERMS MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO USE. PLACE STORMWATER CONTAINMENT BERM SOILS IN MAXIMUM OF 12" LIFTS.
3. STORMWATER CONTAINMENT BERMS ARE TO BE MOISTURE CONDITIONS AND COMPACTED TO A FIRM, UNYIELDING CONDITION.
4. INITIAL PLACEMENT OF MATERIAL WILL BE CAREFULLY PLACED SUCH THAT EQUIPMENT DOES NOT DAMAGE LINER. STORMWATER CONTAINMENT BERMS HEIGHT SHALL BE AS REQUIRED TO CONTAIN ANTICIPATED STORMWATER FLOWS.
5. DAILY INSPECTION AND MAINTENANCE OF THE STORMWATER CONTAINMENT BERMS IS REQUIRED FOR THE DURATION OF THE PROJECT.
6. STOCKPILED SOIL WILL BE COVERED WITH 10 MIL POLY SHEETING AND BALLASTED WITH SAND BAGS, OR EQUIVALENT, AT THE END OF EACH DAY AND WHEN NOT BEING WORKED ON.
7. WHEN ONE-HALF (1/2) FULL, THE COLLECTION SUMP IS TO BE PUMPED OUT. COLLECTED WATER TO BE PUMPED TO WASTEWATER TREATMENT PLANT OR INTO CONTAINERS AND TRANSPORTED TO WASTEWATER TREATMENT PLANT FOR TREATMENT AND DISPOSAL.
8. SOLIDS ACCUMULATED IN THE SUMP WILL BE EXCAVATED PERIODICALLY AND PLACED ON THE WASTE MATERIAL STOCKPILE.
9. UPON COMPLETION OF THE WORK, THE STOCKPILE AREA SHALL BE REMOVED.
10. ANY DAMAGE TO STOCKPILE AREA MUST BE REPORTED TO THE NYSDEC IMMEDIATELY.
11. LINER SHALL BE 40 MIL HDPE (MIN.) ONE SOLID SHEET OR SHALL HAVE SEAMS WELDED OR TAPED PER MANUFACTURER'S RECOMMENDATIONS. NO OVERLAP WILL BE ACCEPTED.

2 STOCKPILE MANAGEMENT

NOT TO SCALE

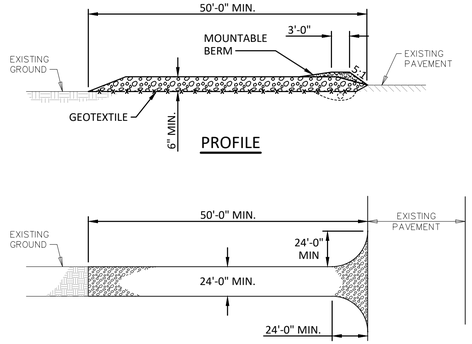


NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE MIRAFI 100X OR APPROVED EQUIVALENT.
4. MAINTENANCE SHALL BE PERFORMED DAILY AND MATERIAL REMOVED WHEN REQUIRED.

4 SILT FENCE FOR TEMPORARY EROSION CONTROL

SCALE: 1" = 1'-0"

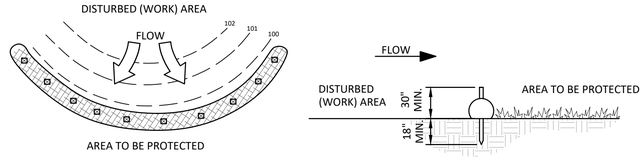


CONSTRUCTION SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE

1. GEOTEXTILE SHALL BE PLACED OVER ENTIRE AREA OF STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACING STONE. STONE SHALL MEET THE REQUIREMENTS OF NYSDOT ITEM 623.12, CRUSHED STONE #3. ALL SURFACE WATER SHALL BE DIVERTED AWAY FROM CONSTRUCTION ENTRANCE. A MOUNTABLE BERM WITH 5:1 SLOPE IS REQUIRED.
2. THE ENTRANCE WILL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE DONE REGULARLY AND FOLLOWING EACH RAINFALL.

3 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

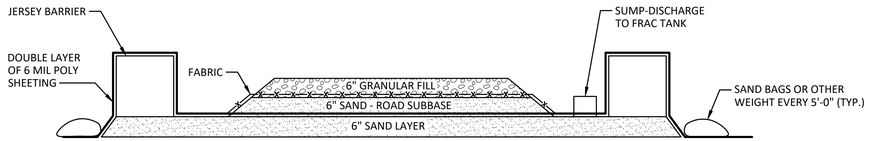


NOTES:

1. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
2. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
4. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
5. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

5 COMPOST FILTER SOCK

NOT TO SCALE

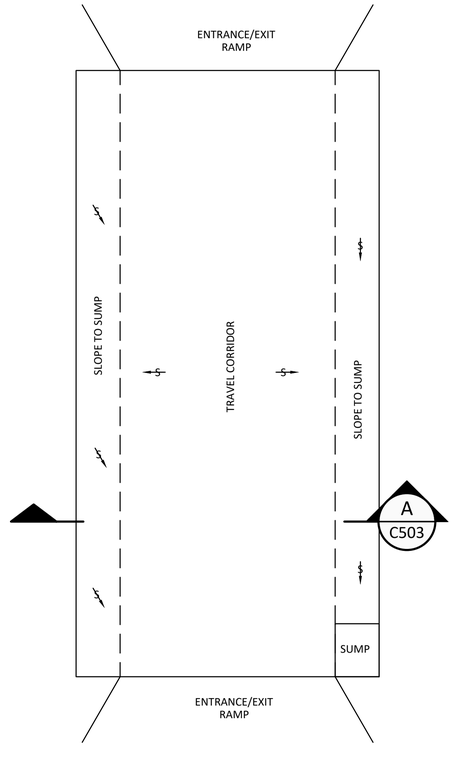


NOTE:

DECONTAMINATION PAD IS SHOWN FOR SCHEMATIC REPRESENTATION. CONTRACTOR SHALL PROPOSE SIZE AND ARRANGEMENT OF DECONTAMINATION PAD IN EXCAVATION AND STAGING PLAN.

A / C503 SECTION

NOT TO SCALE



NOTE:

CONTRACTOR WILL SIZE DECONTAMINATION PAD SUCH THAT ALL CONSTRUCTION TRAFFIC WILL BE COMPLETELY CONTAINED WITHIN THE DECONTAMINATION PAD DURING DECONTAMINATION ACTIVITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION AND DISPOSAL OF ALL FLUIDS GENERATED DURING DECONTAMINATION. ALL WASH WATER WILL BE CONTAINED WITHIN THE DECONTAMINATION PAD AND PUMPED FROM THE SUMP TO A FRAC TANK(S). CONTRACTOR IS RESPONSIBLE FOR TESTING OF WATER BEFORE DISPOSAL. IF CLEAN, WATER CAN BE DISCHARGED TO SURFACE FOLLOWING APPROVAL OF ENGINEER. CONTAMINATED WATER SHALL BE DISPOSED OF AT A REGISTERED WATER TREATMENT FACILITY.

6 DECONTAMINATION PAD

NOT TO SCALE

REVISIONS

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

EROSION AND SEDIMENT CONTROL DETAILS

CITY OF ROME

B&L
10 Airline Drive
Suite 200
Albany, NY
12205
Barton & Loguidice, D.P.C.

STATE OF NEW YORK · SCOTT D. NOBLETT · No. 075454 · LICENSED PROFESSIONAL ENGINEER

Date: SEPTEMBER 2021
Scale: AS SHOWN
Sheet Number: C502
Project Number: 245.005.015

Plotted: Sep 20, 2021 - 2:58PM By: WBG
Z:\BL-Vault\D2\18217AD2-1C71-4823-8927-990DC4054147\0\2373000-2373999\2373966\L\L\245005 C502 Erosion and Sediment Control Details (ID 2373966).dwg
Checked by: INITIALS Drawn by: WBG Designed by: AZ In charge of: SDN

Appendix A

Record of Decision

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
February 2017

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

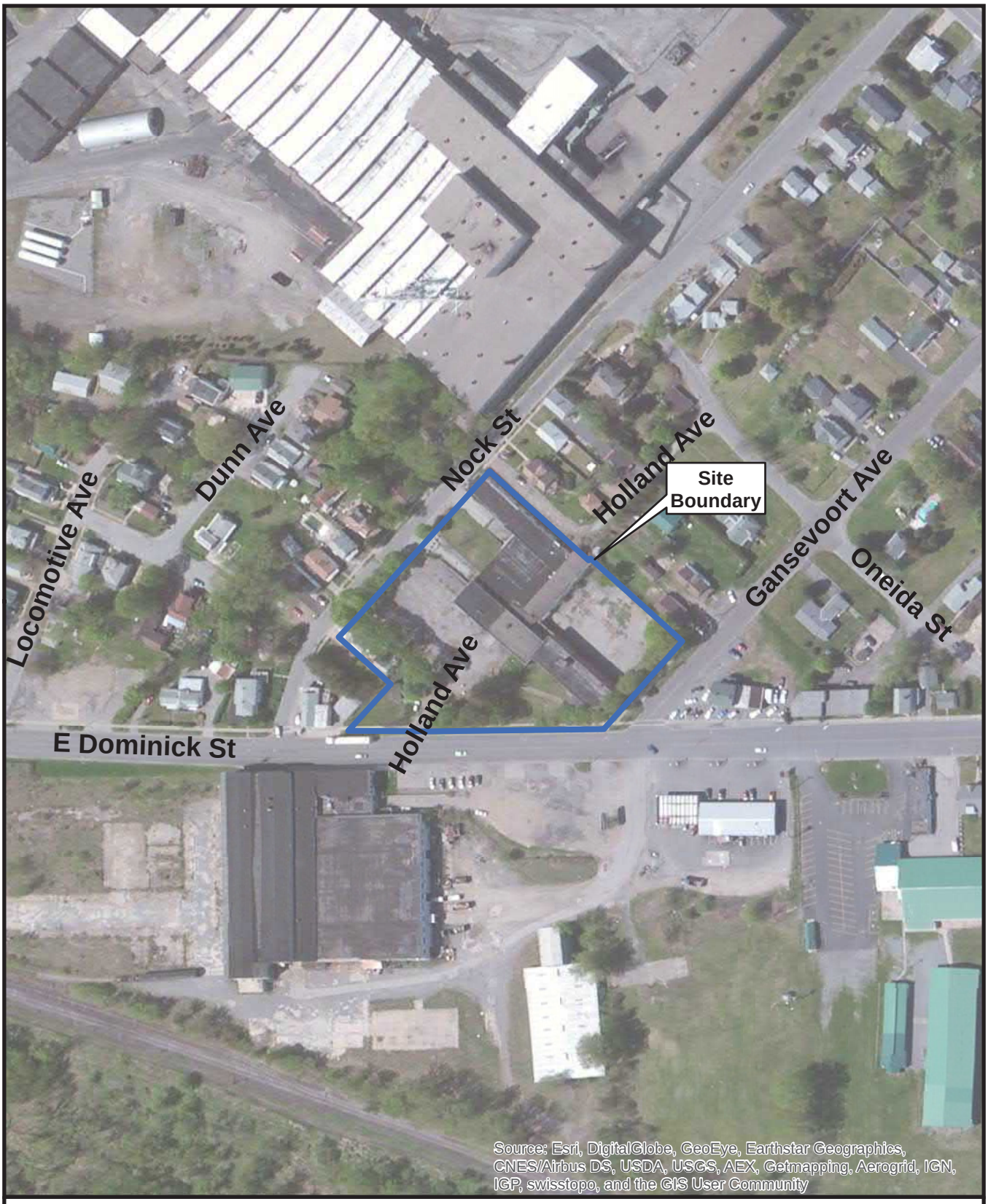
Date	Scale
JULY, 2011	1" = 2000'

CITY OF ROME ONEIDA COUNTY, NEW YORK

Figure Number 1

Project Number 245.005

Plotted: Jul 13, 2011 - 8:07AM SYR By: jgs
I:\Shared\200\245005-S\SIR FIGURES\1313-1333 E DOM\245005_SIR_FIG 1.dwg



N
W E
S

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.

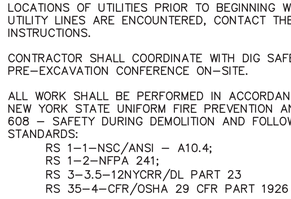
SAMPLE NOTES:

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.

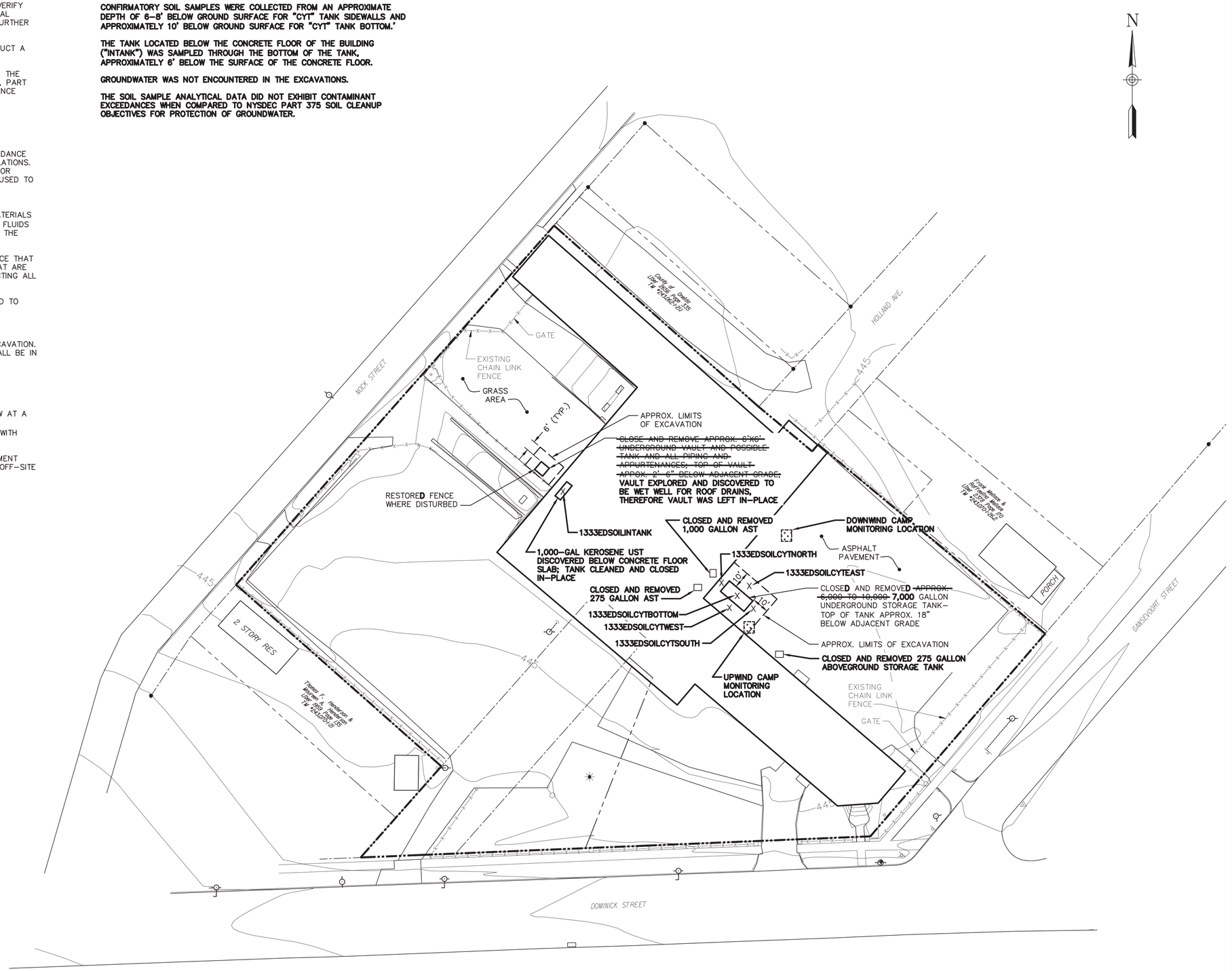
THE SOIL SAMPLE ANALYTICAL DATA DID NOT EXHIBIT CONTAMINANT EXCEEDANCES WHEN COMPARED TO NYSDEC PART 375 SOIL CLEANUP OBJECTIVES FOR PROTECTION OF GROUNDWATER.



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**

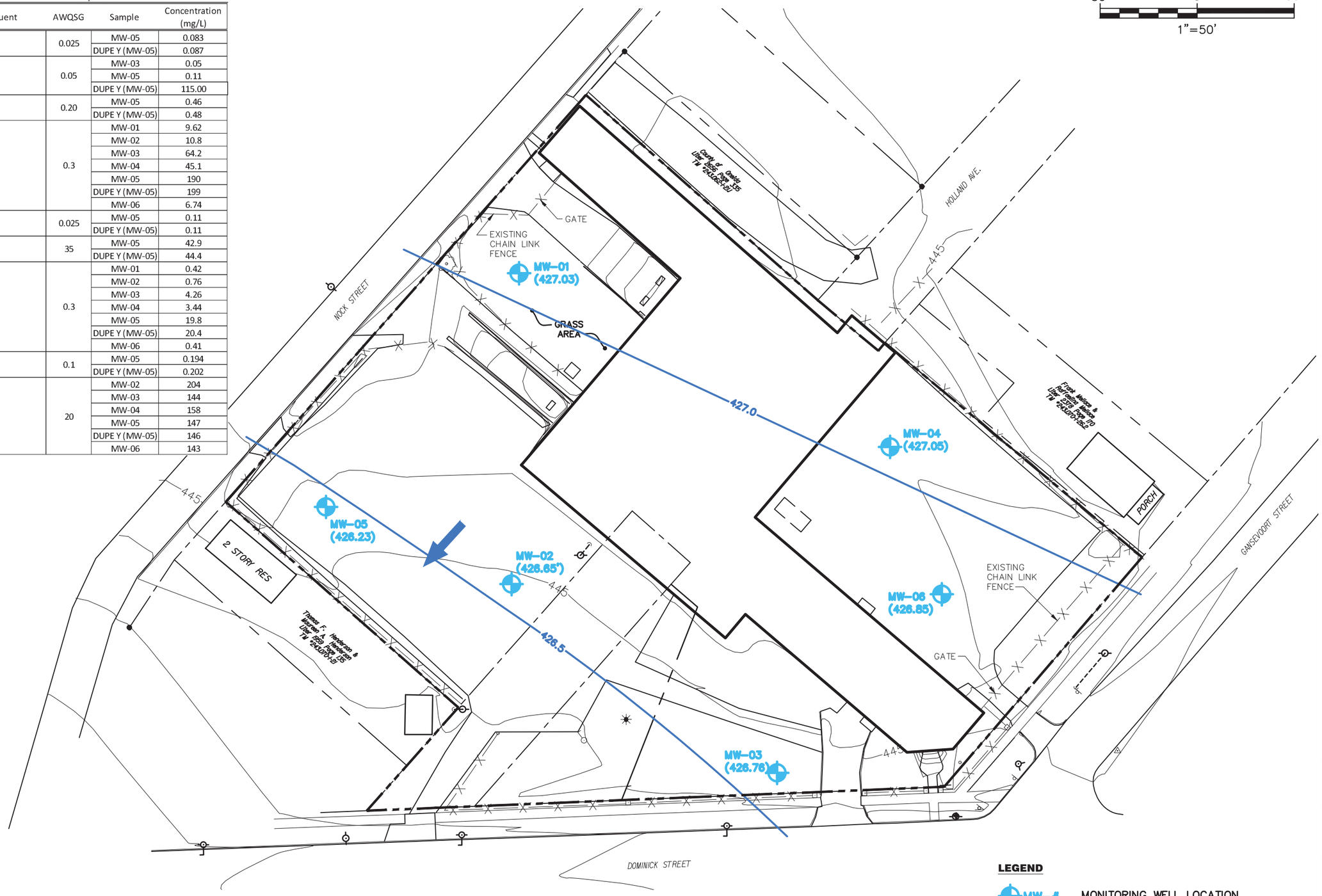
File Number: 245.005

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

Plotted: Nov 07, 2016 - 10:10AM SYR By: jgs2
I:\Shared\2007\245005-SYRM COMPLETION REPORTS\245005_1333ED IRM- FIG 2.dwg

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.

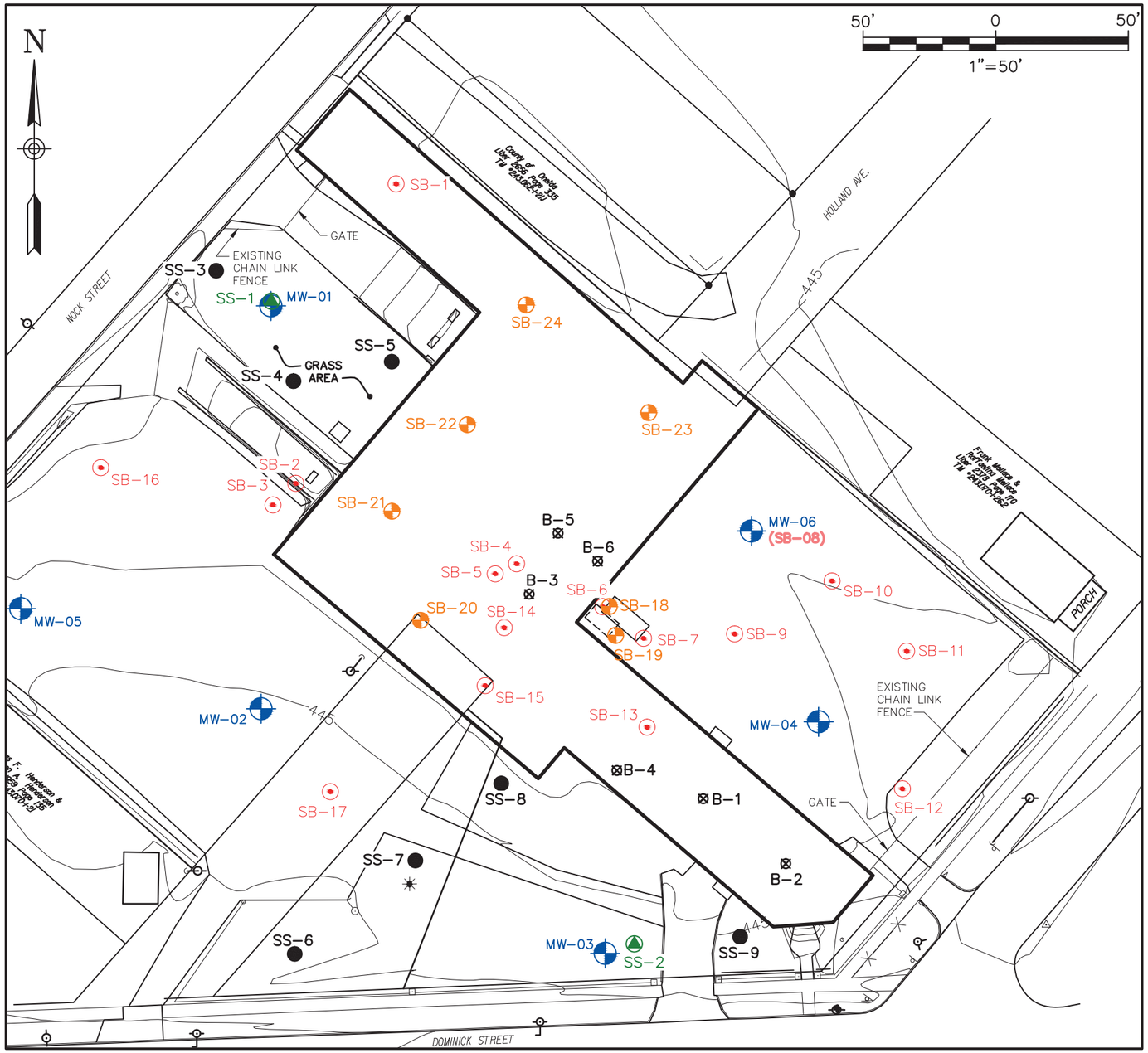
JULY, 2016

Scale
1" = 50'

Figure Number
4

Project Number
245.005

Plotted: Nov 07, 2016 - 10:51AM SYR By: jgs2
I:\Shared\200\245005-S\SIR FIGURES\1313-1333 E DOM\245005_SIR_FIG 3-R 071116.dwg



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

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

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.

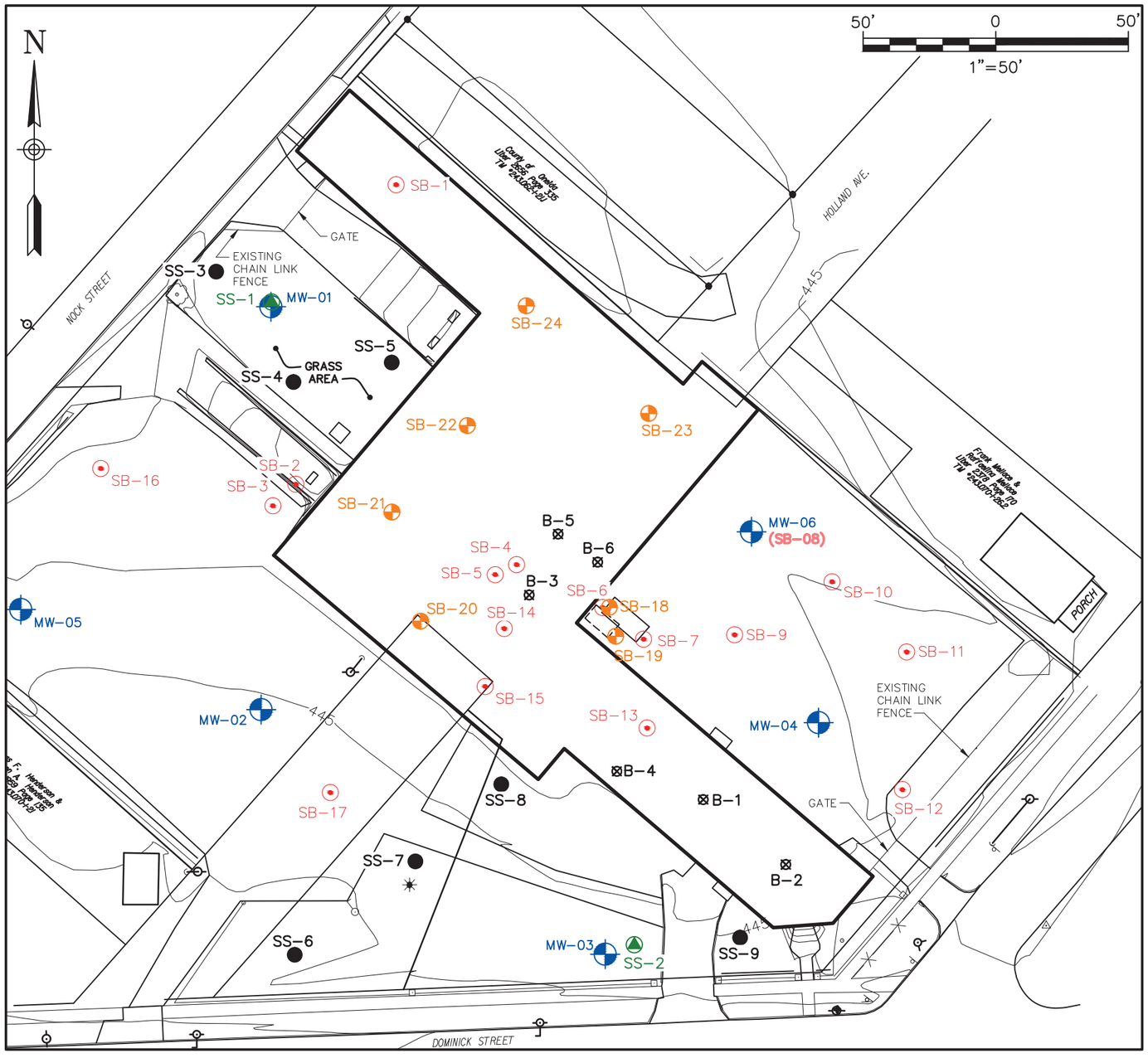
Date
JULY, 2016

Scale
1" = 50'-0"

Figure Number
5

Project Number
245.005

Plotted: Jul 12, 2016 - 11:48AM SYR By: jgs2
I:\Shared\200\245005-S\SIR FIGURES\1313-1333 E DOM\245005_Fig2_Exceedances REV 062816.dwg



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

EXCEEDENCE TABLES

1313ED-MW-5 (4'-12') 10/13/2009		
	Part 375	
Parameter	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		
	Part 375	
Parameter	Unrestricted (ppb)	Results (ppb)
Total PCBs	100	310

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

1313ED-SB-03 (20'-24') 10/14/2009		
METALS		
	Part 375	
Parameter	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		
	Part 375	
Parameter	Unrestricted (ppb)	Results (ppb)
Acetone	50	190
METALS		
	Part 375	
Parameter	Unrestricted (ppm)	Results (ppm)
Chromium	1	9.9 B
PCBs		
	Part 375	
Parameter	Unrestricted (ppb)	Results (ppb)
Total PCBs	100	25000

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

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

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

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

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

1313ED-SB-12 (12'-16') 10/16/2009		
METALS		
	Part 375	
Parameter	Unrestricted (ppm)	Results (ppm)
Chromium	1	9.60
PESTICIDES		
	Part 375	
Parameter	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		
	Part 375	
Parameter	Unrestricted (ppm)	Results (ppm)
Chromium	1	7.93 B
PCBs		
	Part 375	
Parameter	Unrestricted (ppb)	Results (ppb)
Total PCBs	100	260

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

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

1313ED-SB-16 (0'-20') 10/13/2009		
METALS		
	Part 375	
Parameter	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		
	Part 375	
Parameter	Unrestricted (ppm)	Results (ppm)
Chromium	1	10.9
PCBs		
Total PCBs	100	170
PESTICIDES		
	Part 375	
Parameter	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		
	Part 375	
Parameter	Unrestricted (ppb)	Results (ppb)
Total PCBs	100	8,300

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

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

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

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

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

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

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

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

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

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

Plotted: Jul 12, 2016 - 11:48AM SYR By: jgs2
I:\Shared\200\245005-S\SIR FIGURES\1313-1333 E DOM\245005_Fig2_Exceedances REV 062816.dwg

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

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

Plotted: Jul 12, 2016 - 3:41PM SYR By: jgs2
I:\Shared\200\245005-S\SIR FIGURES\1313-1333 E DOM\245005_Flooring Material Sampling Results.dwg

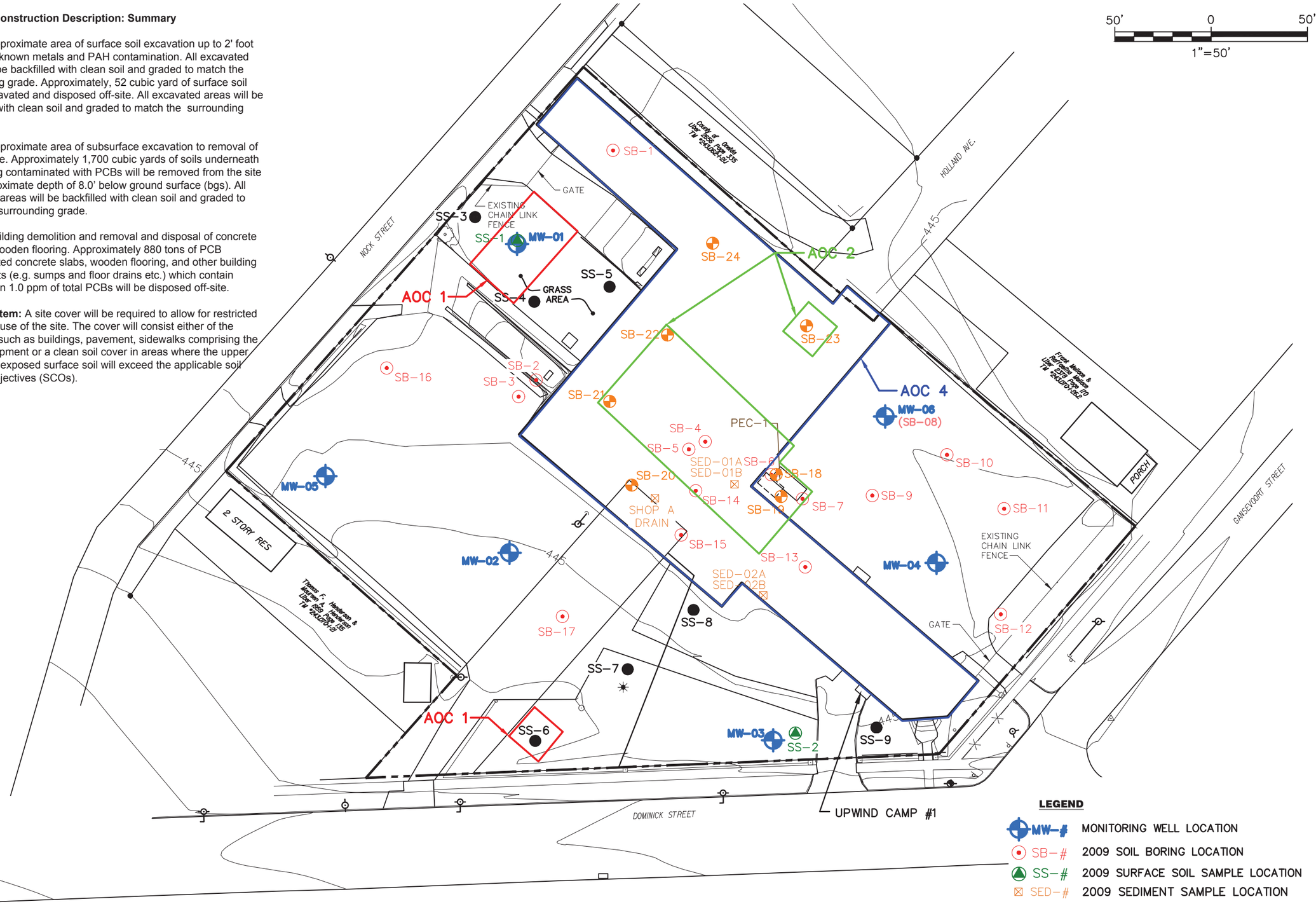
Remedy Construction Description: Summary

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

CITY OF ROME

Barton & Loguidice, D.P.C.

MAY, 2016

Scale
1" = 50'

Figure Number
8

Project Number
245.005

Plotted: Nov 07, 2016 - 10:50AM SYR By: jgs2
I:\Shared\200\245005-S\SIR FIGURES\1313-1333 E DOM\245005_SIR_FIG 3-Prop SSS exceedances - REV 052016.dwg

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.

The experience to
listen
The power to
solve℠

Barton
&Loguidice

www.bartonandloguidice.com