

RECORD OF DECISION

701 Lawrence Street
Operable Unit Number 02: Intersection of Lawrence and
Martin Streets
Environmental Restoration Project
Rome, Oneida County
Site No. E633063
March 2018



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

DECLARATION STATEMENT - RECORD OF DECISION

701 Lawrence Street
Operable Unit Number: 02
Environmental Restoration Project
Rome, Oneida County
Site No. E633063
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Statement of Purpose and Basis

This document presents the remedy for Operable Unit Number: 02: Intersection of Lawrence and Martin Streets of the 701 Lawrence 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 Operable Unit Number: 02 of the 701 Lawrence 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. 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. Site Cover

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). 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). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

3. Natural Attenuation

Groundwater contamination (remaining after the USEPA removal action) will naturally attenuate (NA) since the source has been removed. Groundwater will be monitored for site related contamination and also for NA indicators which will provide an understanding of the (biological activity) breaking down the contamination. Reports of the attenuation will be provided periodically and active remediation will be proposed if it appears that natural processes alone will not address the contamination. The contingency remedial action will depend on the information collected, but it is currently anticipated that in-situ chemical oxidation and/or in-situ bio-remediation would be the expected contingency remedial action.

4. Institutional Control

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

- requires 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);
- allows the use and development of the controlled property for restricted-residential, commercial, and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or Oneida County DOH; and
- requires compliance with the Department approved Site Management Plan.

5. 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 4 above.

Engineering Controls: The cover system discussed in Paragraph 2 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations on the controlled property;
- a provision for evaluation of the potential for soil vapor intrusion for any future buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 2 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);
- 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. A 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;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

New York State Department of Health Acceptance

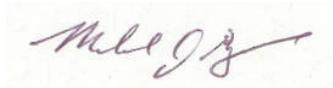
The New York State Department of Health (NYSDOH) concurs that the remedy for this site is protective of human health.

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.

Date

March 21, 2018



Michael J. Ryan, P.E.
Director
Division of Environmental Remediation

RECORD OF DECISION

Operable Unit 2, Intersection of Lawrence and Martin Streets
701 Lawrence Street
Rome, Oneida County
Site No. E633063
March 2018

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), is proposing 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 selected by this Record of Decision (ROD). The disposal of contaminants at this site, as more fully described in Section 6 of this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum. The selected remedy is intended to attain the remedial action objectives identified for this site for the protection of public health and the environment. This ROD identifies the preferred remedy, summarizes the other alternatives considered, and discusses the reasons for the preferred 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 Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York; (6 NYCRR) Part 375. This document is a summary of the information that can be found in the site-related reports and documents in the document repositories identified below.

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:

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

City of Rome
Attn: Diana Samuels
198 North Washington Street
Rome, NY 13440
Phone: 315-339-7646

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 comprised of two parcels divided north and south by the New York State (NYS) Barge Canal. Operable Unit (OU) 2 is the parcel located to the south of the NYS Barge Canal at the intersection of Lawrence and Martin Streets and comprises approximately 1.4 acres. OU2 is bordered to the immediate north by Martin Street. Further north of Martin Street are active railroad tracks and then the NYS Barge Canal. To the east is Lawrence Street and to the west is a commercial property. To the south is a wooded parcel. OU1 is the parcel to the north of the NYS Barge Canal at the intersection of Luquer and Lawrence Streets and comprises 1.85 acres. OU1 is located directly north of the NYS Barge Canal and north of the walk/bikeway which runs along the canal. To the west and east of OU1 are undeveloped parcels and to the north is a commercial property. The site location is shown on Figure 1 and 2.

Site Features: Both parcels are currently vacant, with no structures, and are relatively flat. OU2 is predominantly a grassy field but there are some concrete foundations on-site including the slab of a former on-site building and tank pads and footers.

Current Zoning/Use(s): Both OU2 and OU1 are currently zoned for industrial/commercial use and are currently vacant with no structures. The parcels surrounding OU-2 are active commercial/-residentially zoned properties. There are residential properties located a few blocks north of OU1.

Past Use of the Site: Both properties were historically connected by the former Lawrence Street Bridge which crossed the NYS Barge Canal. Prior uses of the site that led to site contamination in both OU1 and OU2 were the former bulk fuel storage and distribution operations beginning in about 1947 and lasting until 1990.

At OU2 a spill was reported in October 1989 which consisted of approximately 10,000 gallons of No. 2 fuel oil and an unreported amount of gasoline (NYSDEC Spill No. 8906561). Reports indicate the occurrence of an oil slick on the waters of nearby NYS Barge Canal. At the request of the Department, the U.S. Environmental Protection Agency (EPA) initiated a cleanup effort at the OU2 site. In June 2000, the EPA removed four above ground storage tanks (ASTs) and four underground storage tanks (USTs). The work also included demolition of several on-site structures and removal of underground piping. Approximately 47,000 gallons of oil/waste oil and 1,500 cubic yards of petroleum contaminated soil were sent off-site for recycling and disposal.

OU1 was remediated by the City of Rome under the Environmental Restoration Program. An interim remedial measure to remove sources of contamination from OU1 was completed by the City of Rome in 2012, and in 2017 the Department issued a final Record of Decision for OU1 which requires installation of a site cover and institutional controls.

Operable Units (OUs): The site consists of two OUs. OU2, which is the subject of this ROD, is the parcel located south of the NYS Barge Canal at the intersection of Lawrence and Martin Streets. OU1 is the parcel north of the NYS Barge Canal at the intersection of Luquer and Lawrence Streets. The term "site" as used in the remainder of this document refers to OU2.

Site Geology and Hydrogeology: At both OUs, the shallow subsurface consists of fill materials ranging from zero to three feet in thickness, consisting of mixed sand, silt, clay with some rock, brick and concrete fragments mixed in. Below the fill are grey and brown silt with some clay and/or sand. These lacustrine deposits also contain woodchips or organic debris at depths varying from approximately 0 to 11 feet below ground surface (bgs). Below this depth, a coarser-grained material consisting of grey silty sand and/or sand and gravel was encountered. Groundwater was generally encountered from 4 feet bgs to 10 feet bgs. At OU2 groundwater flows generally north towards the NYS barge Canal, and at OU 1 the groundwater flows to the south to the NYS Barge Canal. Bedrock was not encountered during the subsurface investigation but is mapped as the Ordovician-age Utica Shale.

At OU2 overland surface water follows the flat but hummocky topography towards the NYS Barge Canal. The hummocky terrain causes occurrences of small, ponded wet areas throughout the site especially in the spring. It is likely that the drainage swale that borders the site to the east serves

as the primary surface water drainage to the NYS Barge Canal. This drainage flows northeast to its confluence with the NYS Barge Canal. Overland flow at OU1 is more direct as the site slopes gradually to the south to the bike/walking path and the NYS Barge Canal.

Operable Unit (OU) Number 02 is the subject of this document.

A Record of Decision was issued previously for OU 01.

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 evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the investigation 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.

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

At present three PRPs have been documented, including the former operators, Nolan-Jampol, Inc.; Inland Fuels, Inc.; and Garrett Russitano. 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 to have funding resources. The City of Rome will assist the State in its efforts by providing all information to the State which identifies PRPs. 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 contaminants of concern identified for this Operable Unit at this site are:

1,2,4-trimethylbenzene	benzo(a)pyrene
benzene	benzo(b)fluoranthene
1,2 dichloroethane	chrysene
Ethylbenzene	indeno(1,2,3-cd) pyrene
isopropylbenzene	naphthalene
xylene	
lead	
benzo(a)anthracene	

As illustrated in Exhibit A, the contaminants of concern exceed the applicable SCGs for:

Soil
Groundwater

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.

No IRMs have been completed at OU2 under the Environmental Restoration Program. However, remedial work was conducted by the USEPA in 2000 as part of an Emergency Removal Action, as described in Section 3 above.

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 investigation conducted to date there are no impacts to surface water resources and no ecological concern at this site. As such, a Fish and Wildlife Resources Impact Analysis (FWRIA) was not deemed necessary for OU-2.

Nature and Extent of Contamination:

For OU2 soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCS), metals, and polychlorinated biphenyl (PCB) and pesticides. Based on the investigation conducted to date, the primary contaminants of concern are VOCs, SVOCS and one metal, lead. No off-site contamination was present.

Soil - There are no exceedances of the Part 375 restricted residential soil cleanup objectives (SCOs) reported in subsurface soil samples for VOCs, PCBs or pesticides. There were low detections of

petroleum-related VOC contaminants above the protection of groundwater (PGW) SCOs, such as 1,2,3-trimethylbenzene at 14 parts per million (ppm), compared to the PGW SCO of 3.6 ppm, and very slight exceedances of the PGW SCOs for ethylbenzene at 1.4 ppm compared to 1.0 ppm and xylene at 2.4 ppm compared to 1.6 ppm. However, visual observations of petroleum contamination are present in the subsurface as noted by staining, odors, and field instrument readings. Further, several tentatively identified compounds were noted in the soil analytical scans which indicate that weathered petroleum contamination exists in subsurface soils. No exceedances of SVOCs or metals were present above the restricted residential SCOs in the subsurface soils.

Shallow Soils - Shallow soil samples were collected from a depth of 0 to 6 inches. There were no exceedances of restricted residential SCOs reported in the shallow soil samples for VOCs, PCBs or pesticides. Several SVOCs slightly exceeded the restricted residential SCOs including benzo(a)anthracene at 1.6 ppm (residential SCO 1 ppm), benzo(a)pyrene at 1.6 ppm (residential SCO 1 ppm), benzo(b)fluoranthene at 2.3 ppm (residential SCO 1 ppm), chrysene at 1.8 ppm (residential SCO 1 ppm) and indeno(1,2,3-cd) pyrene at 1 ppm (residential SCO 0.5 ppm). One shallow soil had lead at 510 ppm which exceeds the restricted residential SCO of 400 ppm.

Groundwater - There were no exceedances of groundwater standards for PCBs or pesticides. Several VOCs that are associated with petroleum were present in groundwater, including benzene at 44 parts per billion (ppb), compared to the groundwater standard of 1 ppb, ethylbenzene at 86 ppb (standard 5 ppb), isopropylbenzene at 49 ppb (standard 5 ppb) and xylene at 110 ppb (standard 5 ppb). In addition, the groundwater sample collected from one well exceeded the groundwater standard for 1,2-dichloroethane (86 ppb compared to the standard of 0.6 ppb). One SVOC, naphthalene exceeded the groundwater standard at 68 ppb (standard 10 ppb). For metals, lead exceeded the groundwater standard at 134 ppb (standard 25 ppb). Iron, manganese, and sodium were also noted above standards; however, these were also noted in upgradient monitoring wells and are not believed to be related to past site operations. The detection of VOCs at the downgradient site boundary indicates that off-site migration of these contaminants is possible. There were no off-site groundwater samples collected.

Surface Water - Two surface water samples were collected from ditches on the north and south sides of Martin Street. There was no exceedance of surface water standards for VOCs, SVOCs, PCBs or pesticides. Only iron and sodium exceeded surface water quality standards. These two constituents are not related to past site operations and are representative of the background conditions in the area.

Soil vapor – There was no analytical sampling of soil vapor during the investigations. However, field screening of soil borings with field instruments found elevated levels of unspecified total VOCs in on-site subsurface soil.

Special Resources Impacted/Threatened: The NYS Barge Canal is located between the two parcels. The NYS Barge Canal is a Class C water body in the state of New York. During the investigation, visual inspections of the Canal noted no observations of petroleum contamination.

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 dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking purposes and the area is served by a public water supply that obtains water from a different source not affected by this contamination.

Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.

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:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Prevent the discharge of contaminants to surface water.

Soil

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.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

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 November 2016 Alternatives Analysis 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 selected remedy is set forth at Exhibit D.

The selected remedy is referred to as a **Soil Cover with Natural Attenuation for Groundwater and Institutional Controls**. Figure 3 shows the area of the Site Cover.

The estimated present worth cost to implement the remedy is \$410,228. The cost to construct the remedy is estimated to be \$240,228 and the estimated average annual cost is \$17,000.

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. 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. Site Cover

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). 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). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

3. Natural Attenuation

Groundwater contamination (remaining after the USEPA removal action) will naturally attenuate (NA) since the source has been removed. Groundwater will be monitored for site related contamination and for NA indicators which will provide an understanding of the (biological activity) breaking down the contamination. Reports of the attenuation will be provided periodically and active remediation will be proposed if it appears that natural processes alone will not address the contamination. The contingency remedial action will depend on the information collected, but it is currently anticipated that in-situ chemical oxidation and/or in-situ bio-remediation would be the expected contingency remedial action.

4. Institutional Control

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

- requires 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);
- allows the use and development of the controlled property for restricted-residential, commercial, and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or Oneida County DOH; and

- requires compliance with the Department approved Site Management Plan.

5. 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 4 above.

Engineering Controls: The cover system discussed in Paragraph 2 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations on the controlled property;
 - a provision for evaluation of the potential for soil vapor intrusion for any future buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
 - a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 2 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);
 - 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. A 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;
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Exhibit A

Nature and Extent of Contamination

This section describes the findings of the Remedial Investigation (RI) 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 Standard, Criteria and Guidance (SCGs) for the site. The contaminants are arranged into categories: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. For comparison purposes, the SCGs are provided for each medium that allows for unrestricted use.

Waste/Source Areas

As described in the RI report, no significant waste/source material remains at the site. In 2000, the United States Environmental Protection Agency (EPA) conducted an Emergency Removal Action which removed above and below ground petroleum structures and associated contaminated soil and debris. However, the RI indicated that weathered petroleum still exists in subsurface soil which is impacting groundwater and soil vapor.

Groundwater

Groundwater samples were collected from overburden monitoring wells. The samples were collected to assess groundwater conditions on-site. The results indicate that shallow groundwater at the site is impacted by petroleum related VOCs, SVOCs and one metal, lead above their respective SCGs.

Table # 1 – Groundwater

Detected Constituents	Concentration Range Detected (ppb) ^a	SCG ^b (ppb)	Frequency Exceeding SCG
VOCs			
Benzene	ND – 44	1	2 out of 14
1,2 Dichloroethane	ND – 0.85	0.6	1 out of 14
Ethylbenzene	ND – 86	5	3 out of 14
Isopropylbenzene	ND – 49	5	3 out of 14
Xylene	ND - 110	5	2 out of 14

Detected Constituents	Concentration Range Detected (ppb) ^a	SCG ^b (ppb)	Frequency Exceeding SCG
SVOCs			
Napthalene	ND -68	10	3 out of 14
Inorganics			
Sodium	2400 – 33000	20000	4 out of 10
Iron	1010 – 56200	300	10 out of 10
Manganese	75 – 1670	300	8 out of 10
Lead	ND - 134	25	2 out of 10

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).

There were no exceedances of groundwater standards for PCBs or pesticides. Several VOCs associated with petroleum were noted in the groundwater, including benzene, ethylbenzene, isopropylbenzene and xylene. In addition, the groundwater sample collected from one well exhibited a slight exceedance of the groundwater standard for 1,2-dichloroethane which is a common fuel additive. One SVOC was identified as naphthalene which is also associated with petroleum. For metals, there was an exceedance for lead in groundwater. Iron, manganese and sodium were also noted above standards; however, these were also noted in upgradient monitoring wells and are not believed to be related to past site operations. There were no off-site groundwater samples collected. See Figure 5.

In addition to the contaminants found above, some of the monitoring wells exhibited petroleum sheens and odors, and one monitoring well is reported to have a thin layer of petroleum floating on the water table. This is consistent with the findings of a weathered petroleum noted in the soil samples described below.

Based on the findings of the RI, petroleum contamination is noted in the on-site groundwater. The removal action conducted by the EPA in 2000 has greatly reduced the sources of groundwater contamination. Subsequent sampling during the remedial investigation found a decrease in the number of total VOCs and SVOCs from greater than 1 ppm (1000 ppb) to less than 0.05 ppm (50 ppb) which indicates that natural degradation of residual petroleum contamination in groundwater is occurring.

Soil

Shallow and subsurface soil samples were collected at the site during the RI. Shallow soil samples were collected at a depth of 0-6 inches. Subsurface samples were collected from a depth of 2-25 feet below grade. The results indicated that there are slight exceedances of the protection of

groundwater SCOs for VOCs in site subsurface soils and slight exceedances of petroleum-related SVOCs in surface soils. There was also one soil sample which slightly exceeded the lead restricted residential SCO. There were no PCBs or pesticides detected in any soil samples.

Table #2 – Subsurface Soils

Detected Constituents	Concentration Range Detected (ppm) ^a	Protection of Groundwater SCG ^b (ppm)	Frequency Exceeding Protection of Groundwater SCG	Restricted Residential Use SCG ^c (ppm)	Frequency Exceeding Restricted Residential SCG
VOCs					
Acetone	ND - 0.14	0.05	5 out of 23	100	0 out of 23
Ethylbenzene	ND – 1.4	1.0	1 out of 23	41	0 out of 23
1,2,4 Trimethylbenzene	ND - 14	3.6	1 out of 23	52	0 out of 23
Total Xylene	ND – 2.4	01.6	1 out of 23	100	0 out of 23

a - ppm: parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;

b - SCG: Part 375-6.8(b), Protection of Groundwater 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.

There are no exceedances of the Part 375 residential soil cleanup objectives (SCOs) reported in subsurface soil samples for VOCs, PCB or pesticides. There were detections of petroleum related VOC contaminants above the unrestricted SCOs, such as 1,2,3-trimethylbenzene and very slight exceedance of the unrestricted SCO for ethylbenzene and xylene. Acetone was noted in soil but is considered a laboratory contaminant. However, there was visual observations of residual petroleum contamination in the subsurface as noted by staining, odors, and field instrument readings with a PID.

Further, several tentatively identified compounds were noted in the soil analytical scans which indicate that residual petroleum contamination exists in subsurface soils. See Figure 4.

Table 3 – Shallow soil samples

Detected Constituents	Concentration Range Detected (ppm) ^a	Unrestricted SCG ^b (ppm)	Frequency Exceeding Unrestricted SCG ^b	Restricted Residential Use SCG ^c (ppm)	Frequency Exceeding Restricted SCG ^c (ppm)
SVOCs					
Benzo(a)anthracene	ND – 1.6	1.0	3 out of 7	1.0	3 out of 7
Benzo(a)pyrene	ND – 1.6	1.0	3 out of 7	1.0	3 out of 7
Benzo(b)fluoranthene	ND – 2.3	1.0	4 out of 7	1.0	4 out of 7
Benzo(k)fluoranthene	ND – 1.6	0.8	3 out of 7	3.9	0 out of 7
Chrysene	ND – 1.8	1.0	1 out of 5	3.9	0 out of 5
Indeno(1,2,3-cd)pyrene	ND – 1.0	0.5	5 out of 7	0.5	4 out of 7
Inorganics					
Lead	ND – 510	63	1 out of 7	400	1 out of 7

a - ppm: parts per million, which is equivalent to milligrams 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.

There were no exceedances of residential SCOs reported in surface soil samples for VOCs, PCBs or pesticides. Several SVOCs slightly exceeded the residential SCOs that are considered petroleum related including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene and indeno(1,2,3-cd) pyrene. One surface soil sample contained lead exceeding the residential SCO.

Based on the findings of the Remedial Investigation, the presence of petroleum products from past operations has resulted in the contamination of site subsurface and surface soils. The site contaminants identified in soil which are considered to be the primary contaminants of concern are petroleum constituents. Soil contamination will be addressed in the remedy selection process.

Surface Water

Surface water samples were collected during the RI downstream of the site. No VOCs, SVOCs, PCBs or pesticides were detected. Two inorganics were detected in the sample above the applicable SCGs. Both metals are common in urban surface waters and do not appear to be associated with the site.

Table #4 - Surface Water

Detected Constituents	Concentration Range Detected (ppb) ^a	SCG ^b (ppb)	Frequency Exceeding SCG
Inorganics			
Iron	915 - 1010	300	2 out of 2
Sodium	117000 - 124000	20000	2 out of 2

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

b - SCG: Ambient Water Quality Standards and Guidance Values (TOGs 1.1.1) and 6 NYCRR Part 703: Surface Water and Groundwater Quality Standards.

No site-related surface water contamination of concern was identified during the RI. Therefore, no remedial alternatives need to be evaluated for surface water.

Soil Vapor

The evaluation of the potential for soil vapor intrusion resulting from the presence of site related soil and/or groundwater contamination was not evaluated by quantitative sampling. However, field readings with a photoionization detector recorded values in the range of 1.4 to 1,151 ppm total VOCs in the on-site soil borings.

Soil vapor evaluation/contamination for future development will be addressed in the remedial design.

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 Further Action

The No Further Action Alternative recognizes the remediation of the site completed by the EPA in 2000 as described in Section 2. This alternative leaves the site in its present condition and does not provide any additional protection of the environment or public health.

Alternative 2: Soil Cover with Natural Attenuation for Groundwater and Institutional Controls

This alternative would include a site cover to allow for restricted residential use of the site. The cover will consist of paved surface parking areas, sidewalks or a soil cover in areas where the upper two feet of exposed surface soil will meet the restricted residential SCOs. Where the soil cover is required it will be a minimum of two feet of soil meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. The soil cover will be placed over a demarcation layer with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d). Groundwater contamination will be addressed with natural attenuation. Groundwater will be monitored for site related contamination and also for natural attenuation indicators which will provide an understanding of the natural processes breaking down the contamination. It is anticipated that contamination will decrease by an order of magnitude in a ten-year period. This alternative also includes the implementation of an institutional control in the form of an environmental easement and associated site management plan for the entire OU-2 area 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. Any potential for exposure to contaminated soil vapor will be addressed by a soil vapor evaluation and, if necessary, mitigation actions for any new structures are constructed at the site.

Present Worth: \$410,000
Capital Cost: \$135,000
Annual Costs: \$17,000

Alternative 3: Soil Excavation and Off-Site Disposal

This alternative achieves all of the SCGs discussed in Section 6.1.1 and Exhibit A, and would result in soil meeting the unrestricted soil cleanup objectives listed in Part 375-6.8(a) and would eliminate the nuisance staining and odor conditions. This alternative would include: excavation and off-site disposal of all soil contamination above the unrestricted soil cleanup objectives, estimated to be 44,770 cubic yards. The remedy would not rely on institutional or engineering controls or soil vapor evaluations to prevent future exposure. There is no Site Management, no restrictions including SVI, and no periodic review. This remedy will have no annual cost, only the capital cost.

Present Worth: \$4,400,000

Capital Cost: \$4,400,000

Annual Costs: \$ 0

Exhibit C

Remedial Alternative Costs

Remedial Alternative	Capital Cost (\$)	Annual Costs (\$)	Total Present Worth (\$)
No Action	0	0	0
Soil Cover with Natural Attenuation for Groundwater and Institutional Controls	135,000	17,000	410,000
Soil Excavation and Off-Site Disposal	4,400,000	0	4,400,000

Exhibit D

SUMMARY OF THE SELECTED REMEDY

The Department has selected Alternative 2, Soil Cover with Natural Attenuation for Groundwater and Institutional Controls as the remedy for this site. Alternative 2 will achieve the remediation goals for the site by covering any remaining lightly contaminated soil. This cover, in combination with the previous EPA Removal Action (which removed the sources of contamination) and the placement of an environmental easement on the site, will protect human health and the environment. The elements of this remedy are described in Section 7. The selected remedy is depicted in Figure 3.

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 Alternative Analysis 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.

Alternative 1 (No Action) does not provide any additional protection to public health and the environment and was not evaluated further.

The selected remedy Alternative 2 (Soil Cover with Natural Attenuation for Groundwater and Institutional Controls) will satisfy this criterion by covering the contaminated subsurface soils and addressing groundwater contamination by natural attenuation. Alternative 2 also relies on a restriction of groundwater use at the site to protect public health. Any potential for exposure to contaminated soil vapor will be addressed by a soil vapor evaluation and, if necessary, mitigation actions for any new structures are constructed at the site.

Alternative 3 (Excavation and off-site Removal) would meet this criterion by removing all soil contaminated above the unrestricted soil cleanup objective. Alternative 3 may require a short-term restriction on groundwater use; however, it is expected that the restriction would be removed in approximately five years. The potential for exposure to soil vapor contamination is expected to be addressed through the removal of all contaminated on-site soils under Alternative 3.

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.

Alternative 2 complies with SCGs to the extent practicable. Source areas of contamination were addressed by the EPA's removal action, and compliance with the restricted use soil cleanup objectives at the surface through construction of a cover system. It also creates the conditions necessary to restore groundwater quality over time. Because Alternatives 2 and 3 satisfy the threshold criteria, the remaining criteria are particularly important in selecting a final remedy for the site. It is expected Alternative 3 will achieve groundwater SCGs in less than 5 years while groundwater contamination above SCGs will remain on-site under Alternative 2 for 10 years or more.

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.

Long-term effectiveness is best accomplished by those alternatives involving excavation of the contaminated soils (Alternative 3). Alternative 3 results in removal of almost all of the chemical contamination at the site and eliminates the need for property use restrictions and long-term monitoring. Alternative 2 creates a barrier, but it also requires an environmental easement, a groundwater use restriction, actions to address the potential for soil vapor intrusion, and long-term monitoring in order to be effective. These controls are reliable for the contamination that would remain.

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.

Alternative 2 would not reduce the toxicity, mobility or volume of contaminants remaining. Alternative 3, excavation and off-site disposal, reduces the toxicity, mobility and volume of on-site waste by transferring the material to an approved off-site location and would entail the excavation of 41,000 cubic yards of material.

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 would have a small impact, as only clean cover soil would be imported to the site and placed. Alternative 3 would have a much greater potential impact even employing routine engineering controls, due to the much greater volume of traffic, noise, and potential odor releases associated with excavation of a large volume of soil with residual petroleum impacts. Additional traffic would also be associated with the import of clean backfill for the excavation. The time needed to achieve the remediation goals is estimated 2 months for both Alternative 2 and Alternative 3.

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.

Alternative 2 is favorable in that it is readily implementable. Alternative 3 is also implementable but much more difficult since excavation would entail digging below the water table in close proximity to the Barge Canal and local roadways, which would require excavation support and a temporary groundwater treatment system. The volume of soil excavated under this alternative would necessitate increased truck traffic on local roads for two months.

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 (\$410,000), but the contaminated soil would require long-term management using institutional controls. With its large volume of soil to be handled, Alternative 3 would have the highest capital cost (\$4,400,000). The long-term maintenance cost of the capped area with Alternative 2 would be higher than long-term maintenance under Alternative 3. However, the incremental benefit for Alternative 3 is offset by the high cost.

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.

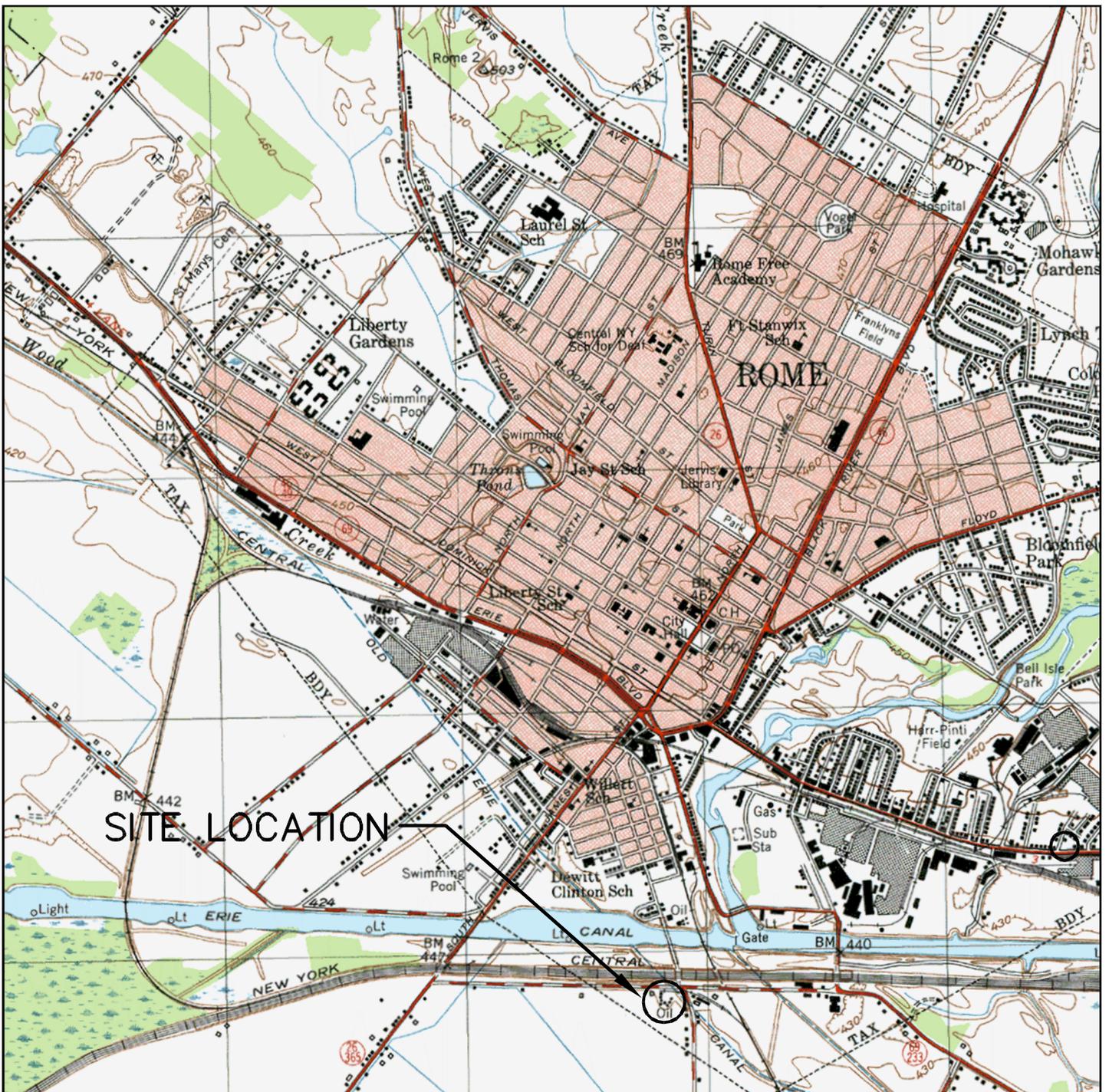
Since the anticipated use of the site is restricted residential, Alternative 2 would comply with this criterion by providing a site cover that is consistent with such use. Alternative 3 would remove the contaminated soil permanently and would make restrictions on the site use unnecessary.

The final criterion, Community Acceptance, is considered a "modifying criterion" and is taken into account after evaluating those above. It was evaluated after public comments on the PRAP were received.

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

Alternative 2 (Soil Cover with Natural Attenuation for Groundwater and Institutional Controls) has been selected as the site remedy because, as described above, it satisfies the threshold criteria and provides the best balance of the balancing criterion.

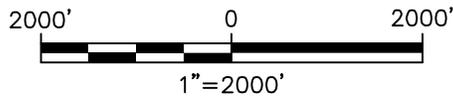
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SOURCE: ROME, NEW YORK U.S.G.S. QUADRANGLE MAPS, DATE 1984.



QUADRANGLE LOCATION



CITY OF ROME
 REMEDIAL INVESTIGATION
 MARTIN STREET
SITE LOCATION PLAN

Figure Number
1

Project Number
245.005

Date JULY, 2012	Scale 1" = 2000'
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CITY OF ROME

ONEIDA COUNTY, NEW YORK



OU-1 Intersection of Luquer and Lawrence Streets

OU-2 Intersection of Lawrence and Martin Streets

Figure 2



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 _____ Date _____
Ck'd _____ Date _____

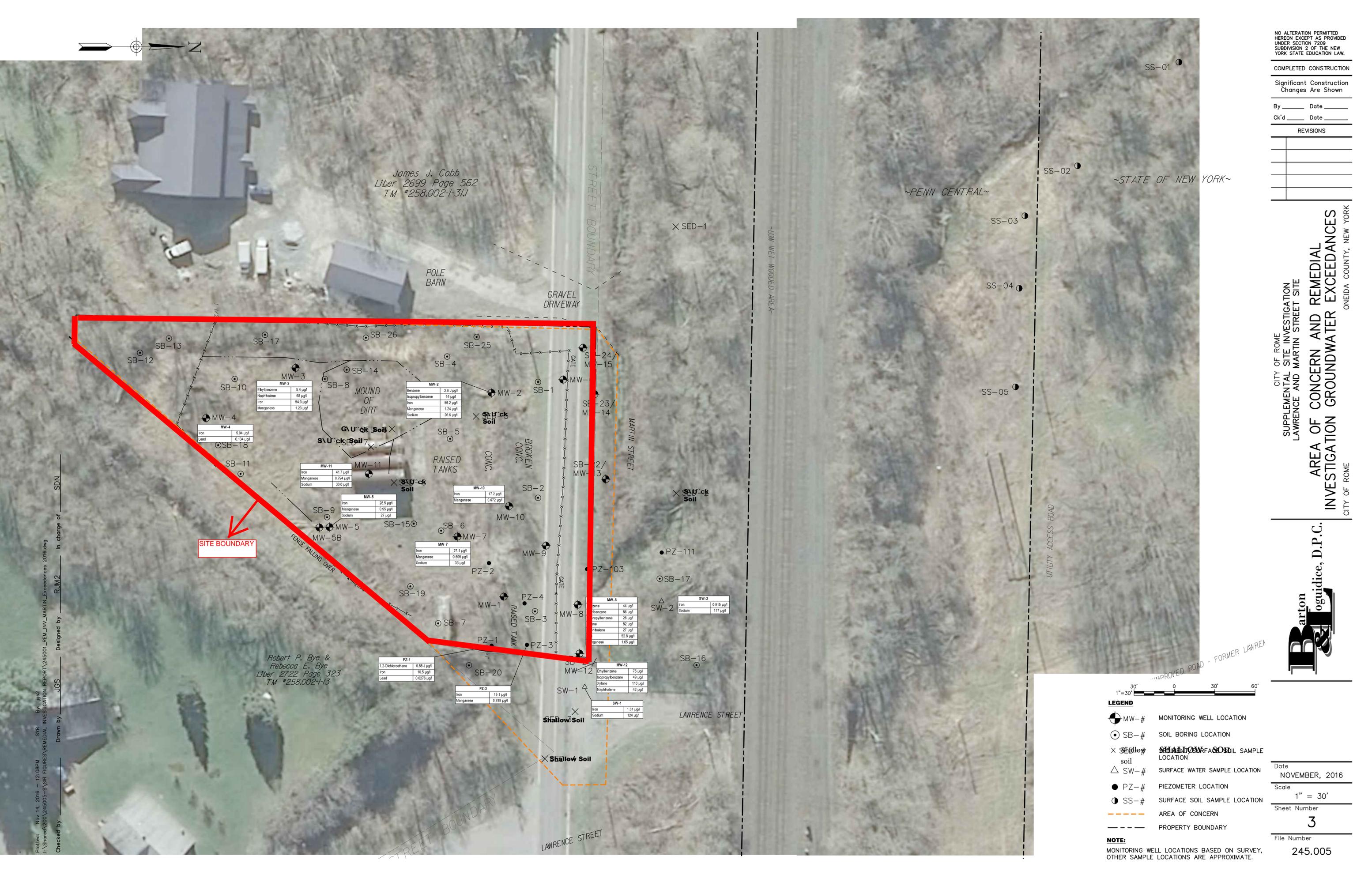
REVISIONS

NO.	DESCRIPTION

CITY OF ROME
SUPPLEMENTAL SITE INVESTIGATION
LAWRENCE AND MARTIN STREET SITE
**AREA OF CONCERN AND REMEDIAL
INVESTIGATION GROUNDWATER EXCEEDANCES**
ONEIDA COUNTY, NEW YORK
CITY OF ROME



Date
NOVEMBER, 2016
Scale
1" = 30'
Sheet Number
3
File Number
245.005



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 Drawn by _____
 Designed by _____
 In charge of _____
 SDN

Robert P. Bye &
Rebecca E. Bye
Liber 2722 Page 323
TM #258.002-1-13

SITE BOUNDARY



- LEGEND**
- MW-# MONITORING WELL LOCATION
 - SB-# SOIL BORING LOCATION
 - Shallow Soil SHALLOW SOIL SAMPLE LOCATION
 - SW-# SURFACE WATER SAMPLE LOCATION
 - PZ-# PIEZOMETER LOCATION
 - SS-# SURFACE SOIL SAMPLE LOCATION
 - AREA OF CONCERN
 - PROPERTY BOUNDARY

NOTE:
MONITORING WELL LOCATIONS BASED ON SURVEY,
OTHER SAMPLE LOCATIONS ARE APPROXIMATE.



James J. Cobb
Liber 2699 Page 562
TM #258.002-1-31.1

Robert P. Bye &
Rebecca E. Bye
Liber 2722 Page 323
TM #258.002-1-13



NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 2209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COMPLETED CONSTRUCTION

Significant Construction Changes Are Shown

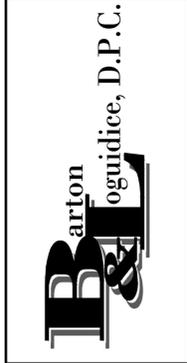
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REVISIONS

CITY OF ROME
SUPPLEMENTAL SITE INVESTIGATION
LAWRENCE AND MARTIN STREET SITE

**AREA OF CONCERN AND REMEDIAL
INVESTIGATION GROUNDWATER EXCEEDANCES**

CITY OF ROME
ONEIDA COUNTY, NEW YORK



1" = 30'

LEGEND

- MW-# MONITORING WELL LOCATION
- SB-# SOIL BORING LOCATION
- SB-# SHALLOW SOIL LOCATION
- SW-# SURFACE WATER SAMPLE LOCATION
- PZ-# PIEZOMETER LOCATION
- SS-# SURFACE SOIL SAMPLE LOCATION
- AREA OF CONCERN
- PROPERTY BOUNDARY

NOTE:
MONITORING WELL LOCATIONS BASED ON SURVEY, OTHER SAMPLE LOCATIONS ARE APPROXIMATE.

Date
NOVEMBER, 2016

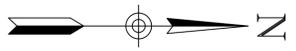
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245.005

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In charge of _____
SDN



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 _____ Date _____
Ck'd _____ Date _____

REVISIONS

NO.	DESCRIPTION

CITY OF ROME
SUPPLEMENTAL SITE INVESTIGATION
LAWRENCE AND MARTIN STREET SITE
**AREA OF CONCERN AND REMEDIAL
INVESTIGATION SOIL DATA EXCEEDANCES**
ONEIDA COUNTY, NEW YORK
CITY OF ROME



Date
NOVEMBER, 2016
Scale
1" = 30'
Sheet Number
2
File Number
245.005



**PROPOSED TWO FOOT
COVER SYSTEM**

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SDN _____
in charge of _____
JCS _____
RUM2 _____

1"=30' 0 30' 60'

LEGEND

- MW-# MONITORING WELL LOCATION
- SB-# SOIL BORING LOCATION
- Shallow Soil** SURFACE SOIL SAMPLE LOCATION
- SW-# SURFACE WATER SAMPLE LOCATION
- PZ-# PIEZOMETER LOCATION
- SS-# SURFACE SOIL SAMPLE LOCATION
- AREA OF CONCERN
- PROPERTY BOUNDARY

NOTE:
MONITORING WELL LOCATIONS BASED ON SURVEY,
OTHER SAMPLE LOCATIONS ARE APPROXIMATE.

Shallow Soil

Benzol(a)anthracene	1100 µg/kg
Benzol(a)pyrene	1100 µg/kg
Benzol(b)fluoranthene	1300 µg/kg
Chrysene	1200 µg/kg
Indeno(1,2,3-cd)pyrene	720 µg/kg

Shallow Soil

Benzol(a)anthracene	1200 µg/kg
Benzol(a)pyrene	1200 µg/kg
Benzol(b)fluoranthene	1600 µg/kg
Chrysene	1400 µg/kg
Indeno(1,2,3-cd)pyrene	720 µg/kg

SB-21

Ethylbenzene	1400 µg/kg
Total Xylene	2400 µg/kg

SB-17

Acetone	60 F1.8 µg/kg
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SB-2

Acetone	51 µg/kg
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SB-15 (2.53)

1,2,4-Trimethylbenzene	14000 µg/kg
Acetone	140 µg/kg

SB-06 (2.4)

Acetone	140 µg/kg
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SS-04 (0.5-1.9)

Benzol(a)anthracene	1600 µg/kg
Benzol(a)pyrene	1300 µg/kg
Benzol(b)fluoranthene	2300 µg/kg
Benzol(b)fluoranthene	1000 µg/kg
Chrysene	1900 µg/kg
Indeno(1,2,3-cd)pyrene	1000 µg/kg

SS-04 (0.0-0.5)

Benzol(b)fluoranthene	1400 µg/kg
Indeno(1,2,3-cd)pyrene	510 µg/kg

SS-03

SS-03 (0.0-0.5)	
Indeno(1,2,3-cd)pyrene	730 µg/kg

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

**701 Lawrence Street Operable 02: Intersection of Lawrence and Martin Streets
Environmental Restoration Project
City of Rome, Oneida County, New York
Site No. E633063**

The Proposed Remedial Action Plan (PRAP) for the 701 Lawrence Street (OU-2) 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 January 23, 2018. The PRAP outlined the remedial measure proposed for the contaminated soil and groundwater at Operable Unit No. 2 of the 701 Lawrence Street and Martin 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 March 8, 2018, which included a presentation of the remedial investigation, alternative analysis (RI/AA) for the 701 Lawrence Street and Martin (OU-2) site 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 March 16, 2018.

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: The Department has reduced the size of the site from the Remedial Investigation and no longer includes the small triangle to the east of the site as part of the area to be covered by the Proposed Remedy.

RESPONSE 1: The Site is defined as the City of Rome's property on Lawrence Street and Martin Streets. The City of Rome and their consultant had conducted the investigation off-site onto the neighboring "small triangle" property. This off-site investigation found little or no contamination related to the site. Therefore, it was determined to limit the site remedy, a two-foot cover, to within the site boundaries. If the City of Rome determines that they want to enter agreements with the adjacent property owner(s) to include this area, they can initiate actions to do so at their expense.

COMMENT 2: Will the State of New York take on the liability of future remediation this small area in the future?

RESPONSE 2: The Department determined that no remedy was necessary for the off-site property in question.

COMMENT 3: What liability would a future developer take on for this small parcel?

RESPONSE 3: Any future developer that finds contamination that was not previously discovered or which exceeds the Site Cleanup Objectives established for the site, may apply to enter the Brownfield Cleanup Program to remediate the parcel and obtain a liability release.

COMMENT 4: How will the adjacent property owner find out about this parcel that is no longer in the capped area?

RESPONSE 4: The Record of Decision will have the site boundaries clearly defined and will be made available to the public at the Document Repositories. The City of Rome may have separate discussions with the property owner to address any future concerns with implementation of the remedy.

APPENDIX B

Administrative Record

Administrative Record

**701 Lawrence Street Operable 02: Intersection of Lawrence and Martin Streets
Environmental Restoration Project
City of Rome, Oneida County, New York
Site No. E633063**

1. Proposed Remedial Action Plan for the 701 Lawrence Street (OU-2) site, dated January 23, 2018 prepared by the Department.
2. State Assistance Contract, Contract No. C303408, between the Department and the City of Rome, June 2007.
3. Barton & Loguidice, P.C. (B&L). 2008, Site Investigation Work Plan.
4. Barton & Loguidice, P.C. (B&L). 2016, Remedial Investigation Report (RIR).
5. Alternatives Analysis Report (AAR) prepared by Barton & Loguidice, P.C. (B&L), dated November 2016 (Revised May 2017).
6. Buck Engineering, LLC. 2002, Limited Scope Phase I Environmental Assessment
7. USEPA Emergency Response Cleanup Report, dated June 23, 2000.
8. Citizen Participation Plan, May 2008.