
Remedial Design Work Plan

**1030 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

May 2025

Barton&Loguidice

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New York State Assistance Contract No. C01464GG
Site No. E633064

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Certification Statement

I, the undersigned Engineer, certify that I am currently a NYS Registered Professional Engineer and that 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).



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NYS P.E. No. 083980



May 7, 2025
Date

Table of Contents

<u>Section</u>	<u>Page No.</u>
Certification.....	C-1
EXECUTIVE SUMMARY	E-1
1.0 INTRODUCTION	1
1.1 Scope.....	1
1.2 Site Location.....	1
1.3 Project Background.....	1
1.4 Record of Decision Summary	3
1.4.1 Remediation Action Objectives	3
1.4.2 Summary of Selected Remedy	4
1.4.2.1 Soil Material Excavation	4
1.4.2.2 Site Cover System	4
1.4.2.3 Natural Attenuation	5
1.4.2.4 Institutional Controls.....	5
1.4.2.5 Site Management Plan	5
2.0 Design Scope	6
2.1 Basis of Design.....	6
2.2 Green Remediation.....	6
2.3 Site Preparation.....	7
2.4 Site Grading and Drainage	8
2.5 Remedial Soil Excavation	8
2.6 Excavation Dewatering.....	9
2.7 Cover System	9
2.7.1 Site Cover Materials, Placement and Compaction.....	10
2.7.2 Topsoil and Seeding	10
2.8 Security, Control and Access	11
2.9 Health and Safety	11
2.10 Equipment and Personnel Decontamination Facilities.....	11
2.11 Community Air Monitoring Program (CAMP)	12
2.12 Stormwater Management	12
3.0 Permits and Other Authorizations	14
4.0 Schedule	15
5.0 Post Construction Plans.....	16
5.1 Institutional Controls	16
5.2 Site Management Plan	16
5.3 Final Engineering Report	17
6.0 References	18

Drawings

- G001 Cover Sheet
- G002 General Notes

- C100 Existing Site Conditions Plan
- C101 Site Staging and Preparation Plan
- C102 Excavation and Subgrade Grading Plan
- C103 Final Grading Plan

- C400 Cross Sections
- C501 Cover System Details
- C502 Erosion and Sediment Control Details

Appendices

- Appendix A Record of Decision
- Appendix B Environmental Easement
- Appendix C Community Air Monitoring Program (CAMP)

LIST OF ACRONYMS AND ABBREVIATIONS

AAR	Alternatives Analysis Report
amsl	Above mean sea level
bgs	Below ground surface
CAMP	Community Air Monitoring Plan
CUSCOs	Commercial Use Soil Cleanup Objectives
EC	Engineering Control
ELAP	Environmental Laboratory Accreditation Program
ERP	Environmental Restoration 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 or "Department"
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation
OU	Operable Unit
PAHs	Polycyclic Aromatic Hydrocarbons
PBS	Petroleum Bulk Storage
PCB	Polychlorinated Biphenyl
PCE	Perchloroethylene
POTW	Publicly Owned Treatment Works
RDWP	Remedial Design Work Plan
RD	Remedial Design
RI	Remedial Investigation
ROD	Record of Decision
SCO	Soil Cleanup Objectives
SPDES	State Pollutant Discharge Elimination System
SVOCs	Semi-volatile Organic Compounds
TCE	Trichloroethene
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds
yd ³	Cubic yards

EXECUTIVE SUMMARY

The former 1030 East Dominick Street Petroleum Bulk Storage (PBS) facility or “Site” (E633064) consists of one operable unit (OU-1), which is the subject of this Remedial Design Work Plan (RDWP). The Site is located in the City of Rome, Oneida County, New York (Drawing G001), and is situated in an urban area, zoned E-3 (general industrial).

The Site measures approximately 39,204 square feet (0.90 acres), and is designated as Tax I.D. #242.069-001-041 by the City of Rome tax parcel map. The Site is currently improved by a single one-story concrete block building. The site is bounded by East Dominick Street to the north, with residences located on the north side of the street. The Site is bounded to the east by AutoVations Inc., an auto body shop, and to the west by One-Pull Solutions, LLC, an industrial wire and cabling company. The Site is bounded to the south by the Mohawk-Adirondack and Northern Railroad.

Previously, the Site was used as a retail gasoline station dating back to the 1950s. Three (3) underground storage tanks (USTs) were removed in 1999, and since that time the site has operated as an automobile maintenance and repair facility. Due to documented petroleum releases, the Site was entered into the New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (ERP), and was characterized in August 2012. The Remedial Investigation (RI) was conducted by Barton & Loguidice (B&L), under the oversight of NYSDEC, and New York State Department of Health (NYSDOH). The results of the investigation are summarized in the Remedial Investigation (RI) Report dated May 2016.

After evaluating data presented in the RI, an Alternatives Analysis Report (AAR) was completed by B&L in November 2015 to evaluate remedial options against the remedy selection criteria presented in 6 NYCRR Part 375-1.88(f). To further define remedial alternatives, B&L prepared an AAR Addendum in September 2017. As defined in the AAR and accepted by the NYSDEC in the March 2018 Record of Decision (ROD), the selected remedial alternative consists of a remedial design, soil excavation, installation of a site cover system, building demolition, monitored natural attenuation, and development of Institutional Controls (ICs) to be managed according to the Site Management Plan (SMP).

In accordance with the ROD, a site cover system will be required to allow for commercial use of the site in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). The site cover system may consist of paved surface parking areas, sidewalks, and/or a soil cover system. Where a soil cover system is to be used it will consist of a minimum of one foot 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 consisting of building foundations or consisting of building slabs that preclude contact with the soil, the requirements for a site cover system will be deferred until such time that they are removed. Substitution of other materials and components may be allowed where such components already exists and/or 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. The detailed scope of work is presented in Section 2 of this Remedial Design Work Plan (RDWP).

1.0 INTRODUCTION

1.1 Scope

The following RDWP has been prepared in accordance with the provisions outlined in the NYSDEC March 2018 ROD for installation of a site cover system. Provisions in the ROD also include excavation and off-site disposal of grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u), non-aqueous phase liquids (NAPL), and soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G, encountered at the Site.

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 Program 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 Commercial Use.

1.2 Site Location

The Site is located in the City of Rome, Oneida County, New York (see drawing G001), and is designated by the City of Rome tax parcel map as #242.069-001-041. The 0.90- acre site is currently improved by a single one-story concrete block building. The Site is bounded by East Dominick Street to the north, with residences located on the north side of the street. The site is bounded to the east by AutoVations Inc., an autobody shop, and to the west by One-Pull Solutions, LLC, an industrial wire and cabling company. The Site is bounded to the south by the Mohawk-Adirondack and Northern Railroad.

1.3 Project Background

Previously, the Site was used as a retail gasoline station dating back to the 1950s. Three underground storage tanks (USTs) were removed in 1999, and since that time the Site has operated as an automobile maintenance and repair facility. Due to several documented petroleum releases, the Site was entered into the NYSDEC Environmental Restoration Program (ERP), and the Site was characterized in August 2012. The Remedial Investigation (RI) was conducted by B&L, under the oversight of NYSDEC and NYSDOH. The results of the investigation are summarized in the RI Report dated May 2016.

The subsurface investigation identified some fill materials and apparent alluvial sand, gravel, and cobble at all of the boring locations. An overall relatively finer-grained lacustrine sand unit with some silt was encountered throughout the site typically at a depth of 12 ft below ground surface (bgs). Groundwater was typically encountered at a depth of 12 to 16 ft bgs. Bedrock was not encountered during the subsurface investigation. The site contaminants of concern consist of semi-volatile organic compounds (SVOC)-contaminated surface and subsurface soils, volatile organic compounds (VOC) and SVOC-contaminated groundwater, and VOC-impacted soil vapor.

Based on the investigation conducted at the site, the primary contaminants of concern include VOCs and SVOCs, which are derived from the historic use of the site as a gas station and a vehicle maintenance facility.

Soil

During the RI, a total of eight shallow soil samples were collected from beneath the root zone from 4 to 8 inches below the surface to the south, southeast and southwest of the building structure, and analyzed for VOCs, SVOCs, metals, and polychlorinated biphenyls (PCBs). Analytical results from the RI indicate that shallow soils at the site exceed the unrestricted SCO for SVOCs and inorganics.

Visual signs of petroleum impacts (staining, odor, and elevated field instrument readings) were observed in all but two on-site borings, and in the one off-site soil boring at a depth ranging from 11 to 17 feet below ground surface (bgs). Separate phase petroleum product was observed at a depth of 13 to 14 feet bgs in soil boring MW-04 located along the southern site boundary. Minor stains were observed at an approximate depth of 2 to 2.5 feet below grade in three test pits. However, no petroleum odor or PID detections were noted.

Groundwater

A total of eight groundwater monitoring wells were installed as part of the RI. Groundwater samples were analyzed for VOCs, SVOCs, metals, and PCBs. Trichloroethene (TCE) was found at 10 parts per billion (ppb) just north of the building, and at 11 ppb just southeast of the building, which exceeded the New York State ambient groundwater standard of 5 ppb. Several VOCs related to petroleum contamination exceeded their respective groundwater standards.

Metals including arsenic, chromium, iron, magnesium, manganese, and sodium exceeded their respective groundwater standards in several monitoring wells. However, these inorganics were also noted in upgradient monitoring wells at similar concentrations. These exceedances represent background groundwater conditions in the area surrounding the site and are not related to the site.

Soil Vapor

Six subsurface soil vapor samples were collected from directly west and south of the on-site building. TCE was detected in 4 of the 6 samples, and tetrachloroethene (PCE) was detected in 2 of the 6 samples. Trichlorofluoromethane was detected in 5 of the 6 samples. Several petroleum related contaminants were noted in the soil vapor samples including toluene, xylene, and naphthalene.

An estimated 2,500 cubic yards of contaminated soil and 180,000 gallons of contaminated groundwater is expected to be removed from the central portion of the site. The estimated depth of the excavation ranges from 11 to 17 feet below grade. The excavation will include the removal and disposal of any USTs, underground piping, and other structures associated with the source of contamination. Because seasonal changes of the water level in the Erie Canal (located

1,200 feet south the site) alters the groundwater level on the site, ideally excavation activities will be performed after the Erie Canal is lowered in the fall to limit the amount of dewatering required to complete the work.

On-site soil which does not exceed the above excavation criteria and complies with the commercial SCOs may be used above the groundwater table and below the cover system described in remedy element 2 to backfill the excavation to the extent that a sufficient volume of on-site soil is available.

A site cover system will be required to allow for commercial use of the site in areas where the upper one foot of exposed surface soil will exceed the applicable SCOs. The site cover system may consist of paved surface parking areas, sidewalks, or a soil cover system. Where a soil cover system is to be used it will consist of a minimum of one foot 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 system will be deferred until such time that they are removed.

It is expected that groundwater contamination remaining after the proposed excavation of petroleum-impacted soil and associated groundwater removal and treatment will naturally attenuate (NA) since the source and source materials will have been removed. Groundwater will be monitored for site-related contaminant impacts and for NA indicators, which will provide an understanding of the biological activity breaking down residual contamination. Reports of the groundwater monitoring and attenuation will be provided periodically, and active remediation will be proposed if it appears that natural attenuation processes alone will not address remediation of residual contamination.

1.4 Record of Decision Summary

The ROD is attached as Appendix A. Requirements for the remediation of the Site outlined in the ROD are summarized below.

1.4.1 Remediation Action Objectives

The remedial action objectives (RAOs) 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

- Remove the source of ground or surface water contamination.

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.

1.4.2 Summary of Selected Remedy

The selected remedy is referred to as the Source Material Excavation, Site Cover, Natural Attenuation, and Site Management remedy. A summary of each element of the selected remedy is presented below.

1.4.2.1 Soil Material Excavation

An estimated 2,500 cubic yards of petroleum contaminated soil and an estimated 180,000 gallons of petroleum impacted groundwater will be removed from the central portion of the site. The estimated depth of the proposed excavation ranges from 11 to 17 feet bgs. The excavation will include the removal of any USTs, underground piping, and other structures associated with the source of petroleum contamination on the site.

1.4.2.2 Site Cover System

A site cover system will be installed over the site to prevent exposure to soil exceeding Part 375 Commercial Use Soil Cleanup Objectives (CUSCOs). The site cover system will consist of one foot of soil meeting the CUSCOs presented in Part 375-6.7(d), or other concrete or paved surface.

1.4.2.3 Natural Attenuation

Groundwater will be monitored for site related contamination and for NA indicators, which will provide an understanding of the biological activity breaking down the residual contamination. Reports of the groundwater monitoring and natural attenuation progress will be provided periodically, and active remediation will be proposed if it appears that natural processes alone will not address remediation of the residual contamination.

1.4.2.4 Institutional Controls

An environmental easement has been placed on the property and will restrict future use to Commercial and Industrial uses as defined by Part 375-1.8(g). Additionally, the environmental easement restricts the use of groundwater as a source of potable or process water. A copy of the Environmental Easement is provided as Attachment B.

1.4.2.5 Site Management Plan

A Site Management Plan (SMP) will be developed in accordance with the requirements of Section 6.2 of DER-10 and the site-specific elements detailed in the ROD.

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 Basis of Design

The Remedial Design will primarily address the placement of the required soil cover system. Other elements of the Remedial Action, including Institutional Control (IC) in the form of a SMP will be performed separately from the remedial construction.

2.2 Green Remediation

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

- Minimize habitat disturbance and creation of usable land through the vegetated soil cover;
- Prevent unintended soil compaction;
- Minimize waste generation and disposal, and implement beneficial use of materials that would otherwise be considered a waste:
 - This is achieved by using existing site materials where possible to achieve subgrade elevations;
- Use local disposal facilities to reduce trucking miles;
- Use location sources for imported fill materials to reduce trucking miles;
- Minimize equipment and truck idling to reduce discharges of pollutants and greenhouse gases to the atmosphere;
- Utilize properly maintained heavy equipment to reduce greenhouse gas (GHG) emissions to the atmosphere;
- Use of Ultra Low Sulfur Diesel (ULSD) to reduce GHG emissions;
- Efficient use of heavy equipment to save energy and reduce GHG emissions;
- Use of recycled or repurposed items within the job trailer, where possible; and
- Establish vegetative ground cover within areas restored and backfilled, as soon as possible, to minimize off-site erosion.

2.3 Site Preparation

Site access will be from East Dominick Street through the existing Site access. Site preparation may involve relocation of vehicles, and access improvements required for the remedial soil excavation and soil cover system installation. Stormwater management, and erosion and sediment control practices will be employed during clearing and earthwork activities as shown on Drawing C101. Erosion and sediment controls will be established as shown on the Plans and as directed in the Specifications. At a minimum, control elements such as silt fences or wattles will be placed around all soil cover system areas and construction access routes prior to soil disturbance.

To facilitate heavy equipment access to the Site, a temporary access drive will be constructed using approved, imported, crushed stone. The temporary access drive will be relocated, as necessary, for soil excavation, truck loading/unloading, and placement of cover soil system. In addition to the access drive, clearing will be performed in and around the area of the soil cover area to allow equipment access. Vehicles and obstructions 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;
- Monitoring wells to remain shall be identified, flagged, and protected during site clearing, excavation, and grading operations;
- Installation of construction and access roads;
- Installation of temporary construction fence around work areas;
- Installation of temporary utilities and controls;
- Consolidation and off-site disposal of any solid waste materials identified on-site;
- Preparation of required environmental submittals such as the Community Air Monitoring Program (CAMP), Contractors HASP, Field Sampling and Waste Characterization, etc.; and
- Completion of an initial Site survey to supplement the existing Site survey, if necessary, and to confirm subgrade. The survey should mark out the extent of area to receive final soil cover system.
- Completion of a final Site survey to confirm final grade surface elevations and to prove the successful installation of the 1-ft soil cover system.

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." These include MW-1, MW-2, MW-3, MW-7, and MW-8. Well decommissioning will occur following the above site access activities. Monitoring wells MW-4, MW-5, and MW-6 will remain to monitor natural attenuation.

2.4 Site Grading and Drainage

As a green remediation measure, and to minimize construction costs, a goal of the design is to minimize the amount of imported fill required to construct the soil cover system. The surface elevations of the cover system have been designed to allow for stormwater drainage off the cover, with no low spots for water to collect.

To minimize the amount of imported soil required, the contractor will be required to grade the current site to generate a consistent soil surface to allow for the installation of the final cover system. Soil that is generated during initial preparation of the subgrade shall be stockpiled for future use as excavation backfill. Stockpiled soil shall be tested by the contractor at a frequency consistent with NYSDEC DER-10 Table 5.4(e)10 and analyzed at a NYSDOH certified Environmental Laboratory Accreditation Program. Soils shall meet NYCRR Part 375 commercial use soil cleanup objectives (CUSCOs), and be free of nuisance characteristics (i.e., odors, visual staining) to be considered suitable for use as excavation backfill.

The balance of cut and fill for the site will allow for the one-foot soil cover system to be placed uniformly across the site and promote stormwater drainage to the existing parking lot areas. The excavation and subgrade grading plan is shown on Drawing C102. Cross sections of the Site grading and soil cover system is shown on Drawing C501.

2.5 Remedial Soil Excavation

Excavation of site soils will be completed to remove contaminant source areas. Excavated material will include grossly contaminated soils, as defined by 6 NYCRR Part 375-1.2(u), as well as soil that would create a nuisance condition as defined in NYSDEC Commissioner's Policy #51 (CP-51) section G.

In accordance with the ROD, approximately 2,500 cubic yards of impacted soils will be excavated from the central portion of the Site (see Drawing C102), and disposed of at a permitted disposal facility. Impacted materials must be transported under waste manifest by a 6 NYCRR Part 364 Licensed Waste Transporter. The estimated excavation depth ranges from 11 to 17 feet, and will be dependent on conditions (i.e., odor, staining) observed in the field. A photoionization detector (PID) calibrated to 100 parts per million (PPM) isobutylene will be used to screen soils in the field during remedial excavation. Soils screened below 25 ppm will be considered acceptable to remain onsite, assuming no obvious indication of impacts or nuisance conditions (i.e., odor, staining) are observed. Soil samples will be collected from the bottom and sidewalls of the completed excavation to confirm CUSCOs are achieved. Shallow soils above the impacted zone may be temporarily stockpiled and used to backfill the excavation.

The excavation will include removal of any underground storage tanks (USTs), underground piping, and other structures associated with the source of contamination. According to the RI, piping and petroleum product were evident in test pits adjacent to the west side of the Site building. If encountered, USTs or UST systems shall be properly decommissioned in accordance with NYSDEC DER-10 and 6 NYCRR Part 613 Petroleum Bulk Storage (PBS) Tank Regulations.

Material meeting the requirements of 6 NYCRR Part 375-6.7(d) will be imported to backfill the excavation to establish final grades at the Site (see Drawing C103). Imported materials shall be sampled (if applicable), and approved by NYSDEC prior to placement on the Site.

2.6 Excavation Dewatering

Because seasonal fluctuations of the Erie Canal alter the groundwater level at the site, the excavation will be performed after the canal is lowered in the fall to limit the amount of dewatering. The Contractor shall provide and maintain proper and satisfactory means and devices for the removal of all water entering the excavations, and shall remove all such water as fast as it may collect, in such manner as shall not interfere with the prosecution of the work.

Water pumped or drained from the excavation shall be disposed of in a suitable and environmental manner (i.e., stipulation agreement or permitted sanitary sewer discharge) without injury to adjacent property, the work under construction, or to pavements, roads and drives. The contractor shall be directly responsible for contacting the local publicly-owned treatment works (POTW), and obtaining permit conditions, permit, and paying the fees that will be required for disposal at the POTW.

POTW or State Pollution Discharge Elimination System (SPDES) requirements may temporarily preclude pumping into the sewer system during storm events or other high flow events. If off-site transportation of wastewater is necessary, a valid 6 NYCRR Part 364 Waste Transporter Permit (and permits for any other states as applicable) shall be required. The contractor will also be required to provide all disposal documentation at an approved treatment storage and disposal facility.

2.7 Cover System

The final cover system will be constructed so that it functions with minimum maintenance, promotes drainage, and minimizes erosion. Although the ROD allows for use of pavement as a cover material, the design of the cover system calls for providing a minimum 6-inch thick soil layer and 6 inches of topsoil meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. A demarcation layer material will be installed prior to placement of the soil cover at the interface between the unexcavated soil and the approved imported backfill. The demarcation layer will provide a physical boundary between the subsurface fill material and the overlying approved cover soil system.

2.7.1 Site Cover Materials, Placement and Compaction

Imported fill for use in the soil cover system will be comprised of natural soil material originating from local (when possible) borrow source locations having no evidence of disposal or releases of hazardous, toxic, or radioactive substances, or petroleum products. The fill will be segregated at the source facility for verification sampling. Representative samples will be collected by the contractor at a frequency consistent with NYSDEC DER-10 Table 5.4(e)10 and analyzed at a NYSDOH certified Environmental Laboratory Accreditation Program (ELAP). Soils shall meet the guidelines established in accordance with 6 NYCRR Part 375 Table 375-6.8 (b) for commercial use. The remedial contractor will be responsible for collecting soil samples in accordance with the frequency specified in NYSDEC DER-10. Acceptable backfill material shall, at a minimum, meet commercial NYCRR Part 375 SCOs. Certification and chemical testing requirements for imported soil borrow materials will be developed in the Contract Specifications. The approved imported fill will contain no sod, vegetative matter, rubbish, or debris. Proposed source(s) for 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 of the Remedial Design. NYSDEC Request to Import Soil Forms 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 the importation and use of each type of imported fill. Upon receipt, the Engineer will review the information provided regarding the backfill and shall determine the acceptability of the material and its source. Approved cover soils will be placed above a demarcation layer, and compacted to provide a minimum thickness of 6 inches across the final surface prior to the installation of 6 inches of topsoil and seed to complete the one-foot cover system.

2.7.2 Topsoil and Seeding

The topsoil layer is the uppermost component of the soil 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, roots, sticks or other extraneous material.

Topsoil will be comprised of natural soil material originating from borrow source locations (local when possible) having no obvious evidence of environmental impacts. Certification and chemical testing requirements for topsoil borrow materials will be included in the Contract Specifications.

Following final grading and compaction of the soil cover, topsoil will be placed to a minimum depth of six inches (after placement and rolling). The selected remedial contractor will raise monitoring wells to meet the finished grade using 2.0-inch diameter PVC riser sections. Each monitoring well will include an 8.0-inch diameter flush mount protective steel cover and finished at grade using concrete. Monitoring well casing elevations will be surveyed by the contractor, and provided to B&L after monitoring well restoration is completed.

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 be completed throughout the final portion of the project. 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.

2.8 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 breaks or gaps in the fence will be repaired immediately.

2.9 Health and Safety

A Site-Specific Health and Safety Plan (HASP) will be enforced at the Site in accordance with the requirements of 29 CFR 1910.120. The HASP will cover on-site remediation activities. The remedial contractor will be required to develop and enforce their own HASP.

2.10 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 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 below the soil cover system, or will be removed from the Site for proper disposal.

2.11 Community Air Monitoring Program (CAMP)

Perimeter and work zone air monitoring will be performed by the contractor in accordance with the remedial contractor's CAMP and HASP to evaluate the effectiveness of dust and odor control measures. An example CAMP prepared by B&L has been provided as Appendix C. 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 varied 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.

2.12 Stormwater Management

Stormwater 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 (such as the 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 stormwater soil and erosion control measures.

If necessary, stockpiled fill material will be placed on curbed plastic liners and covered with plastic tarps to prevent erosion. Stockpiles of imported fill will also be placed on curbed liners and covered. Liners and covers will be secured in place with stakes, sand bags, concrete, or other means to prevent movement.

3.0 PERMITS AND OTHER AUTHORIZATIONS

To successfully complete the excavation and installation of the soil cover system, the contractor will need to procure a series of permits and authorizations to ensure compliance with local and state regulations, as further described below.

The contractor shall contact the City of Rome Building Department to obtain a construction permit. This permit would include earth-moving and construction activities required for the remedial excavation and soil cover system installation. The contractor would be responsible for providing a detailed scope of work, including the depth of soil cover and associated excavation or grading activities, in the contractor's permit application.

The City of Rome Code of Ordinances prohibits "the erection, excavation, demolition, alteration or repair of any building or structure other than between 7:00 a.m. and 9:00 p.m., except in case of a public safety emergency." As such, the contractor shall plan to conduct field activities outside of these hours, as appropriate.

To facilitate the safe movement of equipment and materials to and from the Site, the contractor shall coordinate with the City's Department of Public Works or Transportation for a temporary Right-of-Way (ROW) permit. This permit would grant permission for necessary road closures, lane restrictions, or temporary use of public property, if required.

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.

Milestone	Estimated Time From RDWP Submittal
Submit Draft RDWP	Week 0
Receive Comments from NYSDEC	Week 4
Submittal of Final Remedial Work Plan	Week 6
NYSDEC Approval of Final Remedial Work Plan	Week 10
Submit Draft Plans and Specifications to the NYSDEC for Review and Comment	Week 14
Submit Final Detailed Plans and Specifications	Week 18
Release Contract Documents for Public Bidding	Week 20
Remedial Contractor Selection	Week 24
Contract Award	Week 26
Completion of Remedial Construction	Week 40
Submittal of the Draft Final Engineering Report and Draft Site Management Plan	Week 48
Receive NYSDEC Comments on Draft Final Engineering Report and Draft Site Management Plan	Week 52
Submittal of Certified Final Engineering Report and Final Site Management Plan	Week 60
NYSDEC Approval of Certified Final Engineering Report and Final Site Management Plan	Week 72

5.0 POST CONSTRUCTION PLANS

5.1 Institutional Controls

Due to the nature and composition of the soil and fill that will be left in place below the final soil cover system, Institutional Controls (ICs) will be required to restrict activities on the site after the remedial action has been completed. ICs will be implemented to prevent potential exposure to groundwater, limit use to restricted-residential, and to ensure that the soil cover system is properly maintained and contaminated soil remaining at the site is managed properly. The ICs will include 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 maintaining the Environmental Easement which precludes the use of groundwater as a source of potable or process water source and restricts activities on the Site that may compromise the integrity of the final soil cover.

The environmental easement imposes land use limitations or requirements to protect current or future users from environmental contamination. A copy of the established Environmental Easement is provided as Appendix B.

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 SMP is to identify and implement the institutional and engineering controls required for the Site, as well as any necessary monitoring and maintenance of the remedy, as per 6 NYCRR 375-1.2. The SMP will assure that proper procedures are in place to provide for long-term protection of human health and the environment after remedial construction is complete. The SMP will be comprised of following components:

- A summary of the Site investigations and remedial actions
- An Institutional and Engineering Control Plan incorporating a description of the 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. 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.

- A Monitoring and Sampling Plan, including separate appendices for the Field Sampling Plan, Quality Assurance Plan, and Health and Safety Plan. Remaining groundwater contamination is addressed through natural attenuation. To document decreases in groundwater contaminant concentration, groundwater monitoring will be required on a periodic basis following cover installation.
- A Maintenance Plan for maintaining the integrity of the soil cover system.
- A description of periodic assessments and evaluations.
- A summary of reporting requirements.
- A Soil/Fill Management Plan (SFMP) identifying proper management of residually impacted subsurface soil/fill that might be encountered during redevelopment or post-remedial construction activities at the Site, 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.
- A copy of the environmental Easement.

5.3 Final Engineering Report

A Final Engineering Report (FER) will be prepared at the conclusion of the remediation to document the remedial actions completed at the Site. The report will be prepared in accordance with the DER-10, *Technical Guidance for Site Investigation and Remediation* (NYSDEC, 2010). As such, the FER will include a description of the remedy, a summary of completed remedial actions, a list of RAOs applied to the remedial action, and a detailed report of actual costs (including bid tabulations) and charge orders, if applicable.

The FER will include identification of applicable engineering controls and institutional controls (EC/IC) including mechanisms to implement, maintain, and monitor such controls. The FER will include tables, figures, and a copy of the Environmental Easement (EE).

6.0 REFERENCES

Barton & Loguidice, D.P.C. (B&L). May 2016. Remedial Investigation Report.

Barton & Loguidice, D.P.C. (B&L). November 2015. Revised (Addendum) September 2017. Alternative Analysis Report.

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

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

New York State Division of Environmental Remediation (NYSDER). March 2018. Record of Decision – 1030 East Dominick Street – Environmental Restoration Project.

Drawings



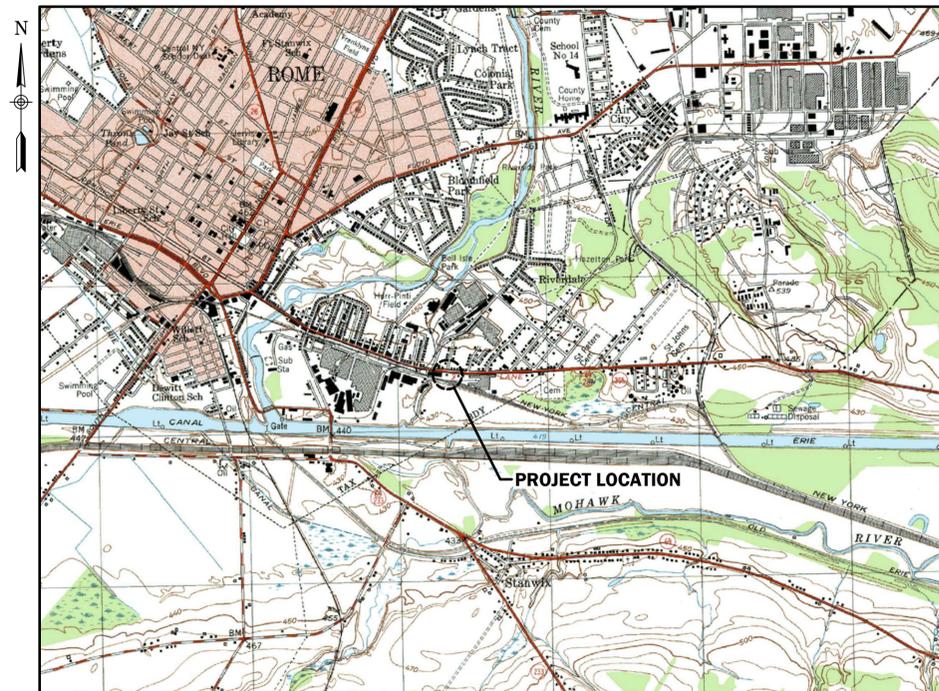
CITY OF ROME

ENVIRONMENTAL RESTORATION PROGRAM 1030 EAST DOMINICK STREET

**1030 EAST DOMINICK STREET
CITY OF ROME, ONEIDA COUNTY, NEW YORK**



DECEMBER 2024



PROJECT LOCATION MAP

NOT TO SCALE

PREPARED AND APPROVED BY

JEFFREY J. REED, P.E. DATE SIGNED
 NEW YORK STATE 12/23/24
 PROFESSIONAL ENGINEERS LICENSE NO. 083980

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.

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Sheet Number
G001
 Project Number
245.005.020

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
G001	COVER SHEET
G002	GENERAL NOTES
C100	EXISTING SITE CONDITIONS PLAN
C101	SITE STAGING AND PREPARATION PLAN
C102	EXCAVATION AND SUBGRADE GRADING PLAN
C103	FINAL GRADING PLAN
C400	CROSS SECTIONS
C501	COVER SYSTEM DETAILS
C502	EROSION AND SEDIMENT CONTROL DETAILS

NOTES

- HORIZONTAL DATUM IS BASED UPON THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- VERTICAL DATUM IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- PROPERTY BOUNDARY INFORMATION, DATED DECEMBER 15, 2016, REVISED DECEMBER 21, 2016, PREPARED BY SUSAN M. ANACKER, L.S. LIC # 50321.
- 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.
- 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.
- THE CONTRACTOR IS RESTRICTED FROM PERFORMING ANY OPERATIONS OUTSIDE THE DEFINED CONTRACT LIMITS UNLESS OTHERWISE APPROVED BY B&L AND THE CITY OF ROME.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS THAT ARE REQUIRED PRIOR TO COMMENCING CONSTRUCTION, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
- 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.
- 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 WELL ABANDONMENT, EXCAVATION AND CONSTRUCTION.
- 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.
- 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.
- 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.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN TRAFFIC ON ALL ROADWAYS ADJACENT TO AREAS 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.
- 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.
- 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, INCLUDING BURIED UTILITIES, SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. DAMAGED ITEMS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO SUBMITTING A RESPONSIBLE BID, THE CONTRACTOR SHALL VISIT THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- THE CONTRACTOR SHALL DEVELOP AND FOLLOW ITS OWN SITE-SPECIFIC HEALTH AND SAFETY PLAN IN ACCORDANCE WITH APPROPRIATE REGULATIONS.

CONSTRUCTION SEQUENCE

THE SEQUENCE OF CONSTRUCTION IS A GENERAL OVERVIEW OF THE PHASING AND SHALL BE ADHERED TO. IT DOES NOT 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 TOPOGRAPHIC 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.
- SEDIMENT, EROSION AND STORMWATER CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEER-APPROVED STORMWATER POLLUTION PREVENTION PLAN AND DETAIL SHEET C501.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SPECIFIED AND PRIOR TO SITE DISTURBANCE.
- INSTALL TEMPORARY VEHICLE DECONTAMINATION AREA AS SPECIFIED AND PRIOR TO SITE DISTURBANCE.
- INSTALL TRAILER(S), TEMPORARY ELECTRIC, UTILITIES, ACCESS ROADS AND PARKING AS SPECIFIED.
- 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 SPECIFIED ON-SITE MONITORING WELLS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL PROTECT MONITORING WELLS TO REMAIN AND EXTEND WELL CASINGS AND RISERS AS NEEDED FOR PLACEMENT OF SOILS.
- EXCAVATE AND GRADE OF DESIGNATED SITE SOILS TO THE LIMITS AND GRADES AS SHOWN ON THE CONTRACT DRAWINGS TO ACHIEVE THE GRADE SHOWN IN THE CONTRACT DRAWINGS.
- DEWATER, IF NECESSARY, THE EXCAVATIONS AND DISPOSE OF GENERATED WATER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THE CONTRACT DOCUMENTS.
- PERFORM POST-EXCAVATION TOPOGRAPHIC SURVEY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- OBTAIN ACCEPTABLE BACKFILL MEETING DER-10 REQUIREMENTS AND PROJECT SPECIFICATIONS, AND PERFORM RESTORATION OF DESIGNATED AREAS TO PROPOSED CONTOURS WITH A COMBINATION OF COMMON BACKFILL, TOPSOIL, AND VEGETATION.
- FINAL GRADING AND VEGETATION OF THE SITE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 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.

LEGEND

	SITE PROPERTY LINE
	EXISTING EASEMENT BOUNDARY
	EXISTING CONTOURS
	EXISTING PAVEMENT
	EXISTING CONCRETE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING WOODEN FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING RAILROAD TRACKS
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE VALVE
	EXISTING MONITORING WELLS TO BE DECOMMISSIONED
	EXISTING MONITORING WELLS TO BE PROTECTED
	PROPOSED GRADE CONTOUR
	PROPOSED LIMIT OF EXCAVATION
	PROPOSED LIMIT OF SOIL COVER SYSTEM
	PROPOSED SILT FENCE
	INDICATES ITEMS TO BE REMOVED

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REVISIONS	

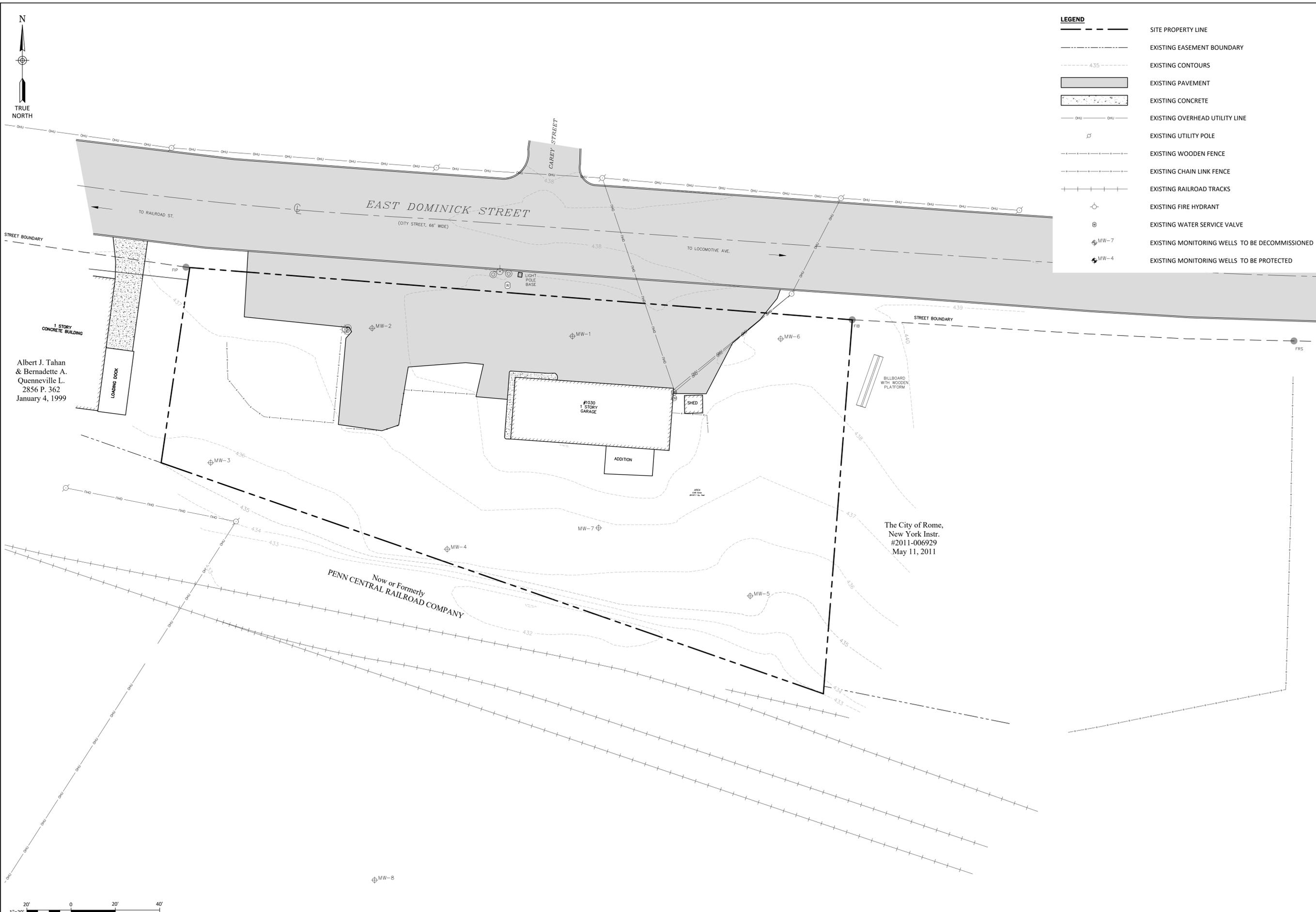
CITY OF ROME
 ENVIRONMENTAL RESTORATION PROGRAM
 1030 EAST DOMINICK STREET
GENERAL NOTES
 ONEIDA COUNTY, NEW YORK
 CITY OF ROME

Barton & Loguidice
 10 Airline Drive, Suite 200
 Albany, NY 12205
 NYS CERTIFICATE #
 0018246, 020368, 019903,
 019905, 020336

NYS EXP.:
Date DECEMBER 2024
Scale AS SHOWN
Sheet Number G002
Project Number 245.005.020

Plotted: Nov 21, 2024 - 9:34AM
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Checked by: Drawn by: WBG
 Designed by: SRT
 In charge of: JJR



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REVISIONS	

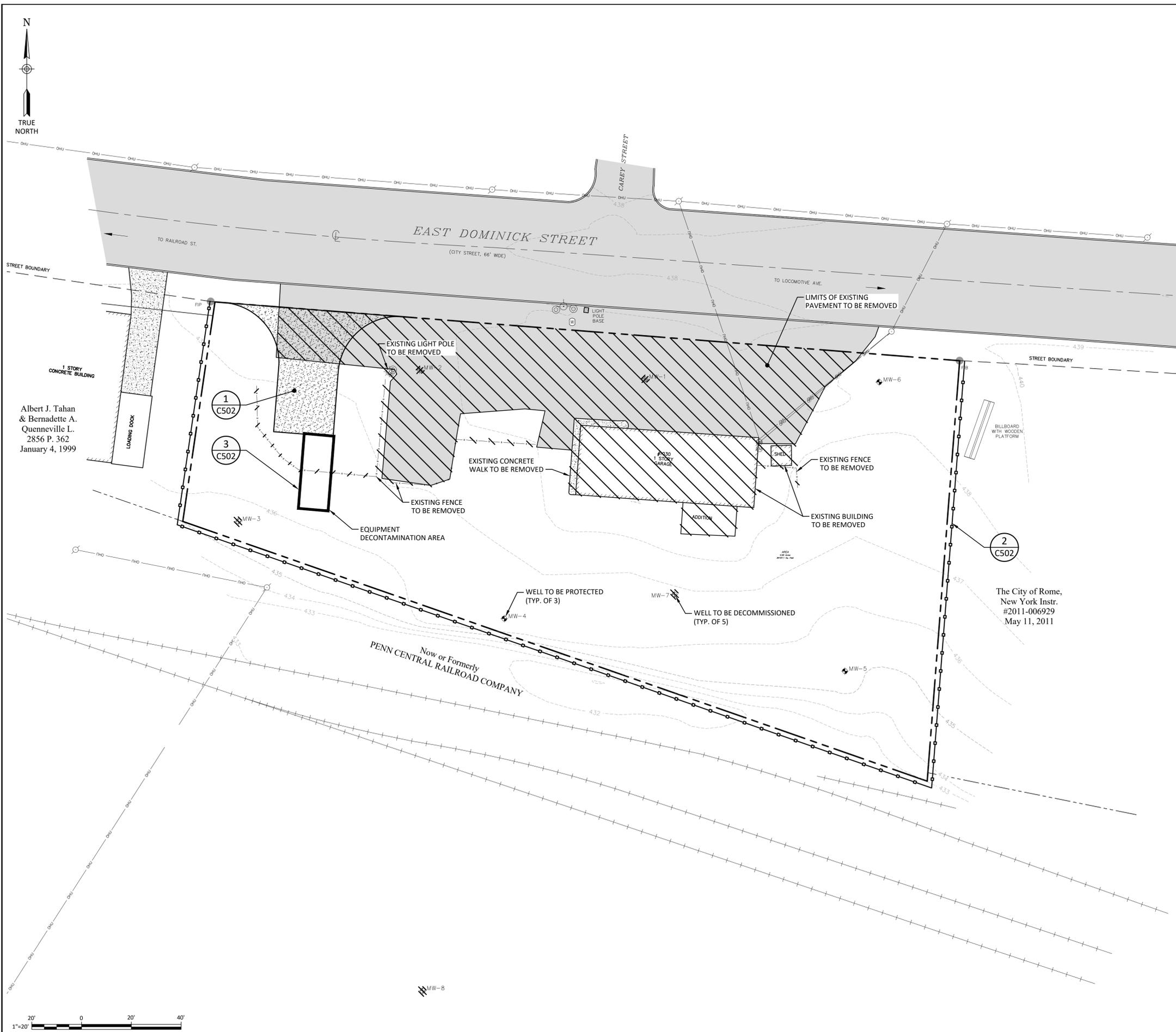
CITY OF ROME
 ENVIRONMENTAL RESTORATION PROGRAM
 1030 EAST DOMINICK STREET
EXISTING SITE CONDITIONS PLAN
 ONEIDA COUNTY, NEW YORK

Barton & Loguidice
 10 Airline Drive, Suite 200
 Albany, NY 12205

NYS CERTIFICATE #
 0018246, 020386, 019903,
 019905, 020336

NYS EXP.:	Date
	DECEMBER 2024
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Sheet Number	C100
Project Number	245.005.020

Plotted: Nov 21, 2024 - 9:34AM
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 Checked by: WBG
 Drawn by: WBG
 Designed by: SRT
 In charge of: JJR



LEGEND

	SITE PROPERTY LINE
	EXISTING EASEMENT BOUNDARY
	EXISTING CONTOURS
	EXISTING PAVEMENT
	EXISTING CONCRETE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING WOODEN FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING RAILROAD TRACKS
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE VALVE
	EXISTING MONITORING WELLS TO BE DECOMMISSIONED
	EXISTING MONITORING WELLS TO BE PROTECTED
	PROPOSED SILT FENCE
	INDICATES ITEMS TO BE REMOVED

- NOTES:**
- 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.
 - 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. CONTRACTOR SHALL PROTECT MONITORING WELLS TO REMAIN AND EXTEND WELL CASINGS AND RISERS AS NEEDED FOR PLACEMENT OF COVER SOILS.
 - THE CONTRACTOR SHALL ACCESS THE SITE FROM EAST DOMINICK STREET.
 - 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.
 - THE CONTRACTOR SHALL ESTABLISH THE COMMUNITY AIR MONITORING PROGRAM PRIOR TO CLEARING, GRUBBING OR SITE GRADING ACTIVITIES.
 - 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.
 - NO DISTURBANCE OF THE SOIL (I.E. GRADING, EXCAVATING, ETC.) SHALL BE PERMITTED UNTIL THE CONTRACTOR COMPLETES THE INSTALLATION OF SILT FENCE, TEMPORARY STABILIZED CONSTRUCTION ENTRANCE, AND TEMPORARY VEHICLE DECONTAMINATION AREA.
 - THE SILT FENCING SHOWN ON THIS DRAWING IS APPROXIMATE AND SHALL BE INSTALLED IN THE GENERAL LOCATIONS AS-SHOWN AND AS REQUIRED BY THE APPROVED SWPPP FOR THE SITE.
 - EQUIPMENT USED ON SITE IN CONTAMINATED AREAS OR TRUCKS DELIVERING MATERIAL THAT COME INTO CONTACT WITH CONTAMINATED MATERIALS ON SITE, SHALL BE DECONTAMINATED PRIOR TO LEAVING THE SITE.
 - THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY VEHICLE DECONTAMINATION AREAS AS NECESSARY TO DECONTAMINATE ANY VEHICLES OR EQUIPMENT LEAVING CONTAMINATED AREAS.
 - EXISTING TREES NOT REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

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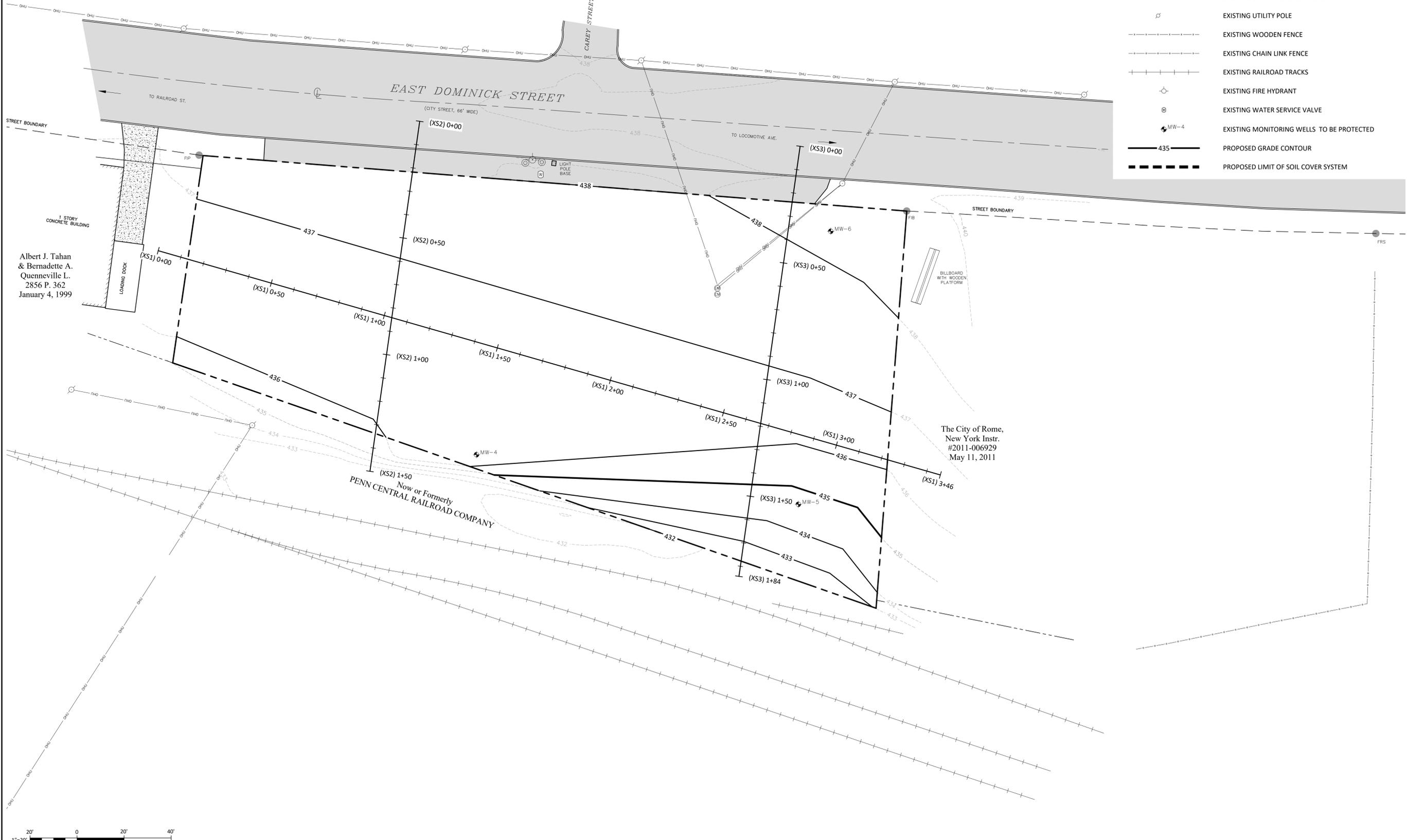
REVISIONS	

CITY OF ROME
 ENVIRONMENTAL RESTORATION PROGRAM
 1030 EAST DOMINICK STREET
SITE STAGING AND PREPARATION PLAN
 ONEIDA COUNTY, NEW YORK

Barton & Loguidice
 10 Airline Drive, Suite 200
 Albany, NY 12205
 NYS CERTIFICATE #
 0018246, 020586, 019903,
 019905, 020336

NYS EXP.:
 Date: DECEMBER 2024
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 Sheet Number: **C101**
 Project Number: 245.005.020

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 Checked by: WBG Drawn by: WBG
 Designed by: SRT In charge of: JJR



LEGEND	
	SITE PROPERTY LINE
	EXISTING EASEMENT BOUNDARY
	EXISTING CONTOURS
	EXISTING PAVEMENT
	EXISTING CONCRETE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING WOODEN FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING RAILROAD TRACKS
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE VALVE
	EXISTING MONITORING WELLS TO BE PROTECTED
	PROPOSED GRADE CONTOUR
	PROPOSED LIMIT OF SOIL COVER SYSTEM

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REVISIONS	

CITY OF ROME
 ENVIRONMENTAL RESTORATION PROGRAM
 1030 EAST DOMINICK STREET
FINAL GRADING PLAN
 ONEIDA COUNTY, NEW YORK
 CITY OF ROME

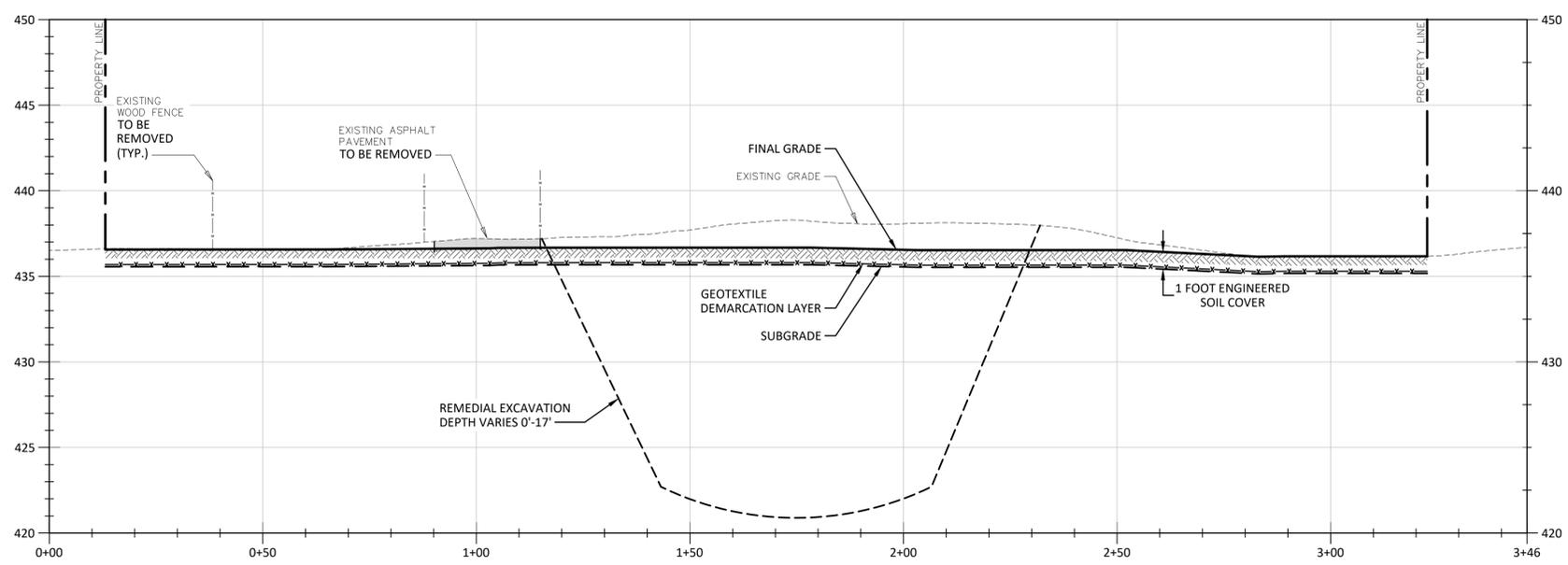
Barton & Loguidice
 10 Airline Drive, Suite 200
 Albany, NY 12205
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 019905, 020336

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Project Number	245.005.020

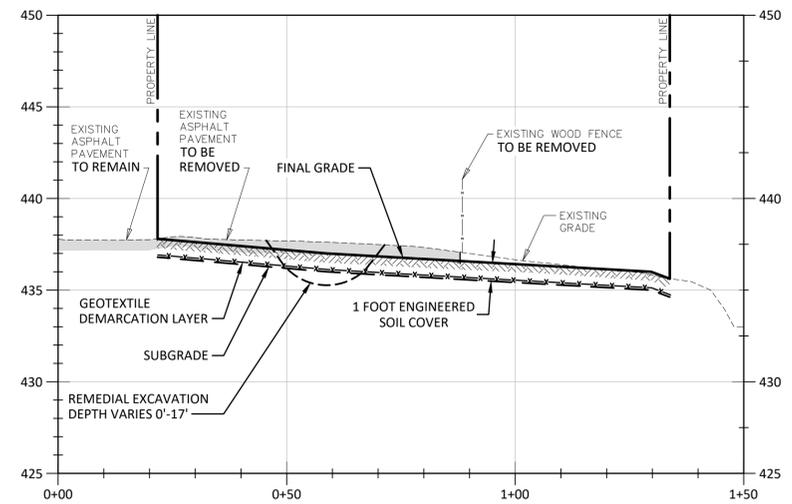
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 Drawn by: WBG
 Designed by: SRT
 In charge of: JJR



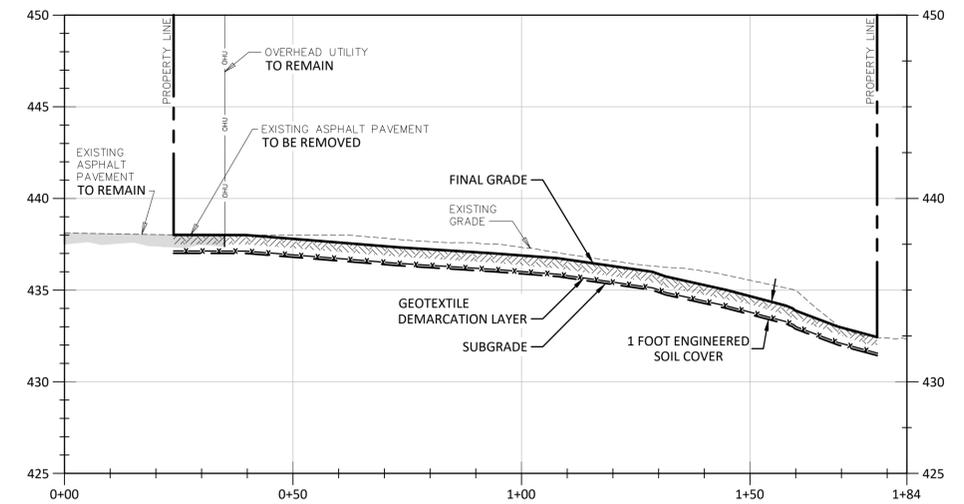
LEGEND	
	SITE PROPERTY LINE
	EXISTING GRADE
	EXISTING PAVEMENT
	EXISTING WOODEN FENCE
	EXISTING OVERHEAD UTILITY
	PROPOSED SUBGRADE
	PROPOSED FINAL GRADE
	PROPOSED GEOTEXTILE
	PROPOSED SOIL COVER



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



CROSS SECTION 2
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



CROSS SECTION 3
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'

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REVISIONS	

CITY OF ROME
 ENVIRONMENTAL RESTORATION PROGRAM
 1030 EAST DOMINICK STREET
CROSS SECTIONS
 ONEIDA COUNTY, NEW YORK
 CITY OF ROME

Barton & Loguidice
 10 Airline Drive, Suite 200
 Albany, NY 12205
 NYS CERTIFICATE #
 0018246, 0203686, 019903,
 019905, 020336

NYS EXP.:	
Date	DECEMBER 2024
Scale	AS SHOWN
Sheet Number	C400
Project Number	245.005.020

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REVISIONS

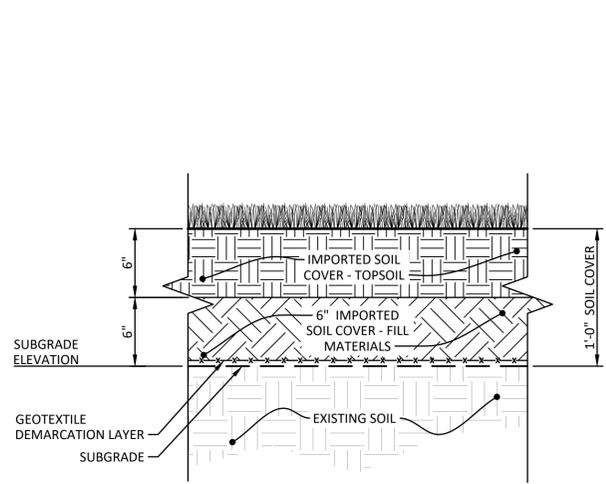
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CITY OF ROME
 ENVIRONMENTAL RESTORATION PROGRAM
 1030 EAST DOMINICK STREET
COVER SYSTEM DETAILS
 ONEIDA COUNTY, NEW YORK

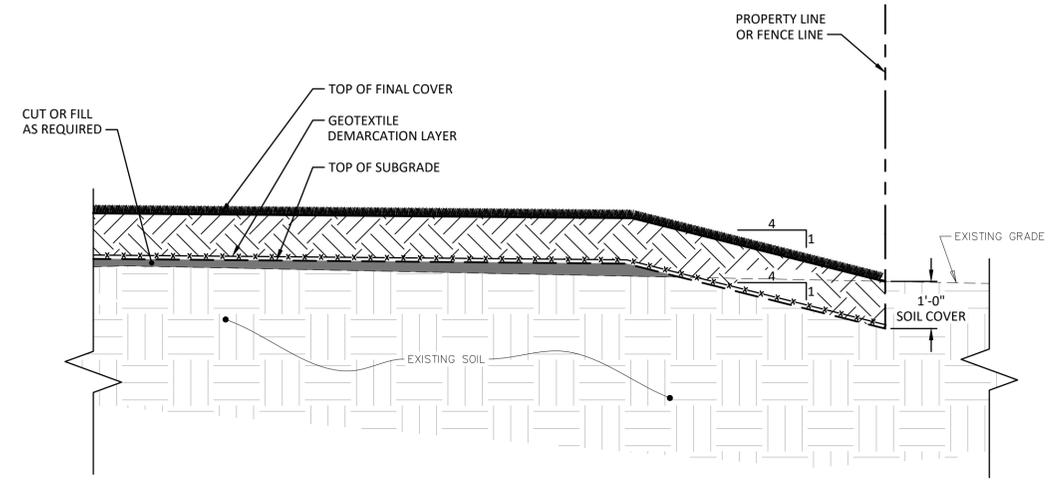
CITY OF ROME

Barton & Loguidice
 10 Airline Drive, Suite 200
 Albany, NY 12205
 NYS CERTIFICATE #
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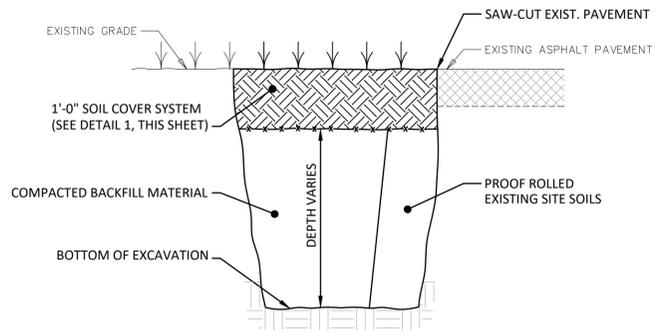
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Scale	AS SHOWN
Sheet Number	C501
Project Number	245.005.020



1 ENGINEERED SOIL COVER DETAIL
 SCALE: 1-1/2" = 1'-0"

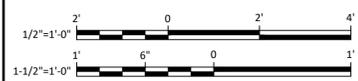


2 ENGINEERED SOIL COVER TERMINATION DETAIL
 SCALE: 1/2" = 1'-0"

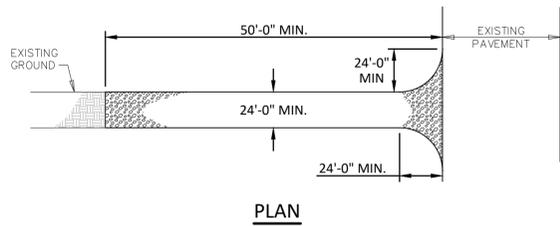
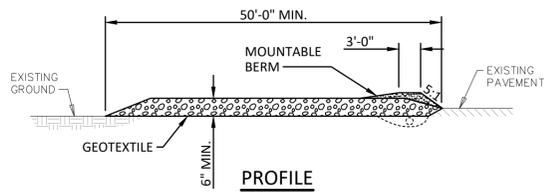


3 TYPICAL EXCAVATION AND RESTORATION DETAIL
 NOT TO SCALE

NOTE:
 NON-IMPACTED SUITABLE SITE SOILS ARE TO BE REUSED AS EXCAVATION BACKFILL BELOW THE DEMARCATION LAYER.



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 Drawn by: SRT
 Designed by: JJR
 In charge of:

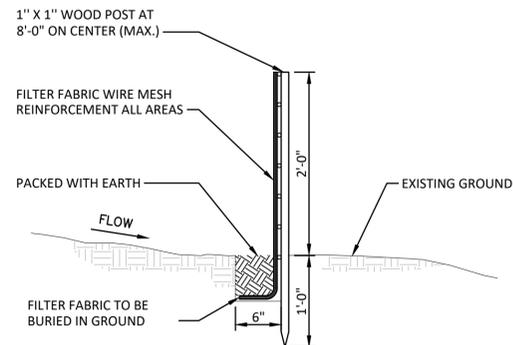


CONSTRUCTION SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE

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 SHALL 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.

1 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

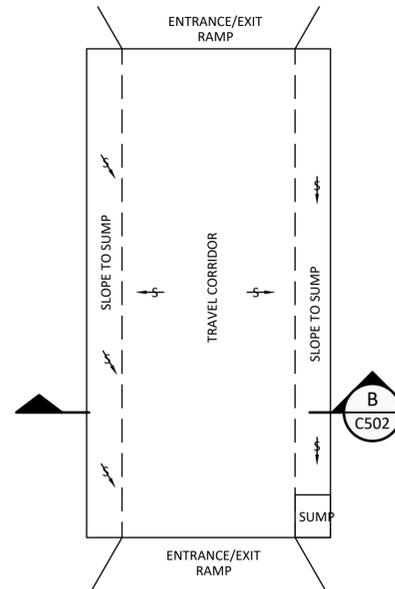


NOTES:

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.

2 SILT FENCE FOR TEMPORARY EROSION CONTROL

SCALE: 1" = 1'-0"

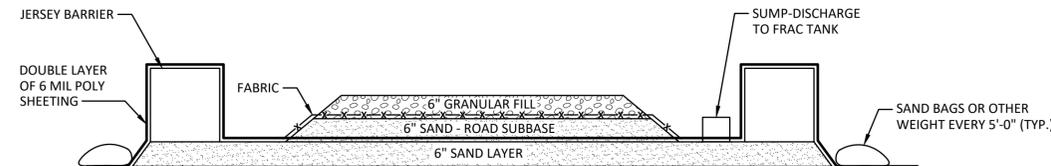


NOTE:

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.

3 DECONTAMINATION PAD

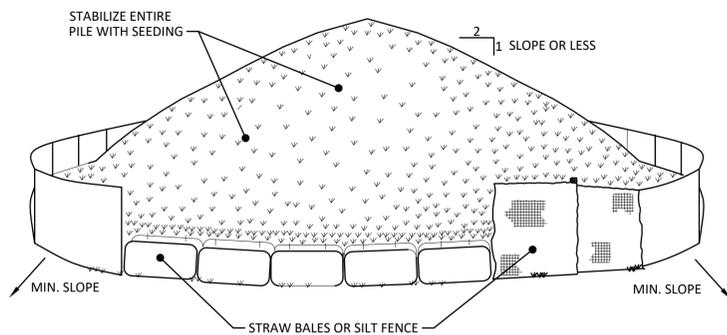
NOT TO SCALE



NOTE:

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

B SECTION
C502 NOT TO SCALE

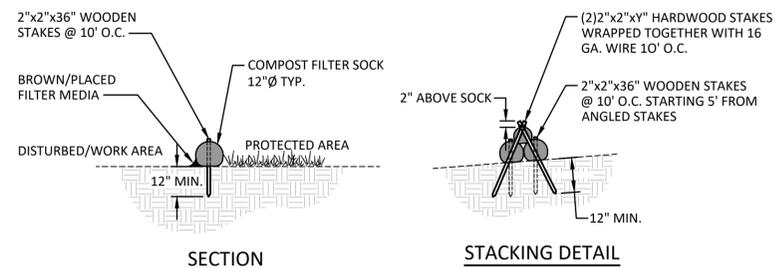


INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES.
4. IF SOIL STOCKPILE TRANSFER TO AN OFF-SITE LOCATION HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOILS WERE FIRST LEFT EXPOSED.
5. TOPSOIL PILES SHALL BE SEPARATED FROM COMMON FILL PILES

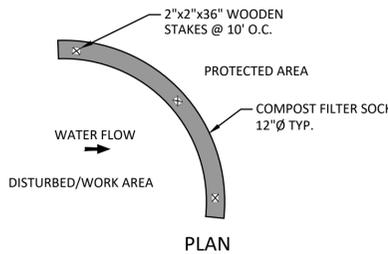
4 SOIL STOCKPILE DETAIL

NOT TO SCALE



SECTION

STACKING DETAIL



PLAN

5 COMPOST FILTER SOCK DETAIL

NOT TO SCALE



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REVISIONS	

CITY OF ROME
ENVIRONMENTAL RESTORATION PROGRAM
1030 EAST DOMINICK STREET
ONEIDA COUNTY, NEW YORK

EROSION AND SEDIMENT CONTROL DETAILS

CITY OF ROME

Barton & Loguidice
10 Airline Drive, Suite 200
Albany, NY 12205

NYS CERTIFICATE #
0018246, 020386, 019903,
019905, 020336

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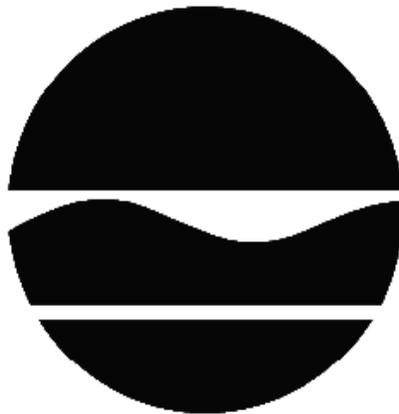
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Project Number	245.005.020

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 Checked by: WBG
 Drawn by: WBG
 Designed by: SRT
 In charge of: JJR

Appendix A
Record of Decision

RECORD OF DECISION

1030 East Dominick Street
Environmental Restoration Project
Rome, Oneida County
Site No. E633064
March 2018



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

DECLARATION STATEMENT - RECORD OF DECISION

1030 East Dominick Street
Environmental Restoration Project
Rome, Oneida County
Site No. E633064
March 2018

Statement of Purpose and Basis

This document presents the remedy for the 1030 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 1030 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 developed if any of the existing on-site structures are demolished, to more fully characterize subsurface soils. 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 commercial use of the site in areas where the upper one foot 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 one foot 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.

3. Excavation

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

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- non-aqueous phase liquids; and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Approximately 2,500 cubic yards of contaminated soil will be removed from the central portion of the site and disposed off-site. The estimated depth of the excavation is from 11 to 17 feet below grade. The excavation will include the removal of any underground storage tanks (USTs), underground piping and other structures associated with the source of contamination. Because the seasonal changes of the water level in the Erie Canal (located 1,200 feet south the site), alters the groundwater level on the site, the excavation will be performed after the Erie Canal is lowered in the fall to limit the amount of dewatering.

On-site soil which does not exceed the above excavation criteria and complies with the commercial SCOs may be used above the groundwater table and below the cover system described in remedy element 2 to backfill the excavation to the extent that a sufficient volume of on-site soil is available.

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. 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 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 should the occupants of the current site building no longer use site related contaminants of concern, and if any new buildings are developed 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 one foot of exposed surface soil exceed the applicable soil cleanup objectives (SCOs)
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- provisions for the management and inspection of the soil cover;
- maintaining site access controls and Department notification;

- the steps necessary for the periodic reviews and certification of the institutional 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 should the occupants of the current site building no longer use site-related contaminants of concern, and if any new buildings are developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

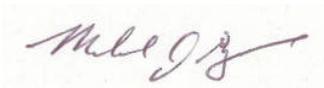
New York State Department of Health Acceptance

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.

March 28, 2018
Date



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

RECORD OF DECISION

1030 East Dominick Street
Rome, Oneida County
Site No. E633064
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), 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:

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 located at 1030 East Dominick Street in the City of Rome, Oneida County. The site is situated on the south side of East Dominick Street, opposite Carey Street.

Site Features: The site is an approximately 0.90 acre parcel. The site contains a 2,200 square foot, single story concrete block structure with a slab on grade foundation. The site is relatively flat, with a gentle slope to the north. A steep slope exists along the southern portion of the site. The site is currently not fenced. The western and southern portions of the site are vegetated, while the northern portion of the site is paved. Immediately south of the site are railroad tracks and the Erie Canal is located further south of the railroad tracks.

Current Zoning/Use: The site is located in an urban area in the City of Rome and is currently zoned E-3 (general industrial). The site is presently being used as an automobile maintenance and repair shop. The surrounding parcels are used for commercial, residential and industrial uses.

Past Use of the Site: Previously, the site was used as a gasoline station dating back to the 1950s. The three underground storage tanks (USTs) were removed in 1999 and since that time the site has operated as an automobile maintenance and repair facility.

Site Geology and Hydrology: The site's subsurface soil consists of sand and gravel fill from the surface to approximately 12 feet below grade. Below 12 feet the fill generally turns into native fine to coarse sand and gravel. Bedrock was not encountered during the subsurface investigation. Groundwater is encountered at depths of 12 to 16 feet below grade and generally flows from north to south across the site towards the Erie Canal approximately 1,200 feet from the site.

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 commercial use (which allows for 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. 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
- soil vapor

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:

benzo(b)fluoranthene
benzo(a)anthracene

benzo[k]fluoranthene
chrysene

ethylbenzene
isopropylbenzene
toluene
xylene (mixed)
naphthalene

lead
trichloroethene (TCE)
copper
tetrachloroethene (PCE)
trichloromonofluoromethane

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

- groundwater
- 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.

There were no IRMs performed at this site during the RI.

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:

Based on the investigation conducted at the site, the primary contaminants of concern include volatile organic compounds (VOCs) and semi volatile organic compounds (SVOCs) derived from the historic use of the site as a gas station and a vehicle maintenance facility.

Soil: A total of eight shallow soil samples were collected from beneath the root zone from 4 - 8 inches below the surface to the south, southeast and southwest of the building structure, and analyzed for VOCs, SVOCs, metals, and polychlorinated biphenyls (PCBs). The results indicate that shallow soils at the site exceed the unrestricted soil cleanup objectives (SCO) for SVOCs and inorganics. Copper was noted in one sample at 342 parts per million (ppm) which slightly exceeded commercial soil cleanup objective (SCO) of 270 ppm southeast of the building. The same sample also exceeded the commercial SCO for benzo(a)anthracene at 6.1 ppm (SCO 5.6 ppm), benzo(a)pyrene at 5.4 ppm (SCO 1.0 ppm), and benzo(b)fluoranthene at 5.7 ppm, (SCO 5.6 ppm) There were no exceedances of commercial SCOs for VOCs or PCBs in shallow soils.

Twenty-eight soil borings were performed, with samples collected from depths of 6 to 23 feet below grade. Subsurface soil samples were analyzed for the same compounds as shallow soil

samples. One boring (SB-21) was installed off-site, south of the railroad tracks. Visual signs of petroleum impacts (staining, odor and elevated field instrument readings) were observed in all but two on-site borings, and in the one off-site soil boring at a depth ranging from 11 to 17 feet below ground surface (bgs). Separate phase petroleum product was observed at a depth of 13 to 14 feet bgs in soil boring MW-04 located along the southern site boundary. Real time sampling for VOCs using a field instrument noted readings of 0.1 to 1,500 ppm. The highest reading was observed at SB-04 at 16 feet bgs located east of the building. Soil samples were collected based on the field screening results. There were no exceedances of commercial SCOs for VOCs, SVOCs, PCBs or metals. The maximum ethylbenzene and xylene concentrations in subsurface soil were 2.1 and 11 ppm, which exceeded unrestricted SCOs of 1ppm and 0.26 ppm, respectively. A PCB concentration of 0.26 ppm was measured in one subsurface soil sample, slightly exceeding the unrestricted SCO of 0.1 ppm. Chromium exceeded the unrestricted SCOs of 1.0 ppm in most of the subsurface soil samples, with a maximum concentration of 12.9 ppm. Chromium did not exceed the commercial SCO.

Additionally, eight test pits were performed as a part of the remedial investigation. Minor stains were observed at an approximate depth of 2 to 2.5 feet below grade in three test pits. However, no odor or PID detections were noted. No soil samples were collected from the test pits.

Groundwater: A total of eight groundwater monitoring wells were installed as part of the investigation. Groundwater samples were analyzed for VOCs, SVOCs, metals, and PCBs. Trichloroethene (TCE) was found at 10 parts per billion (ppb) just north of the building, and at 11 ppb just southeast of the building, which exceeded the New York State ambient groundwater standard of 5 ppb. Several VOCs related to petroleum contamination exceeded their respective groundwater standards. The maximum concentrations of ethylbenzene (130 ppb), isopropylbenzene (60 ppb), and xylene (770 ppb) were observed in well MW-07, just south of the building, exceeding their groundwater standards of 5 ppb. Naphthalene concentrations of 60 ppb and 97 ppb were also observed in wells MW-04 and MW-07 respectively, exceeding the groundwater standard of 10 ppb. One well (MW-08) was installed off-site to the south of the railroad tracks, which did not identify contamination in excess of ground water quality standards.

Several SVOCs, including 4-nitroaniline at 6.7 ppb in MW-05 (standard 5 ppb), benzo(a)anthracene at 0.7 ppb and chrysene at 0.57 ppb (standard 0.002 ppb) exceeded their respective groundwater standards. The bis(2-ethylhexyl) phthalate concentration of 9.6 ppb in well MW-04 exceeded the groundwater standard of 5 ppb.

Several inorganics exceeded their respective groundwater standards. Lead was found in downgradient wells at a level about twice the upgradient level. The maximum lead concentration of 72 ppb (standard 25 ppb) was found in MW-03, located in the southwest corner of the site. Arsenic, chromium, iron, magnesium, manganese and sodium exceeded their respective groundwater standards in several monitoring wells. However, these inorganics were also noted in upgradient monitoring wells at similar concentrations. These exceedances represent background groundwater conditions in the area surrounding the site and are not related to the site.

Soil Vapor: Six subsurface soil vapor samples were collected from directly west and south of the on-site building. TCE was detected in four of the six samples ranging from 10 to 0.76 ug/m³. Tetrachloroethene (PCE) was detected in two of the six samples (ranging from 42 to 6.7 ug/m³). Trichlorofluoromethane was detected in 5 out of 6 samples (ranging from 380 to 19 ug/m³). Several petroleum related contaminants were noted in the soil vapor samples including toluene (ranging from 2 to 13 ug/m³), xylene (0.9 to 48 ug/m³) and naphthalene (ND to 260 ug/m³).

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*.

The site is not fenced and persons who enter the site could contact contaminants in the soil by walking on the soil, digging or otherwise disturbing the soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site 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. An evaluation of the potential for soil vapor intrusion to occur in the on-site building is recommended when the same volatile organic chemicals present in groundwater and soil vapor are no longer being used in the on-site building. Environmental sampling indicates soil vapor intrusion is not a concern at off-site structures.

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

- Remove the source of ground or surface water contamination.

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 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 Source Material Excavation, Site Cover, Natural Attenuation and Site Management remedy.

The estimated present worth cost to implement the remedy is \$1,212,500. The cost to construct the remedy is estimated to be \$1,152,000 and the estimated average annual cost is \$12,650.

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 developed if any of the existing on-site structures are demolished, to more fully characterize subsurface soils. 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 commercial use of the site in areas where the upper one foot 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 one foot 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.

3. Excavation

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

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- non-aqueous phase liquids; and
- soils that create a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Approximately 2,500 cubic yards of contaminated soil will be removed from the central portion of the site and disposed off-site. The estimated depth of the excavation is from 11 to 17 feet below grade. The excavation will include the removal of any underground storage tanks (USTs), underground piping and other structures associated with the source of contamination. Because the seasonal changes of the water level in the Erie Canal (located 1,200 feet south the site), alters the groundwater level on the site, the excavation will be performed after the Erie Canal is lowered in the fall to limit the amount of dewatering.

On-site soil which does not exceed the above excavation criteria and complies with the commercial SCOs may be used above the groundwater table and below the cover system described in remedy element 2 to backfill the excavation to the extent that a sufficient volume of on-site soil is available.

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. 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 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 should the occupants of the current site building no longer use site related contaminants of concern, and if any new buildings are developed 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 one foot of exposed surface soil exceed the applicable soil cleanup objectives (SCOs)
 - descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
 - provisions for the management and inspection of the soil cover;
 - maintaining site access controls and Department notification;
 - the steps necessary for the periodic reviews and certification of the institutional 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 should the occupants of the current site building no longer use site-related contaminants of concern, and if any new buildings are developed 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 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 which. The contaminants are arranged into four categories: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides/ polychlorinated biphenyls (PCBs), and inorganics (metals). For comparison purposes, the Standards, Criteria and Guidance (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 groundwater, and subsurface 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 where substantial quantities of contaminants are found which can migrate and release significant levels of contaminants to another environmental medium.

Waste and source areas were identified in the central portion of the site adjacent to and possibly below the on-site building. During the investigation, there were visual signs of petroleum contamination including non-aqueous phase liquid (NAPL), sheen, stained soil, odor and elevated levels on a hand held photoionization detector (PID). Elevated PID readings were observed in most soil boring locations at depths of 11 to 17 feet below the ground surface (bgs). The highest PID reading was observed in the soil boring located adjacent to and east of the building (SB-04) at 1,500 ppm. It is estimated that there is approximately 2,500 cubic yard of grossly contaminated soil present in the subsurface at the site.

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

Groundwater

Groundwater samples were collected from seven overburden monitoring wells (MWs), including one well located off-site, beyond the railroad tracks to the south of the site. The samples were collected and analyzed for VOCs, SVOCs, metals and PCBs to assess groundwater conditions on site. The results indicate that petroleum-related contamination in shallow groundwater at the site exceeds ambient groundwater quality standards for VOCs, SVOCs and inorganics. Ethylbenzene, isopropylbenzene, toluene, xylene and naphthalene exceeded their respective standards in MW-07 and MW-04 located south of the building. Benzo(a)anthracene and chrysene exceeded their respective standards in well MW-04. No exceedances of VOCs and SVOCs were observed in the off-site downgradient monitoring well located south of the site across the railroad tracks, indicating attenuation of the groundwater plume as it travels south. Trichloroethene (TCE) exceeded SCGs at MW-01 (an up gradient

well located to the north of the building) and in MW-05 (a down gradient well southeast of the building). TCE appears to be coming onto the site from an upgradient source, and is not considered to be related to the site. Bis(2-ethylhexyl) phthalate was noted slightly above SCG in one monitoring well. Bis(2-ethylhexyl) phthalate is a common laboratory contaminant and is not considered to be site-related. Lead was found in groundwater above SCGs at about twice the level found in the upgradient well. Lead was also found in the off-site downgradient well south of the railroad tracks, but at a lower concentration than the site's upgradient well. The site may be contributing to lead levels in groundwater but there appears to be a background level of lead in groundwater near the site. Arsenic, chromium and copper exceeded their respective SCG in several on-site monitoring wells but these inorganics were also noted in upgradient well MW-01, located north of the building. Arsenic, chromium and copper appear to be related to background groundwater conditions in the area surrounding the site and are not considered to be related to the site.

Table 1 - Groundwater

Detected Constituents	Concentration Range Detected (ppb) ^a	SCG ^b (ppb)	Frequency Exceeding SCG
VOCs			
Ethylbenzene	94 - 130	5.0	2/7
Isopropylbenzene	32 - 60	5.0	2/7
Toluene	ND-5.2	5.0	1/7
Trichloroethene	3.2 - 11	5.0	2/7
Xylene	550 - 770	5.0	2/7
SVOCs			
4-Nitroaniline	2.3 - 6.7	5.0	1/7
Benzo(a)anthracene	ND-0.7	0.002	1/7
bis(2-Ethylhexyl)phthalate	1.8 - 9.6	5.0	1/7
Chrysene	ND-0.57	0.002	1/7
Naphthalene	61 - 97	10.0	2/7
Inorganics			
Arsenic	15.5 - 72.5	25	4/7
Chromium	4.6 - 92.1	50	2/7
Copper	13 - 270	200	2/7
Iron	4900 - 124000	300	7/7
Lead	3.7 - 71.2	25	5/7
Magnesium	11500 - 50300	35000	4/7
Manganese	2700 - 10500	300	7/7
Nickel	8.3 - 103	100	1/7

Detected Constituents	Concentration Range Detected (ppb) ^a	SCG ^b (ppb)	Frequency Exceeding SCG
Sodium	82100 - 217000	20000	7/7

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 primary groundwater contaminants are the VOCs ethylbenzene, isopropylbenzene, toluene, xylene, and the SVOCs naphthalene, benzo(a)anthracene and chrysene associated with operation of the former gas station.

Based on the findings of the RI, the past disposal of hazardous waste has resulted in the contamination of groundwater. The site contaminants that are considered to be the primary contaminants of concern which will drive the remediation of groundwater to be addressed by the remedy selection process are: ethylbenzene, isopropylbenzene, toluene, xylene, naphthalene, benzo(a)anthracene, chrysene and lead.

Shallow Soil

A total of eight shallow soil samples were collected at the site during the RI. Shallow soil samples were collected beneath the root zone 4 – 8 inches bgs. The results indicate that shallow soils at the site exceed the unrestricted soil cleanup objectives (SCO) for SVOCs and inorganics. Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene and copper exceeded the commercial SCOs in one sample taken from the eastern portion of the site (SS-2).

Table 2 – Shallow Soil

Detected Constituents	Concentration Range Detected (ppm) ^a	Unrestricted SCG ^b (ppm)	Frequency Exceeding Unrestricted SCG	Commercial Use SCG ^c (ppm)	Frequency Exceeding Restricted SCG
SVOCs					
Benzo(a)anthracene	0.19 – 6.1	1.0	1/8	5.6	1/8
Benzo(a)pyrene	0.15 – 5.4	1.0	1/8	1.0	1/8
Benzo(b)fluoranthene	0.27 – 5.7	1.0	1/8	5.6	1/8
Benzo(k)fluoranthene	0.089 – 2.0	0.8	1/8	56	0/8
Chrysene	0.15 – 6.2	1.0	1/8	56	0/8
Indeno(1,2,3-cd)pyrene	0.11 – 3.0	0.5	1/8	5.6	0/8
Inorganics					
Chromium	11.6 – 12.9	1.0	4/4	400	0/4
Copper	77.2 - 342	50	4/4	270	1/4
Lead	49.3 - 241	63	3/4	1000	0/4

Detected Constituents	Concentration Range Detected (ppm) ^a	Unrestricted SCG ^b (ppm)	Frequency Exceeding Unrestricted SCG	Commercial Use SCG ^c (ppm)	Frequency Exceeding Restricted SCG
Total Mercury	0.829 – 0.264	0.18	1/4	2.8	0/4
Zinc	126 - 251	109	4/4	10,000	0/4

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 Commercial Use, unless otherwise noted.

The primary soil contaminants are SVOCs associated with the former use of the site as a gas station.

Based on the findings of the Remedial Investigation, the past disposal of hazardous waste has resulted in the contamination of soil. The site contaminants identified in soil which are considered to be the primary contaminants of concern, to be addressed by the remedy selection process are, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene and copper.

Subsurface Soil

A total of 28 soil borings were performed at the site during the RI. Subsurface soil samples were collected from a depth of 6 – 23 feet bgs to assess soil contamination. The results indicate that subsurface soils at the site exceed the unrestricted SCOs for VOCs, inorganics, and total polychlorinated biphenyls (PCBs). There were no exceedances of commercial SCOs for any constituents in subsurface soils. However, maximum concentration of total VOC tentatively identified compounds (TICs) of 313 ppm was reported at MW-04, located along the southern property boundary. The maximum concentration of total SVOC TICs of 121.5 ppm was in boring SB-05 located immediately south of the building.

Additionally, eight shallow test pits were performed to assess the extent of visual contamination. Although no soil samples were collected, minor staining was observed in three test pits at depths of approximately 2 to 2.5 feet.

Table 3 – Sub-Surface Soil

Detected Constituents	Concentration Range Detected (ppm) ^a	Unrestricted SCG ^b (ppm)	Frequency Exceeding Unrestricted SCG	Proection of Groundwater SCG ^c (ppm)	Frequency Exceeding Restricted SCG
VOCs					
Ethylbenzene	0.00037 – 2.1	1.0	1/27	1	1/27
Isopropylbenzene	ND – 2.8	NS	NA	2.3 ^d	1/27
Xylene	0.00091– 11.0	0.26	3/27	1.6	2/27

Detected Constituents	Concentration Range Detected (ppm) ^a	Unrestricted SCG ^b (ppm)	Frequency Exceeding Unrestricted SCG	Proection of Groundwater SCG ^c (ppm)	Frequency Exceeding Restricted SCG
Inorganics					
Chromium	0.26 – 22.5	1.0	19/20	NS	NA
Copper	0.27 – 55.9	50	3/20	1720	0/19
Pesticides/PCBs					
Total Detectable PCBs	0.0073–0.259	0.1	1/20	3.2	0/19

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.

d – SCG: Commissioner Policy # 51

Although there were no exceedances of commercial SOCs in the subsurface soil, the remedial investigation revealed presence of source material in the central portion of the site, which will be addressed in the remedy selection process.

Soil Vapor

Six subsurface soil vapor samples were collected from directly west and south of the on-site building. Trichloroethylene (TCE) was detected in four out of the six samples, ranging from 0.76 to 10 ug/m³. Tetrachloroethene (PCE) was detected in two out of six samples, ranging from 6.7 to 42 ug/m³. Trichlorofluoromethane was detected in 5 out of 6 samples (ranging from 19 to 380 ug/m³). Several petroleum-related contaminants were noted in the soil vapor samples, including toluene (ranging from 2 to 13 ug/m³), xylene (0.9 to 48 ug/m³) and naphthalene (ND - 260 ug/m³).

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: Soil Removal to Unrestricted SCOs

This alternative achieves all of the SCGs discussed in Section 6.1.1 and Exhibit A and soil meets the unrestricted soil clean objectives listed in Part 375-6.8 (a). This alternative would include excavation of the all soil that exceeds the unrestricted SCO to a depth of 17 feet below ground surface (bgs) and off-site disposal of all soil/material. The excavation will be backfilled in the clean imported soil. This remedial alternative includes demolishing the on-site building when it becomes unoccupied.

Capital Cost:..... \$ 5,319,000

Alternative 3: Source Material Excavation, Site Cover, Natural Attenuation and Site Management

This alternative would include excavation and off-site disposal of approximately 2500 cubic yard of grossly contaminated soil as defined by 6 NYCRR Part 375-1.2(u) and Commissioners Policy #51 which is located in the central portion of the site from depths of 11 to 17 feet bgs. Clean on-site overburden soil and imported material will be used to backfill the excavation. This alternative also includes installation of one foot of soil cover over the entire site to allow for the commercial use of the site. Institutional controls in the form of an Environmental Easement, restricting land use, prohibiting use of the site ground water and requiring implementation of the Department approved Site Management Plan (SMP) will be required. The SMP will contain an excavation plan to manage contaminated soils underneath the cover if the cover is disturbed. The SMP will also contain a groundwater monitoring program to monitor natural attenuation of the groundwater contamination, and periodic inspection of the cover system. The SMP will also require a soil vapor intrusion evaluation of the existing building, if on-site use of contaminants present in soil vapor ceases, and for future buildings constructed on the site. Periodic certification of the institutional and engineering controls (IC/ECs) will be required. This remedial alternative includes demolishing the on-site building when it becomes unoccupied.

Present Worth:..... \$ 1,213,000

Capital Cost:..... \$ 1,151,000

Annual Costs:..... \$ 13,000

Alternative 4: On-site Ex-situ Soil Turning, Site Cover, Natural Attenuation, and Site Management

This alternative would include, excavation of the grossly contaminated soils described in Alternative 3 above and on-site treatment in bio-piles that are turned periodically to enhance the biological breakdown of contaminants. Clean on-site overburden soil and treated soils from the bio-piles will be placed back into the excavation. Some clean imported soil is anticipated to be required to complete the backfill of the excavation. This alternative includes the installation of a one-foot cover to allow for the commercial use of the site. Institutional controls in the form of an Environmental Easement restricting land use, prohibiting use of the site ground water and requiring implementation of the Department approved Site Management Plan (SMP) will be required. The SMP will contain an excavation plan to manage soils underneath the cover if the cover is disturbed. The SMP will also contain a groundwater monitoring program to monitor natural attenuation of groundwater contamination, and periodic inspection of the cover system. The SMP will also require a soil vapor intrusion evaluation of the existing building, if on-site use of contaminants present in soil vapor ceases, and for future buildings constructed on the site. Periodic certification of the institutional and engineering controls (IC/ECs) will be required. This remedial alternative includes demolishing the on-site building when it becomes unoccupied.

<i>Present Worth:</i>	\$ 801,000
<i>Capital Cost:</i>	\$ 740,000
<i>Annual Costs:</i>	\$ 13,000

Exhibit C**Remedial Alternative Costs**

Remedial Alternative	Capital Cost (\$)	Annual Costs (\$)	Total Present Worth (\$)
No Action	0	0	0
Soil Removal to Unrestricted SCOs	\$ 5,319,000	0	\$ 5,319,000
Source Material Excavation, Site Cover, Natural Attenuation and Site Management	\$ 1,152,000	\$ 13,000	\$ 1,213,000
On-site Ex-situ Soil Turning, Site Cover, Natural Attenuation, and Site Management	\$ 740,000	\$ 13,000	\$ 801,000

Exhibit D

SUMMARY OF THE SELECTED REMEDY

The Department is selecting Alternative 3, Source Material Excavation, Site Cover, Natural Attenuation and Site Management as the remedy for this site. Alternative 3 would achieve the remediation goals for the site by removing grossly contaminated source material, installing a site cover, remediating groundwater contamination by natural attenuation, and development of a Site Management Plan. The elements of this remedy are described in Section 7. The selected remedy is depicted in 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 Alternative Analysis Report and the Department's Alternatives Analysis Addendum dated September 20, 2017, which evaluate potential remedial alternatives for the site.

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 address site contamination and does not protect human health. Therefore, Alternative 1 (No Action) does not meet the threshold criteria and will not be evaluated further.

The selected remedial Alternative 3 (Source Material Excavation, Site Cover, Natural Attenuation and Site Management) would satisfy this criterion by removing the source material and disposing it off-site. Alternative 3 addresses the source of the groundwater contamination. Alternative 2, by removing all soil contaminated above the unrestricted soil cleanup objective, meets the threshold criteria. Alternative 4 also complies with this criterion but to lesser degree than Alternative 2 and 3, since some residual contamination may be left in the treated soil to be placed back into the excavation hole.

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 (Soil Removal to Unrestricted SCOs), 3 (Source Material Excavation, Site Cover, Natural Attenuation and Site Management) and 4 (On-site Ex-situ Soil Turning, Site Cover, Natural Attenuation, and Site Management) all meet this criterion by either removing or treating soils that cause groundwater contamination and exposure resulting from soil vapor and placing a one foot soil cover to prevent direct exposure to surface soils. Alternative 3 complies with SCGs to the extent practicable. It addresses source areas of contamination and complies 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 to the extent practicable. Alternatives 2 and 4 also comply with this criterion. Because Alternatives 2, 3, and 4 satisfy the threshold criteria, the remaining criteria are particularly important in selecting a final 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.

Long-term effectiveness is best accomplished by the two alternatives involving excavation and off-site disposal of contaminated soils (Alternatives 2 and 3). Alternative 2 (Soil Removal to Unrestricted SCOs) results in removal of all of the contamination at the site. Alternative 3 (Source Material Excavation, Site Cover, Natural Attenuation and Site Management) would result in the removal of the source material from the site, but requires an environmental easement and long-term monitoring. Alternative 4 (On-site Ex-situ Soil Turning, Site Cover, Natural Attenuation, and Site Management) complies with this criterion but to a lesser degree than Alternative 3, since there may be some untreated residual contamination especially the inorganics. However, the controls required for long-term effectiveness under Alternatives 3 and 4 are adequate and reliable.

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 (Soil Removal to Unrestricted SCOs), significantly reduces the mobility of on-site waste by transferring the material to an approved off-site disposal facility. However, the toxicity and volume of the contaminated soil may or may not be reduced depending on whether any treatment is performed at the permitted off-site facility. Alternative 3 (Source Material Excavation, Site Cover, Natural Attenuation and Site Management) also reduces the mobility of the contamination but contamination will be left behind which will need to be managed under a Site Management Plan. Alternative 4, (On-site Ex-situ Soil Turning, Site Cover, Natural Attenuation, and Site Management) reduces toxicity, mobility and volume of contaminated soil by biological treatment. Remaining contamination, in particular inorganics, will be left behind which will need to be managed under the Site Management Plan. All three of the alternatives under consideration reduce the potential for mobility in the form of soil vapor intrusion by removing and/or treating the source.

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.

All the alternatives have short term impacts to the workers and surrounding community due to the construction activities associated with the building demolition and soil excavation. However, these impacts can be minimized using standard construction precautions. Implementing Alternative 2 will cause more truck traffic than implementing Alternative 3 and 4. Implementing Alternative 4 will cause least amount of truck traffic. Alternative 2 will achieve all remedial goals quicker, as all contaminated soil will be removed from the site and clean backfill brought back to the site. Alternatives 3 and 4 will reach remedial goal through source removal and/or soil treatment, but will take longer to achieve effectiveness than Alternative 2 as limited petroleum soil contamination may remain on-site. Alternative 4 has the greatest degree of short term impacts because the soil will have to be treated in on-site bio-piles prior to being returned to the excavation. In addition, the excavation area will have to be protected and remain open during the treatment period, which is anticipated to be one year.

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.

All of the remaining alternatives are implementable. Alternative 2 is more difficult to implement than alternative 3 due to the greater volume of soil to be managed. Alternative 4 is also more difficult to implement than alternative 3 because of the on-site soil treatment requires frequent turning, maintenance, and monitoring of the on-site bio piles and protection of the excavation area during soil treatment.

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.

Alternative 2 has the highest cost, as all soil which exceeds the unrestricted SCOs are excavated and sent off-site for disposal. Further, Alternative 2's costs are higher as it requires the greatest volume of clean imported fill to be brought back to the site. However, there are no long term monitoring costs. For this additional cost the increased degree of protectiveness is limited. The cost of Alternative 3 and 4 are considerably less than alternative 2 since the volume of the soils to be managed and clean backfill to be imported are less. Alternative 4 has the lowest cost of the remaining alternatives because very little soil is sent off-site for disposal. Alternative 3 and 4 have similar long term monitoring costs.

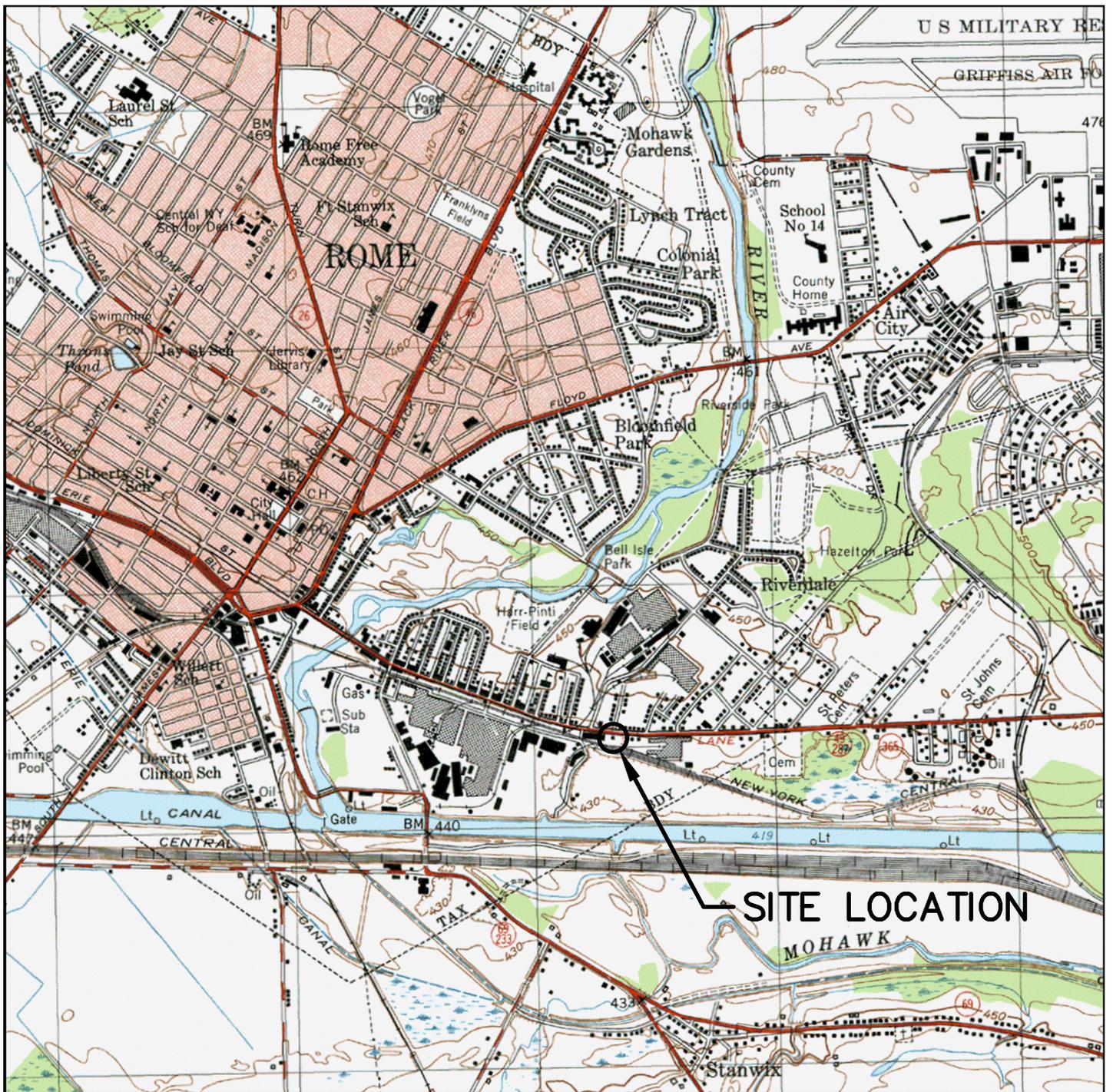
8. Land Use. When cleanup to pre-disposal conditions is determined to be infeasible, the Department may consider the current, intended, and reasonable anticipated future land use of the site and its surroundings in the selection of the soil remedy.

With Alternative 2, all the soil exceeding unrestricted SCOs would be removed and there would be no need for land use restrictions. This provides the best flexibility for future land uses. Alternatives 3 and 4 will have contamination remaining on the site and will require land use controls. The remaining contamination will be managed by the Site Cover to protect public health and the Site Management Plan. The planned land use for the site is commercial, which is consistent with zoning and the surrounding area.

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 Proposed Remedial Action Plan have been received.

9. Community Acceptance. Concerns of the community regarding the investigation, the evaluation of alternatives, and the PRAP were evaluated. A responsiveness summary has been prepared that describes public comments received and the manner in which the Department addressed the concerns raised.

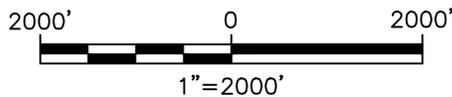
Therefore, Alternative 3 (Source Material Excavation, Site Cover, Natural Attenuation and Site Management) has been selected because, as described above, it satisfies the threshold criteria and provides the best balance of the balancing criterion.



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



QUADRANGLE LOCATION



Loguidice, D.P.C.

CITY OF ROME

1030 EAST DOMINICK STREET
SITE LOCATION MAP

Figure Number

1

Project Number

245.005

Date

JANUARY, 2017

Scale

1" = 2000'

CITY OF ROME

ONEIDA COUNTY, NEW YORK

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 Drawn by JCS
 Checked by SDN
 In charge of SBL



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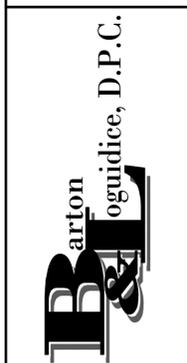
COMPLETED CONSTRUCTION

Significant Construction
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REVISIONS

CITY OF ROME
 1030 EAST DOMINICK STREET
 SITE LOCATION FIGURE
 ONEIDA COUNTY, NEW YORK
 CITY OF ROME



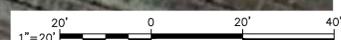
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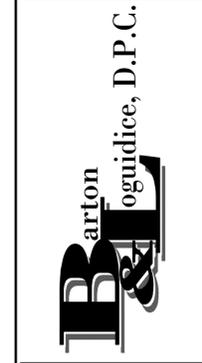
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By _____ Date _____
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REVISIONS

CITY OF ROME
 1030 EAST DOMINICK STREET
GROUNDWATER EXCEEDANCES OF PART 703.5 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE (AWQSG)
 CITY OF ROME

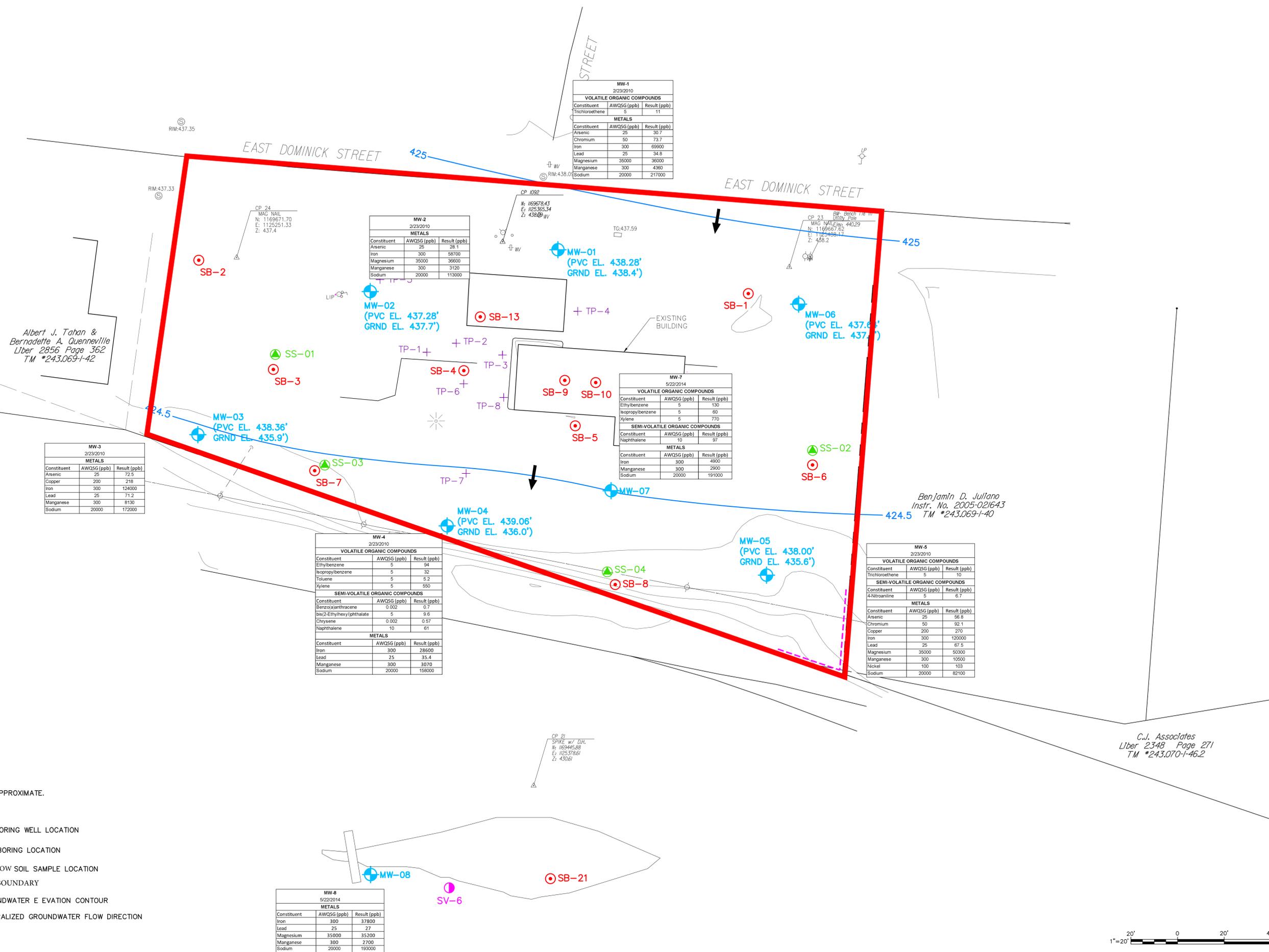


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 JANUARY, 2017

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File Number
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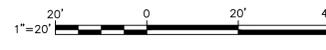


NOTE
 SB LOCATIONS ARE APPROXIMATE.

LEGEND

- MW-# MONITORING WELL LOCATION
- SB-# SOIL BORING LOCATION
- SS-# SHALLOW SOIL SAMPLE LOCATION
- SITE BOUNDARY
- GROUNDWATER ELEVATION CONTOUR
- GENERALIZED GROUNDWATER FLOW DIRECTION

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 Designed by _____ ICT/SBL
 In charge of _____ SDN



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 TM #243.069-1-42

Benjamin D. Julliano
 Instr. No. 2005-021643
 TM #243.069-1-40

C.J. Associates
 Liber 2348 Page 271
 TM #243.070-1-46.2

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CITY OF ROME
 1030 EAST DOMINICK STREET
**SHALLOW SOIL SAMPLING RESULTS
EXCEEDANCES – UNRESTRICTED USE SCOS**
 CITY OF ROME
 ONEIDA COUNTY, NEW YORK

Barton
Loguidice, D.P.C.

Date
JANUARY, 2017

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Figure Number
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TM #243.069-1-40

C.J. Associates
Liber 2348 Page 271
TM #243.070-1-46.2

1030ED-SS-01
11/11/2009

METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	11.8
Copper	50	77.2
Zinc	109	154

1030ED-SS-03
11/11/2009

METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	12.9
Copper	50	142
Lead	63	72.6
Zinc	109	126

1030ED-SS-04
11/11/2009

METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	12.9
Copper	50	193
Lead	63	241
Total Mercury	0.18	0.264
Zinc	109	251

1030ED-SS-02
11/11/2009

SEMI-VOLATILE ORGANIC COMPOUNDS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Benz(a)anthracene	1	6.1
Benz(a)pyrene	1	5.4
Benz(b)fluoranthene	1	5.7
Benz(k)fluoranthene	0.8	2.0
Chrysene	1	6.2
Indeno(1,2,3-cd)pyrene	0.5	3.0

METALS		
Parameter	Part 375 Unrestricted (ppm)	Results (ppm)
Chromium	1	11.6
Copper	50	342
Lead	63	157
Zinc	109	215

NOTE
SB LOCATIONS ARE APPROXIMATE.

- LEGEND**
- SITE BOUNDARY
 - ⊕ MW-# MONITORING WELL LOCATION
 - ⊙ SB-# SOIL BORING LOCATION
 - ⊕ SS-# SHALLOW SOIL SAMPLE LOCATION
 - ⊕ SV-# SOIL VAPOR SAMPLE LOCATION

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 Checked by:



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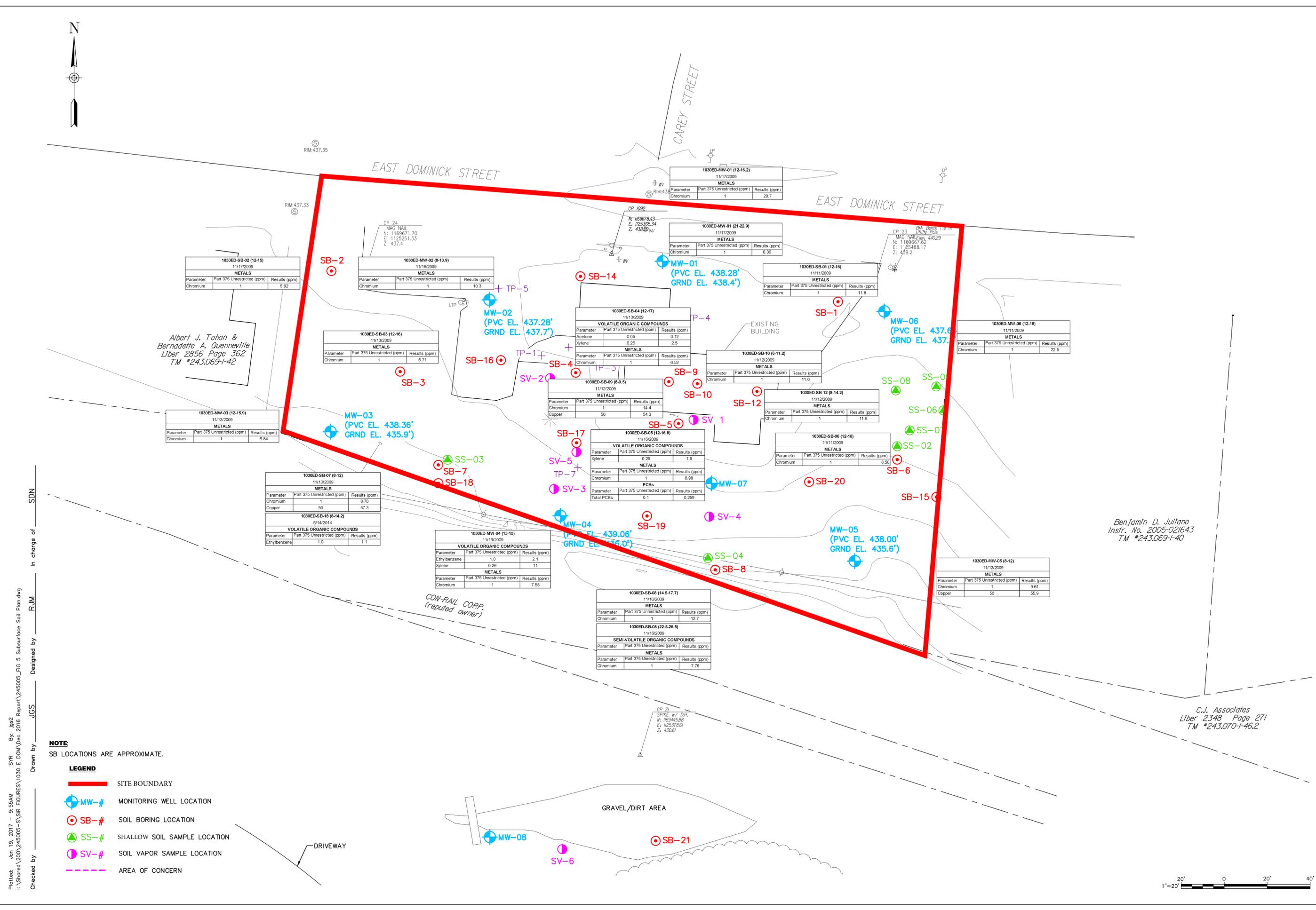
REVISIONS

No.	Description

CITY OF ROME
1030 EAST DOMINICK STREET
SUBSURFACE SOIL SAMPLING RESULTS
EXCEEDANCES - UNRESTRICTED USE SCOS
ONEIDA COUNTY, NEW YORK

Barton
loguidice, D.P.C.

Date
JANUARY, 2017
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Designed by _____
In charge of _____
SDN

	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6
Sampling Date	5/22/2014	5/22/2014	5/22/2014	5/22/2014	5/22/2014	5/22/2014
Unit	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3	ug/m3
1,2,4-Trimethylbenzene	1	0.98U	3.9U	0.98U	4.9U	39
1,3,5-Trimethylbenzene	0.98U	0.98U	3.9U	0.98U	4.9U	16
2-Chlorotoluene	1.0U	1.0U	4.1U	1.0U	5.2U	2.3
4-Ethyltoluene	0.98U	0.98U	3.9U	0.98U	4.9U	7.1
4-Isopropyltoluene	1.1U	1.1U	4.4U	1.1U	5.5U	3.5
Acetone	20	20	48U	86	240	25
Benzene	0.64U	0.64U	2.6U	0.64U	3.2U	1.1
Carbon disulfide	1.6U	1.6U	13U	1.6U	110	4.2
Cumene	0.98U	0.98U	3.9U	0.98U	4.9U	1.7
Dichlorodifluoromethane	37	21	160	38	440	3.7U
Ethylbenzene	0.87U	0.87U	3.5U	0.87U	7	7.5
m,p-Xylene	2.2U	2.2U	8.7U	2.2U	11U	35
Methyl Butyl Ketone (2-Hexanone)	2.0U	2.0U	8.2U	2.0U	43	3.1U
Methyl Ethyl Ketone	1.5U	2.3	5.9U	2.7	38	2.4
Naphthalene	2.6U	2.6U	10.0U	2.6U	13.0U	260
n-Butane	1.2U	1.2U	5.9	1.2U	5.9U	5.7
n-Butylbenzene	1.1U	1.1U	4.4U	1.1U	5.5U	2.6
n-Hexane	0.7U	0.7U	2.8U	0.7U	3.5U	1.2
n-Propylbenzene	0.98U	0.98U	3.9U	0.98U	4.9U	3.8
Styrene	0.85U	0.85U	3.4U	0.85U	4.3U	1.3
Tetrachloroethene	42	1.4U	5.4U	6.7	6.8U	2.0U
Toluene	2.4	2	3.8	0.75U	11	13
Trichloroethene	0.21U	0.21U	5.5	2.5	10	0.76
Trichlorofluoromethane	19	110	380	36	310	1.7U
Xylene, o-	0.87	0.87U	3.5U	0.87U	4.3U	13
Xylene (total)	0.87	0.87U	3.5U	0.87U	4.63U	48
Total Concentration	123.14	155.3	569.6	171.9	1209	494.16

U=Method Reporting Limit

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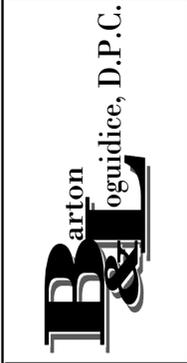
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CITY OF ROME
1030 EAST DOMINICK STREET
SOIL VAPOR DATA
ONEIDEA COUNTY, NEW YORK
CITY OF ROME



Date
JANUARY, 2017

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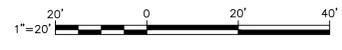


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Bernadette A. Quenneville
Liber 2856 Page 362
TM #243.069-1-42

Benjamin D. Julliano
Instr. No. 2005-021643
TM #243.069-1-40

C.J. Associates
Liber 2348 Page 271
TM #243.070-1-46.2

- NOTE**
SB LOCATIONS ARE APPROXIMATE.
- LEGEND**
- MW-# MONITORING WELL LOCATION
 - SB-# SOIL BORING LOCATION
 - SS-# SHALLOW SOIL SAMPLE LOCATION
 - SV-# SOIL VAPOR SAMPLE LOCATION
 - AREA OF CONCERN
 - SITE BOUNDARY
 - GROUNDWATER ELEVATION CONTOUR
 - GENERALIZED GROUNDWATER FLOW DIRECTION



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 Designed by _____
 In charge of _____
 SDN

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COMPLETED CONSTRUCTION

Significant Construction
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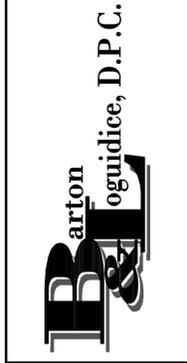
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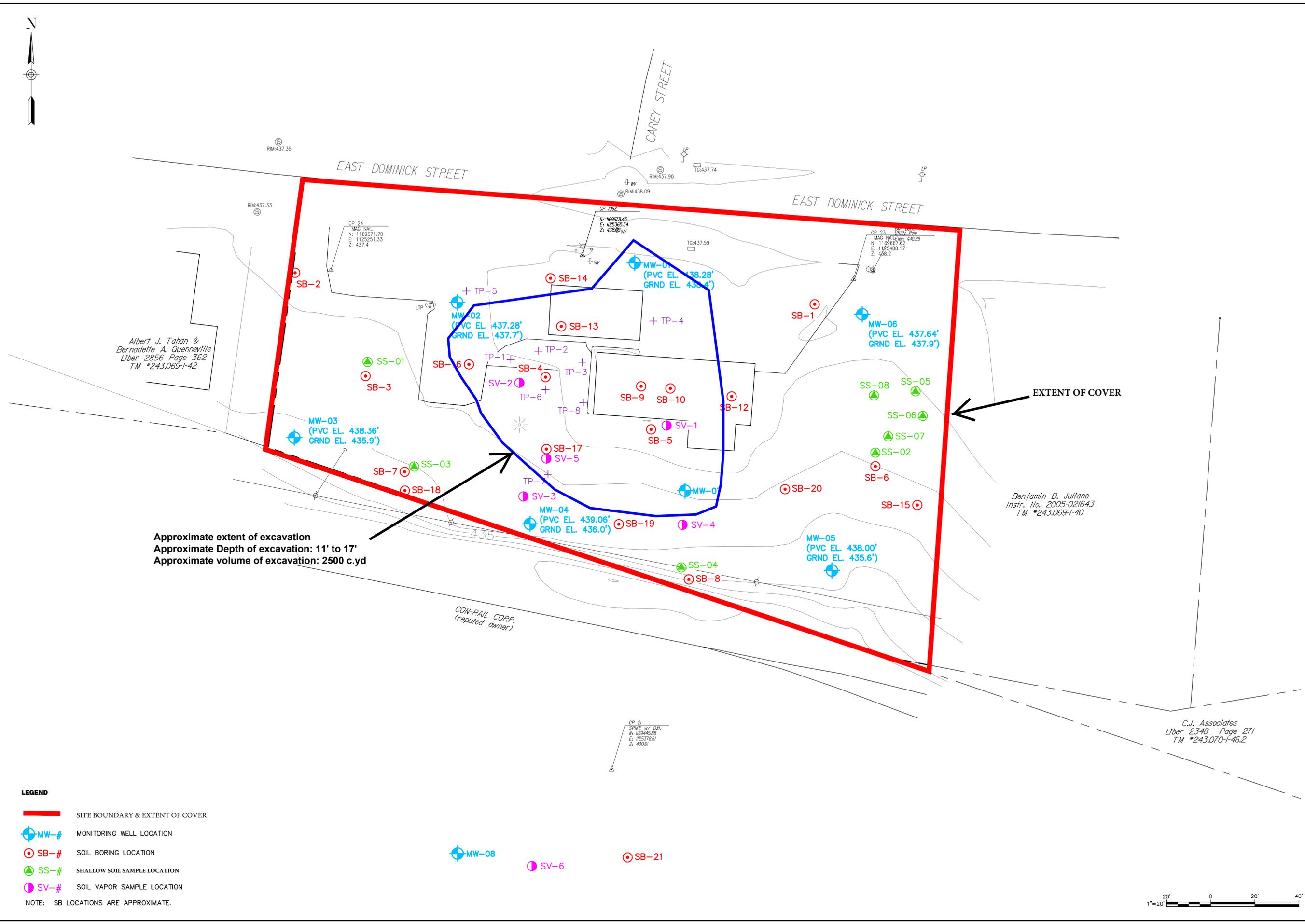
No.	Description	Date

1030 EAST DOMINICK STREET
CITY OF ROME, ONEIDA COUNTY

CONCEPTUAL REMEDY



Date _____
Scale _____
Sheet Number
7
File Number
245.005



Approximate extent of excavation
Approximate Depth of excavation: 11' to 17'
Approximate volume of excavation: 2500 c.yd.

EXTENT OF COVER

Benjamin D. Julliano
Instr. No. 2005-021643
TM #243.069-1-40

C.J. Associates
Liber 2348 Page 271
TM #243.070-1-46.2

CON-RAIL CORP.
(reputed owner)

- LEGEND**
- SITE BOUNDARY & EXTENT OF COVER
 - ⊕ MW-# MONITORING WELL LOCATION
 - ⊙ SB-# SOIL BORING LOCATION
 - ⊕ SS-# SHALLOW SOIL SAMPLE LOCATION
 - ⊕ SV-# SOIL VAPOR SAMPLE LOCATION
- NOTE: SB LOCATIONS ARE APPROXIMATE.

⊕ MW-08 ⊕ SV-6 ⊙ SB-21



Plotted: May 18, 2016 3:03PM SYR By: jbs
 i:\Shared\200_245005-S\SR FIGURES\1030 E DOM\245005_FIG 2_SITE LOCATION PLAN.dwg
 Checked by _____ Drawn by _____ Designed by _____ In charge of _____

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

**1030 East Dominick Street
Environmental Restoration Project
City of Rome, Oneida County, New York
Site No. E633064**

The Proposed Remedial Action Plan (PRAP) for the 1030 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 January 24, 2018. The PRAP outlined the remedial measure proposed for the contaminated soil and groundwater at the 1030 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 March 8, 2018, which included a presentation of the remedial investigation and alternative analysis (RI/AA) for the 1030 East Dominick Street site as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens 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, with the Department's responses:

COMMENT 1: Why weren't in-situ remedies such as soil vapor extraction (SVE), groundwater pump and treat or chemical oxidation (ISCO) evaluated in alternatives analysis? The contamination is predominantly at and below the water table, where in-situ remedies should be effective and could be implemented without removal of the on-site building.

RESPONSE 1: The remedial investigation noted a weathered petroleum in the subsurface at the site. The chemical constituents in the weathered petroleum do not contain significant concentrations of volatile organic compounds (VOCs) typically found in petroleum (i.e., benzene, ethylbenzene, toluene and xylene – BTEX). So comparing the soil chemistry to the soil cleanup objectives found in NYCRR Part 375 is misleading when describing the contamination. However, there were clear visual indications of the presence of weathered petroleum contamination in the form of separate phase petroleum tar-like product in the soil, stained soil, strong odor and elevated levels of vapors on field instruments. It has been the Department's experience that in-situ chemical oxidation and soil vapor extraction are not as effective at treating weathered petroleum, as this type of contamination tends to have more semi-volatile organic contamination (i.e. polyaromatic hydrocarbons-PAHs, tentatively identified compounds, and naphthalene) and tar-like petroleum materials. In the subsurface the weathered petroleum binds to the soil matrix which hinders the ability of the injected chemical to contact the contamination. Further, subsurface vapor extraction is limited as the weathered petroleum is not readily volatile.

Note that the City's Alternatives Analysis identified but screened out both ISCO and SVE, thus the two technologies were not subject to a detailed analysis. The Department concurs with this approach because ISCO would not be effective on weathered petroleum, and delivery of the chemicals would be inhibited by site conditions. As such, an uncertain number of injections would be necessary and effectiveness as discussed above, would be questionable. In addition, SVE may not be effective and may have to be operated for a long period of time.

Due to the minor exceedance of VOCs in groundwater, source groundwater pump and treat is not an effective or timely way to remediate groundwater. The system would be expensive to construct and operate and its effectiveness questionable.

Excavation is a more permanent and effective remedy.

COMMENT 2: Given the time has elapsed since the remedial investigation was performed, the soil contamination may have naturally attenuated.

RESPONSE 2: Under certain biological and hydrogeological conditions, BTEX and other petroleum related contaminants could attenuate. However, the Department's extensive experience is that weathered petroleum does not naturally attenuate rapidly. The site was used as the gas station from the 1950s to 1999, and as an automobile repair shop since from 1999 until the present. In 1999, three petroleum underground storage tanks were removed, during which petroleum impacted soil was encountered, suggesting that for some of the petroleum impacts observed during the subsequent Remedial Investigation, the releases had occurred well before 1999. The most recent investigation performed in 2014, found overwhelming visual indications of the petroleum impacts, confirming the Department's experience that natural attenuation of weathered petroleum would not be timely.

COMMENT 3: Why is a site-wide cover needed, when the excavation requires clean fill to be placed?

RESPONSE 3: The selected remedy requires excavation and off-site disposal of grossly contaminated soil from 11 to 17 feet, and backfill with clean fill to replace the excavated soil. This backfill will also serve as the cover material for the excavated area. In addition, exceedances of commercial use soil cleanup objectives (SCOs) were found in shallow soils located outside the areal extent of the excavation. As a result, the site cover is required to allow the property to be re-used for commercial purposes.

COMMENT 4: Can the City of Rome treat excavated grossly contaminated soils in piles by turning them periodically (similar to alternative 4) at another City of Rome ERP site or property and use the treated soil at that site or property?

RESPONSE 4: Although the selected remedy includes off-site disposal of excavated soil, the City of Rome may evaluate off-site treatment and re-use in the Remedial Action Work Plan. Such an evaluation must consider the requirements of DER-10, 6 NYCRR Parts 364 and 373, including but

not limited to seeking appropriate permits or approvals from the Department and other relevant governmental agencies.

COMMENT 5: How did the DEC derive the cost estimate for the building demolition?

RESPONSE 5: The building demolition cost is based on cost estimates provided for another ERP site in the City of Rome and the Department's experience. The site consists of a single story, 2,200-square foot structure which is being used as automobile repair shop. The cost estimate assumes the presence of subsurface structures typically associated with gas stations and auto repair shop such as hydraulic lift reservoirs, tanks, piping, etc. The \$225,000 estimate to demolish the building includes the cost for performing lead and asbestos surveys and abatement, removing lifts and other waste/items present in the building, demolishing the building and slab, removing any subsurface structures encountered during slab removal, waste characterization, transportation and disposal costs. In Department's experience the \$225,000 estimate is reasonable for this type of building.

APPENDIX B

Administrative Record

Administrative Record

**1030 East Dominick Street
Environmental Restoration Project
City of Rome, Oneida County, New York
Site No. E633064**

1. Proposed Remedial Action Plan January 2018, prepared by the Department.
2. Alternative Analysis Report (AAR), November 2015.
3. AAR Addendum, September 2017
4. Remedial Investigation Report (RIR), May 2016.
5. Site Investigation Work Plan, May 2008.
6. Citizen Participation Plan, May 2008.
7. State Assistance Contract, Contract No. C303406, May 31, 2007.

Appendix B

Environmental Easement

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 1st day of May, 2017, between Owner(s) City of Rome, having an office at City Hall, 198 North Washington Street, Rome, New York 13440, County of Oneida, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 1030 East Dominick Street in the City of Rome, County of Oneida and State of New York, known and designated on the tax map of the County Clerk of Oneida as tax map parcel numbers: Section 243.069 Block 1 Lot 41, being the same as that property conveyed to Grantor by deed dated September 19, 2006 and recorded in the Oneida County Clerk's Office in Instrument No. 2006-020403. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.90 +/- acres, and is hereinafter more fully described in the Land Title Survey dated December 15, 2016 and last revised February 8, 2017, prepared by Susan M. Anacker, P.L.S., which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of State Assistance Contract Number: C303406, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Oneida County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation

Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against

recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

City of Rome:

By: Jacqueline M. Inzo

Print Name: Jacqueline M. Inzo

Title: Mayor. Date: 4/18/17

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Oneida

On the 18th day of April, in the year 2017, before me, the undersigned, personally appeared Jacqueline M. Inzo personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Dana L. Chirillo
Notary Public - State of New York

DANA L. CHIRILLO
Notary Public in the State of New York
No. 01CH6221103
Qualified in Oneida County
My Commission Expires April 26, 2018

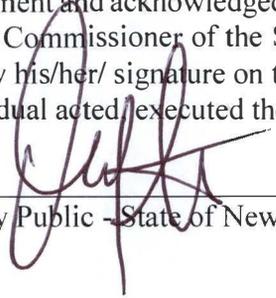
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: 
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 1st day of May, in the year 2017 before me, the undersigned, personally appeared Robert W. Schick personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted/ executed the instrument.



Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2019

SCHEDULE "A" PROPERTY DESCRIPTION

All that piece or parcel of land situate at East Dominick Street, City of Rome, County of Oneida, State of New York, bounded and described as follows:

Beginning at an iron bar found in the southerly boundary of an existing City Street (East Dominick Street) at its intersection with the lands of The City of Rome New York (Instrument Number 2011-006929) on the east and the property herein described on the west, said iron bar found being N 87° 16' 25" W, 199.73 feet from a railroad spike found in the northeast corner of the lands of the said City of Rome New York, said iron bar found being the point of beginning; Thence S 04° 25' 54" W along the last mentioned division line 169.00 feet to a point in the line between the lands now or formerly of The Penn Central Railroad Company on the southwest and the property herein described on the northeast; Thence N 70° 48' 50" W along the last mentioned division line 316.74 feet to a point in the line between the lands of Albert J. Tahan and Bernadette A. Quenneville (Liber 2856 of Deeds at Page 362) on the west and the property herein described on the east; Thence N 08° 19' 51" E along the last mentioned division line 88.91 feet to a point in the southerly line of the said East Dominick Street; Thence S 85° 29' 51" E along the last mentioned division line 300.20 feet to the point of beginning, containing 0.90 acres.

The above described parcel contains 0.90 acres or 39197.1 sq. ft.

Intending and being the same premises conveyed to The City of Rome, New York by deed recorded September 22, 2006 in the Oneida County Clerk's Office in Instrument Number 2006-020403.

Appendix C

Community Air Monitoring Program (CAMP)

Community Air Monitoring Plan

**1030 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

May 2025

1030 East Dominick Street
Environmental Restoration Project

City of Rome
Oneida County, New York

Community Air Monitoring Plan

New York State Assistance Contract No. C01464GG
Site No. E633064

May 2025

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

Table of Contents

<u>Section</u>	<u>Page</u>
1.0 Introduction	1
2.0 Monitoring Requirements.....	2
2.1 Volatile Organic Compound Monitoring.....	2
2.2 Particulate Monitoring.....	3

Attachments

Appendix A – New York State Department of Health (NYSDOH) Community Air Monitoring Plan (CAMP)

1.0 Introduction

This Community Air Monitoring Plan (CAMP) was prepared by Barton & Loguidice, D.P.C., (B&L) for the 1030 East Dominick Street site to describe the procedures required to be performed during all intrusive activities to monitor organic vapors and/or particulate releases to the atmosphere.

2.0 Monitoring Requirements

Air monitoring will be performed during intrusive Site work (i.e. excavation) in accordance with the New York State Department of Health (NYSDOH) Community Air Monitoring Plan, included as Appendix A. Direct reading instruments will be calibrated in accordance with manufacturer's requirements and the results of the calibration will be documented.

This CAMP sets forth the procedures for performing real-time monitoring for particulates (i.e., dust) at the downwind perimeter of each designated work area with respect to specific activities to be completed. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses, and on-site or nearby workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of remedial and/or development activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread impacted soils off-site through the air.

Continuous monitoring will be required for all subsurface intrusive activities. Subsurface intrusive activities include, but are not limited to, soil boring activities, and soil excavation and handling.

CAMP readings will be recorded and will be submitted to New York State Department of Environmental Conservation (NYSDEC) and NYSDOH personnel on a weekly basis for review.

2.1 Volatile Organic Compound Monitoring

Volatile organic compounds (VOCs) will be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis. Upwind concentrations will be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work will be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment will be calibrated for the contaminant(s) of concern, or for an appropriate surrogate. The equipment will be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area, or exclusion zone, exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities is permitted to resume with continued monitoring.
- If total organic vapor levels at the downwind perimeter of the work area, or exclusion zone, persist at levels in excess of 5 ppm over background, but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities are permitted to

resume provided that the total organic vapor level 200 feet downwind of the exclusion zone, or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less, but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

2.2 Particulate Monitoring

Particulate concentrations will be monitored continuously at the upwind and downwind perimeters of the exclusion zone or work area. The particulate monitoring will be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment will be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration will be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m³) greater than background (upwind perimeter) for the 15-minute period, or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m³ above the upwind level, and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m³ above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work is permitted to resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m³ of the upwind level and in preventing visible dust migration.

Appendix A

New York State Department of Health (NYSDOH) Community Air Monitoring Plan (CAMP)

Appendix 1A

New York State Department of Health Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical-specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. "Periodic" monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed $150 \text{ mcg}/\text{m}^3$ above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than $150 \text{ mcg}/\text{m}^3$ above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within $150 \text{ mcg}/\text{m}^3$ of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

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Appendix 1B

Fugitive Dust and Particulate Monitoring

A program for suppressing fugitive dust and particulate matter monitoring at hazardous waste sites is a responsibility on the remedial party performing the work. These procedures must be incorporated into appropriate intrusive work plans. The following fugitive dust suppression and particulate monitoring program should be employed at sites during construction and other intrusive activities which warrant its use:

1. Reasonable fugitive dust suppression techniques must be employed during all site activities which may generate fugitive dust.
2. Particulate monitoring must be employed during the handling of waste or contaminated soil or when activities on site may generate fugitive dust from exposed waste or contaminated soil. Remedial activities may also include the excavation, grading, or placement of clean fill. These control measures should not be considered necessary for these activities.
3. Particulate monitoring must be performed using real-time particulate monitors and shall monitor particulate matter less than ten microns (PM10) with the following minimum performance standards:
 - (a) Objects to be measured: Dust, mists or aerosols;
 - (b) Measurement Ranges: 0.001 to 400 mg/m³ (1 to 400,000 :ug/m³);
 - (c) Precision (2-sigma) at constant temperature: +/- 10 :g/m³ for one second averaging; and +/- 1.5 g/m³ for sixty second averaging;
 - (d) Accuracy: +/- 5% of reading +/- precision (Referred to gravimetric calibration with SAE fine test dust (mmd= 2 to 3 :m, g= 2.5, as aerosolized);
 - (e) Resolution: 0.1% of reading or 1g/m³, whichever is larger;
 - (f) Particle Size Range of Maximum Response: 0.1-10;
 - (g) Total Number of Data Points in Memory: 10,000;
 - (h) Logged Data: Each data point with average concentration, time/date and data point number
 - (i) Run Summary: overall average, maximum concentrations, time/date of maximum, total number of logged points, start time/date, total elapsed time (run duration), STEL concentration and time/date occurrence, averaging (logging) period, calibration factor, and tag number;
 - (j) Alarm Averaging Time (user selectable): real-time (1-60 seconds) or STEL (15 minutes), alarms required;
 - (k) Operating Time: 48 hours (fully charged NiCd battery); continuously with charger;
 - (l) Operating Temperature: -10 to 50° C (14 to 122° F);
 - (m) Particulate levels will be monitored upwind and immediately downwind at the working site and integrated over a period not to exceed 15 minutes.
4. In order to ensure the validity of the fugitive dust measurements performed, there must be appropriate Quality Assurance/Quality Control (QA/QC). It is the responsibility of the remedial party to adequately supplement QA/QC Plans to include the following critical features: periodic instrument calibration, operator training, daily instrument performance (span) checks, and a record keeping plan.
5. The action level will be established at 150 ug/m³ (15 minutes average). While conservative,

this short-term interval will provide a real-time assessment of on-site air quality to assure both health and safety. If particulate levels are detected in excess of 150 ug/m³, the upwind background level must be confirmed immediately. If the working site particulate measurement is greater than 100 ug/m³ above the background level, additional dust suppression techniques must be implemented to reduce the generation of fugitive dust and corrective action taken to protect site personnel and reduce the potential for contaminant migration. Corrective measures may include increasing the level of personal protection for on-site personnel and implementing additional dust suppression techniques (see paragraph 7). Should the action level of 150 ug/m³ continue to be exceeded work must stop and DER must be notified as provided in the site design or remedial work plan. The notification shall include a description of the control measures implemented to prevent further exceedances.

6. It must be recognized that the generation of dust from waste or contaminated soil that migrates off-site, has the potential for transporting contaminants off-site. There may be situations when dust is being generated and leaving the site and the monitoring equipment does not measure PM₁₀ at or above the action level. Since this situation has the potential to allow for the migration of contaminants off-site, it is unacceptable. While it is not practical to quantify total suspended particulates on a real-time basis, it is appropriate to rely on visual observation. If dust is observed leaving the working site, additional dust suppression techniques must be employed. Activities that have a high dusting potential--such as solidification and treatment involving materials like kiln dust and lime--will require the need for special measures to be considered.

7. The following techniques have been shown to be effective for the controlling of the generation and migration of dust during construction activities:

- (a) Applying water on haul roads;
- (b) Wetting equipment and excavation faces;
- (c) Spraying water on buckets during excavation and dumping;
- (d) Hauling materials in properly tarped or watertight containers;
- (e) Restricting vehicle speeds to 10 mph;
- (f) Covering excavated areas and material after excavation activity ceases; and
- (g) Reducing the excavation size and/or number of excavations.

Experience has shown that the chance of exceeding the 150ug/m³ action level is remote when the above-mentioned techniques are used. When techniques involving water application are used, care must be taken not to use excess water, which can result in unacceptably wet conditions. Using atomizing sprays will prevent overly wet conditions, conserve water, and provide an effective means of suppressing the fugitive dust.

8. The evaluation of weather conditions is necessary for proper fugitive dust control. When extreme wind conditions make dust control ineffective, as a last resort remedial actions may need to be suspended. There may be situations that require fugitive dust suppression and particulate monitoring requirements with action levels more stringent than those provided above. Under some circumstances, the contaminant concentration and/or toxicity may require additional monitoring to protect site personnel and the public. Additional integrated sampling and chemical analysis of the dust may also be in order. This must be evaluated when a health and safety plan is developed and when appropriate suppression and monitoring requirements are established for protection of health and the environment.

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