RECORD OF DECISION

1201 East Dominick Street
Environmental Restoration Project
Rome, Oneida County
Site No. E633065
March 2014

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

DECLARATION STATEMENT - RECORD OF DECISION

1201 East Dominick Street
Environmental Restoration Project
Rome, Oneida County
Site No. E633065
March 2014

Statement of Purpose and Basis

This document presents the remedy for the 1201 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 1201 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

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) oralternatives analysis (AA). The IRM(s) undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore No Further Action is the selected remedy. The remedy may include continued operation of a remedial system if one was installed during the IRM and the implementation of any prescribed institutional controls/engineering controls (ICs/ECs) that have been identified as being part of the remedy for the site.

The IRM(s) conducted at the site attained the remediation objectives identified for this site in Section 6.5 for the protection of public health and the environment.

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, 2014

Date

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

RECORD OF DECISION

1201 East Dominick Street
Rome, Oneida County
Site No. E633065
March 2014

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 resulted in threats to public health and the environment that were addressed by actions known as interim remedial measures (IRMs), which were undertaken at the site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or feasibility study (FS). The IRMs undertaken at this site are discussed in Section 6.2. Contaminants include hazardous wastes and/or petroleum.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment. The IRM(s) conducted at the site attained the remediation objectives identified for this site, which are presented in Section 6.5, for the protection of public health and the environment. No Further Action is the remedy selected by this Record of Decision (ROD). A No Further Action remedy may include continued operation of any remedial system installed during the IRM and the implementation of any prescribed controls that have been identified as being part of the remedy for the site. This ROD identifies the IRM(s) conducted and discusses the basis for No Further Action.

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:

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

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

A public meeting was also conducted. At the meeting, the findings of the remedial investigation (RI) and the alternatives analyses (AA) were presented along with a summary of the proposed remedy. After the presentation, a question-and-answer period was held, during which verbal or written comments were accepted on the propsed 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 the intersection of East Dominick Street and Locomotive Avenue in the City of Rome, Oneida County. East Dominick Street and Locomotive Avenue form the southern and western boundaries of the site respectively. Single family residences border the west, north and east boundaries of the site. Situated further north is the East Rome Business Park, an industrial area. On the west side of Locomotive Avenue is a convenience store and to the south side of East Dominick Street is a vacant field.

Site Features: The site is an approximately 0.45 acre parcel which is currently unoccupied and has no structures. The northern portion of the site is vegetated with grass. The southern portion of the site is surfaced with asphalt pavement and concrete from the former gas station. The site is generally level, gently sloping south and southwest.

Current Zoning/Use: The site is currently zoned C-2 (mixed commercial and residential uses that combine commercial, office, entertainment, public and residential uses). The surrounding parcels are mixed commercial, residential and industrial.

Past Uses of the Site: In about 1971, a gasoline station was constructed on the site and operated on continuous basis until the late 1980s. In 1986, Mr. Ronald Barber purchased the property. At the time of the purchase, there were three 4,000 gallon capacity gasoline and one 1,000 gallon fuel oil underground storage tanks (USTs) on the property. The tanks were removed in 1989 along with approximately 10-15 cubic yards of contaminated soil. Following the removal of these tanks, the gasoline station was converted into a used automobile sales and service business.

Site Geology and Hydrology: Site soils consist of mixed fill and native material consisting of cobble, gravel, and sand. An overall finer-grained lacustrine sand unit with some silt was encountered at a depth of 22 ft below ground surface. Bedrock was not encountered during the subsurface investigation. Ground water flows from the east to west and from there; groundwater apparently flows to the south towards the Erie Canal and the Mohawk River. The ground water is approximately 16-20 ft below grade.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

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

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

SECTION 5: ENFORCEMENT STATUS

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

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

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 SCG 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:

ARSENIC	LEAD
BENZO(B)FLUORANTHENE	MERCURY
BENZO(A)PYRENE	indeno(1,2,3-cd)pyrene
CADMIUM	BENZ(A)ANTHRACENE
COPPER	

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These media were addressed by the IRM(s) described in Section 6.2. More complete information can be found in the RI Report and the IRM Construction Completion Report.

6.2: Interim Remedial Measures

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

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

IRM (OU 01A): Source Removal

In June 2009, the City of Rome demolished the on-site building and concrete slab-on-grade foundation. The IRM consisted of 1) asbestos removal, 2) removal of waste from the building, which included a 275-gallon above-ground oil storage tank, drums, tires, miscellaneous containers and cleaning of the stained floor; and 3) excavation and removal of two hydraulic lifts and one 500-gallon UST. Approximately 660 gallons of petroleum impacted fluids and 27.6 tons of impacted soil were removed from the site, along with other miscellaneous wastes. A total of six confirmatory soil samples were taken. A single exceedance of mercury was reported for the composite sample collected from the sidewalls of the western hydraulic lift system excavation. A concentration of 2.45 parts per million (ppm) was reported, compared to the restricted residential soil cleanup objective (SCO) of 0.81 ppm. Subsequent subsurface soil and groundwater sampling performed in the vicinity of the hydraulic lift excavation has not shown any mercury.

IRM (OU 01C): Cover System

In October 2013, the City constructed a soil cover encompassing the entire site. The site cover was constructed in compliance with the requirements for restricted residential use of the site. The cover consists of a soil cover in areas where the upper two feet of exposed surface soil exceededs the applicable SCOs. Where the soil cover was required it consisted of a minimum of two feet of soil meeting the SCOs for restricted residential use. The soil cover was placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.

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: Prior uses of the site that appear to have led to site contamination were the former gasoline station operations, and an auto sales and service business.

The investigation indicated that arsenic, cadmium, copper and lead exceeded Part 375 restricted residential soil cleanup objectives (SCOs) in surface soil samples. Surface soil contamination was limited to small area in the northern portion of the site. Subsurface soil samples collected during the Remedial Investigation did not reveal any exceedances of restricted residential SCOs.

Chloroform was detected in one of the ground water samples taken from upgradient wells at a concentration of 7.1 parts per billion (ppb), compared to the standard of 7 ppb. No groundwater standards were exceeded in the downgradient groundwater samples. Samples collected from on-site monitoring wells exceeded ground water standards for iron, manganese, and sodium in both upgradient and downgradient wells; however these compounds are naturally-occurring and are not considered to be associated with the site.

6.4: Summary of Human Exposure Pathways

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

Measures are in place to control the potential for coming in contact with subsurface soil and groundwater contamination remaining on the site. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination.

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.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

SECTION 7: SUMMARY OF SELECTED REMEDY

Based on the results of the investigations at the site, the IRMs that have been performed, and the evaluation presented here, the Department has selected No Further Action as the remedy for the site. This No Further Action remedy includes the implementation of institutional controls (ICs). The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

The elements of the IRMs already completed and the selected institutional controls are listed below:

1. Site Cover

A site cover, consisting of at least two feet of imported soil currently exists and will be maintained to allow for restricted-residential use of the site. Any site redevelopment will maintain a site cover, which may consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required, it will be a minimum of two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted-residential use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

2. Institutional Control

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

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

3. 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 2 above.
Engineering Controls: The cover system discussed in Paragraph 1 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;
- 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.

4. Green Remediation

Green remediation principles and techniques will be implemented to the extent feasible in the 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 gas 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.

Exhibit A

Nature and Extent of Contamination

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

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

Waste/Source Areas

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

Wastes are defined in 6 NYCRR Part 375-1.2 (aw) and include solid, industrial and/or hazardous wastes. Source areas are defined in 6 NYCRR Part 375 (au). Source areas are areas of concern at a site were substantial quantities of contaminants are found which can migrate and release significant levels of contaminants to another environmental medium.

Wastes and source areas identified at the site included: one 500 gallon underground storage tank, one 275 gallon above ground storage tank, the hydraulic oil reservoirs associated with the automobile hydraulic lift and drums and containers containing miscellaneous wastes.

The waste/source areas identified at the site were addressed by the IRM(s) described in Section 6.2 (refer to Figures 2 and 4).

Groundwater

Groundwater samples were collected from five (5) overburden monitoring wells in February 2010. Six samples were collected to assess groundwater conditions on-site. The samples were analyzed for volatile organic, semi-volatile organic and inorganic contaminants. The results were compared to Ambient Water Quality Standards and Guidance Values (TOGs 1.1.1) which indicate exceedances of the above standards for several metals and chloroform (refer to Figure 5).

Table 1 - Groundwater

Detected Constituents	Concentration Range Detected (ppb)[a]	SCG (ppb)[b]	Frequency Exceeding SCG
VOCs			
Chloroform	1.6-7.1	7	2 out of 6
Inorganics			
Iron	1.8-20.1	0.3	6 out of 6
Manganese	0.249-2.18	0.3	4 out of 6
Sodium	76.8-195	20	6 out of 6

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 exceedances shown in the above table are not considered to be associated with the site. No site-related groundwater contamination of concern was identified during the RI. Therefore, no remedial alternatives need to be evaluated for groundwater.

Soil

Surface soil consists of a cover system (refer to Figure 4) containing imported soil placed as a part of an interim remedial measure (IRM). The imported soil meets the Soil Cleanup Objectives (SCOs) for restricted residential use as defined in Part 375-6.8(b). The soil cover system was installed to address previous surface soil contamination of arsenic, lead, mercury, copper, cadmium, zinc and poly aromatic hydrocarbon (PAH) identified during RI (refer to Figure 3).

Ten confirmation subsurface soil samples taken as a part of the tank removal IRM were analyzed for volatile organic compounds and semivolatile organic compounds, and six samples were analyzed for inorganic (metals) contaminants. Only one of these soil samples exceeded the SCOs for restricted residential use for total mercury. There were no other exceedances of restricted residential use SCOs found.

During the RI eight test pits and ten soil borings were performed to investigate subsurface conditions. A total of 11 subsurface soil samples were collected for laboratory analysis. The samples were analyzed for volatile organic and semivolatile organic and inorganic contaminants. Subsurface conditions were investigated to a depth of 28 feet. There were no exceedances of restricted residential use SCOs noted.

The table below summarizes the results of subsurface soil samples taken during both the RI and Source Removal IRM (refer to Figure 6). These do not include surface soil samples taken during the RI that were subsequently covered by the Cover System IRM.

Table 2 - Soil

Detected Constituents	Concentration Range (ppm)[a]	Unrestricted Use SCO[b] (ppm)	Frequency Exceeding Unrestricted Use SCO	Restricted Residential Use SCO (ppm)[c]	Frequency Exceeding Restricted SCO
Inorganics					
Chromium	6.98-10.4	1[d]	17 out 17	110[d]	0 out 17
Lead	2.3 J-74.2	63	1 out 17	400	0 out 17
Total Mercury	0.0096 J-2.45	0.18	1 out 17	0.81	1 out 17

J - Estimated value

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 – Due to lack of chemical speciation for chromium, samples are conservatively compared to the SCO for hexavalent chromium.

Based on the findings of the Remedial Investigation and Source Removal IRM, the presence of metals and PAHs had resulted in the contamination of soil at the site. The contamination was subsequently addressed through the installation of the soil cover system as described in Section 6.2. Therefore no remedial alternatives need to be evaluated for soil.

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

QUADRANGLE LOCATION

2000' 0 2000'

1"=2000'

N

Barton & Loguidice, D.P.C.

CITY OF ROME – 1201 EAST DOMINICK STREET
RECORD OF DECISION
1201 EAST DOMINICK STREET

SITE LOCATION PLAN

CITY OF ROME ONEIDA COUNTY, NEW YORK

Date	Scale
MARCH, 2014	1" = 2000'

Figure Number 1

Project Number 245.005

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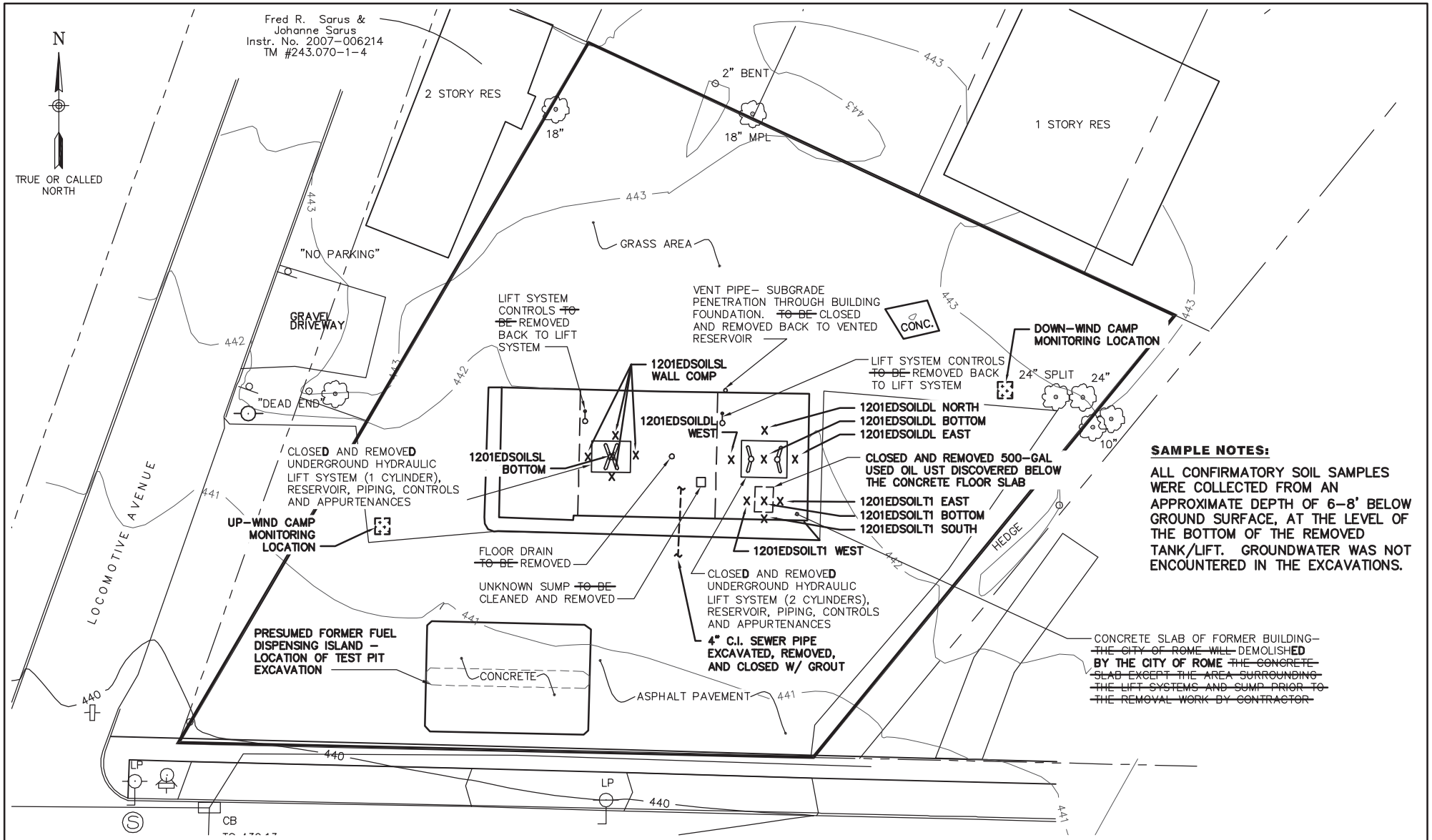

SAMPLE NOTES:

ALL CONFIRMATORY SOIL SAMPLES WERE COLLECTED FROM AN APPROXIMATE DEPTH OF 6–8' BELOW GROUND SURFACE, AT THE LEVEL OF THE BOTTOM OF THE REMOVED TANK/LIFT. GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATIONS.

LEGEND

X CONFIRMATORY SOIL SAMPLE LOCATION

CAMP MONITORING LOCATION

SITE BOUNDARY

30' 0 30'

1"=30'

Barton & Loguidice, D.P.C.

Date	Scale
MARCH, 2014	1" = 30'

CITY OF ROME – 1201 EAST DOMINICK STREET
RECORD OF DECISION

IRM–3 SOURCE REMOVAL AS–BUILT DRAWING

CITY OF ROME ONEIDA COUNTY, NEW YORK

Figure Number	Project Number
2	245.005

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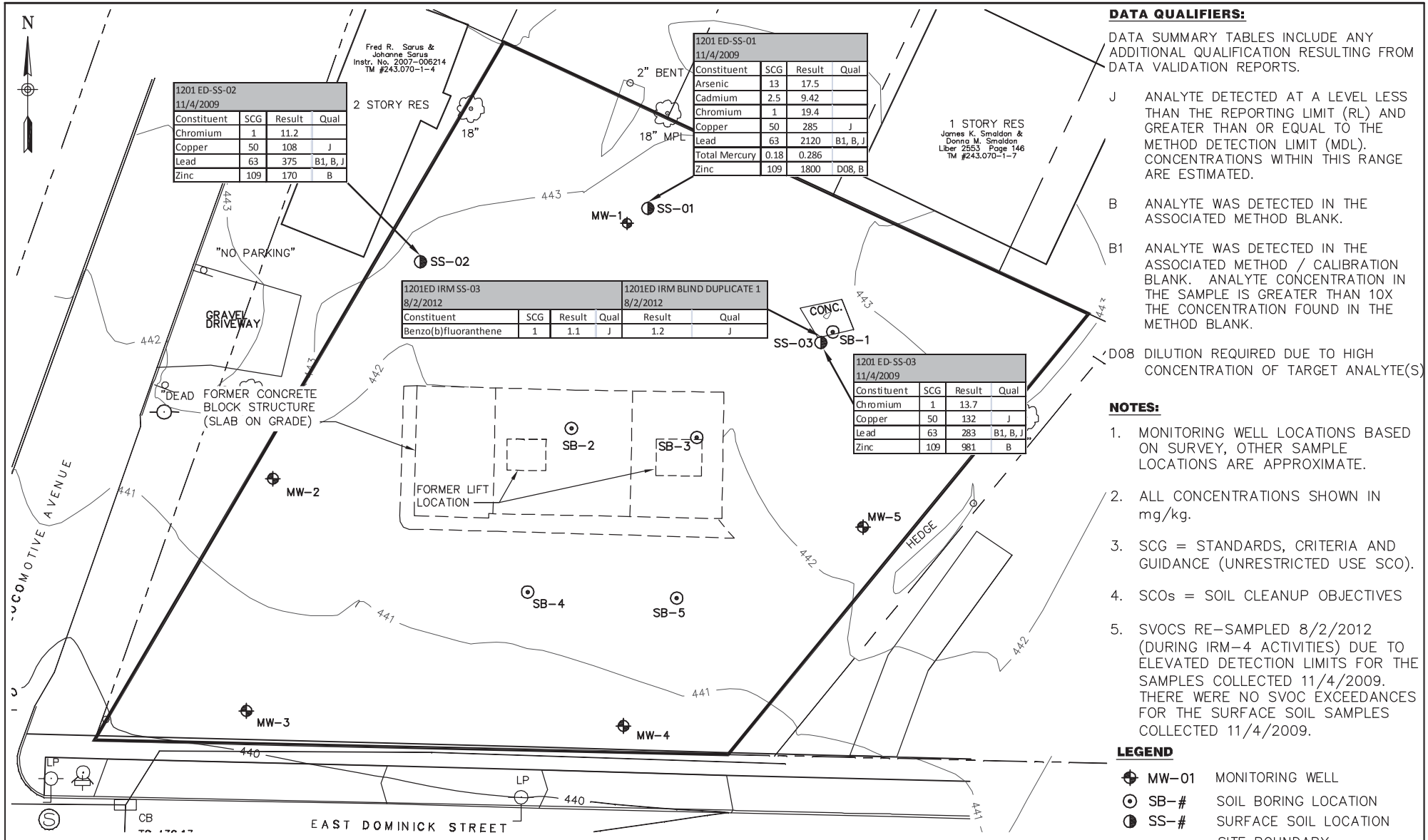

DATA QUALIFIERS:

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

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

B ANALYTE WAS DETECTED IN THE ASSOCIATED METHOD BLANK.

B1 ANALYTE WAS DETECTED IN THE ASSOCIATED METHOD / CALIBRATION BLANK. ANALYTE CONCENTRATION IN THE SAMPLE IS GREATER THAN 10X THE CONCENTRATION FOUND IN THE METHOD BLANK.

D08 DILUTION REQUIRED DUE TO HIGH CONCENTRATION OF TARGET ANALYTE(S)

NOTES:

1. MONITORING WELL LOCATIONS BASED ON SURVEY, OTHER SAMPLE LOCATIONS ARE APPROXIMATE.
2. ALL CONCENTRATIONS SHOWN IN mg/kg.
3. SCG = STANDARDS, CRITERIA AND GUIDANCE (UNRESTRICTED USE SCO).
4. SCOs = SOIL CLEANUP OBJECTIVES
5. SVOCS RE-SAMPLED 8/2/2012 (DURING IRM-4 ACTIVITIES) DUE TO ELEVATED DETECTION LIMITS FOR THE SAMPLES COLLECTED 11/4/2009. THERE WERE NO SVOC EXCEEDANCES FOR THE SURFACE SOIL SAMPLES COLLECTED 11/4/2009.

LEGEND

MW-01 MONITORING WELL
SB-# SOIL BORING LOCATION
SS-# SURFACE SOIL LOCATION
SITE BOUNDARY

Barton & Loguidice, D.P.C.

Date: MARCH, 2014
Scale: 1" = 30'

30' 0 30'
1"=30'

CITY OF ROME – 1201 EAST DOMINICK STREET
RECORD OF DECISION

SURFACE SOIL EXCEEDANCES OF PART 375 UNRESTRICTED USE SCOS (PRIOR TO SOIL COVER IRM)

CITY OF ROME ONEIDA COUNTY, NEW YORK

Figure Number 3

Project Number 245.005

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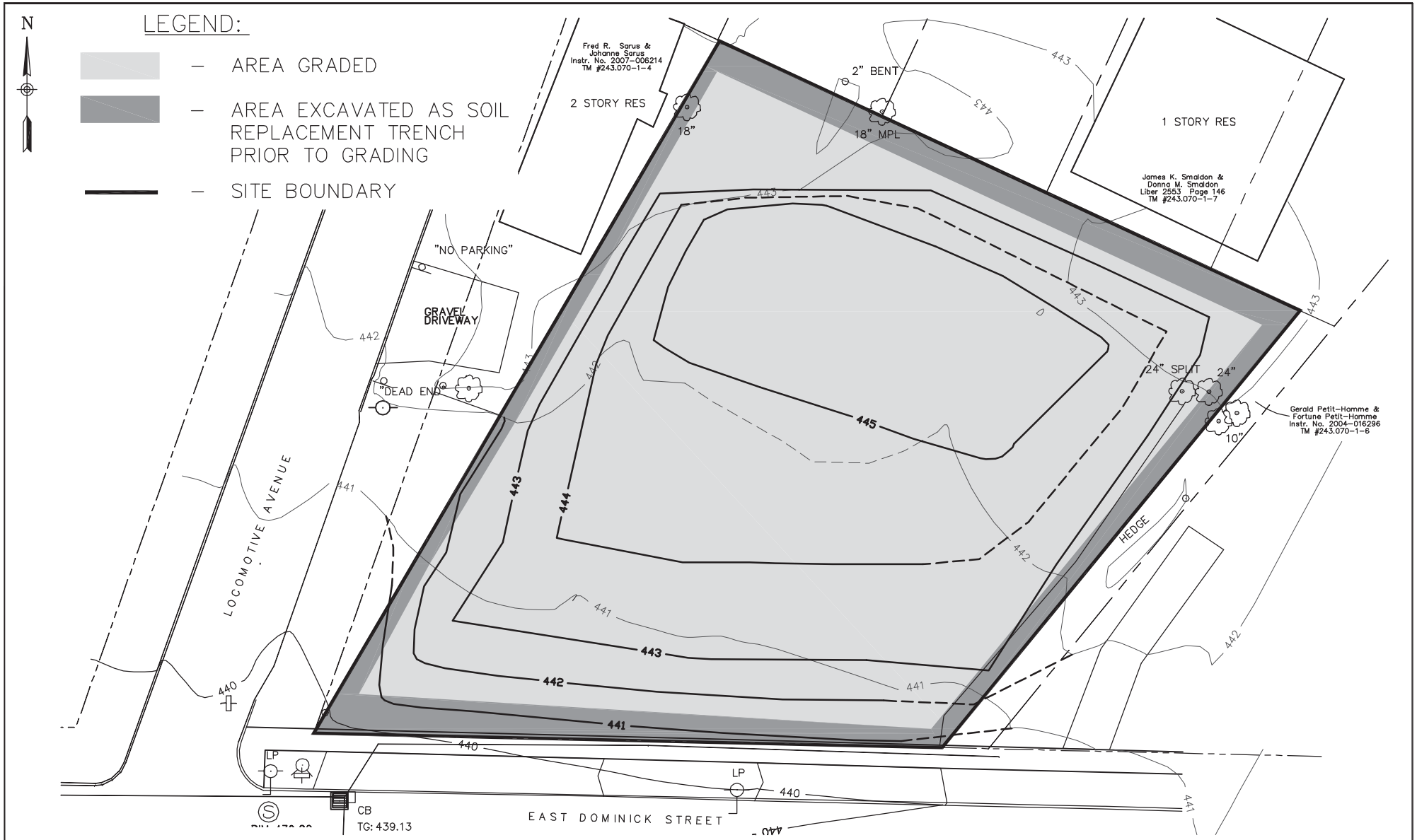

Barton & Loguidice, D.P.C.

Date	Scale
MARCH, 2014	1" = 30'

30' 0 30'
1"=30'

CITY OF ROME – 1201 EAST DOMINICK STREET
RECORD OF DECISION

IRM-5 SOIL COVER SYSTEM AS BUILT DRAWING

CITY OF ROME ONEIDA COUNTY, NEW YORK

Figure Number
4

Project Number
245.005

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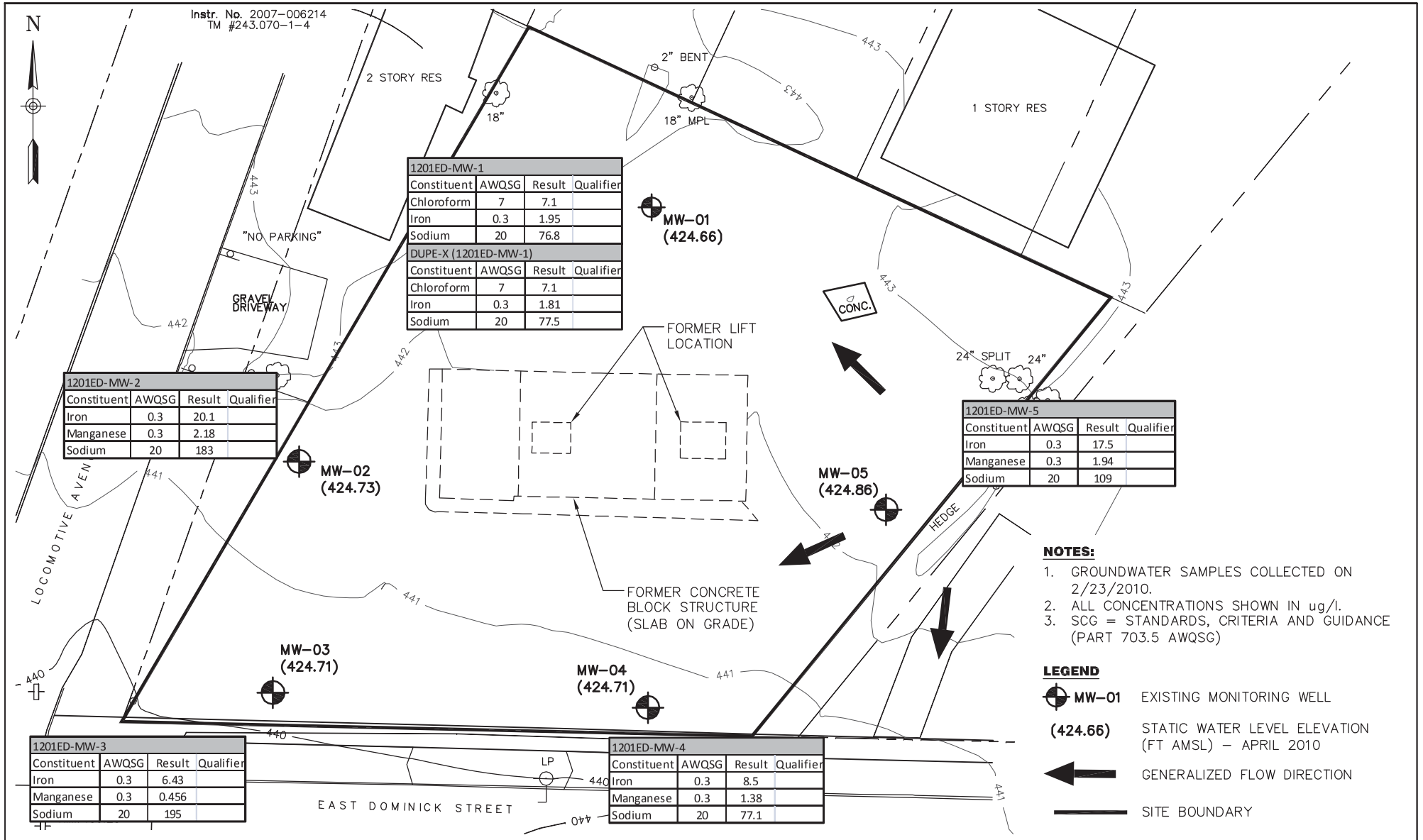


1201ED-MW-1			
Constituent	AWQSG	Result	Qualifier
Chloroform	7	7.1	
Iron	0.3	1.95	
Sodium	20	76.8	
DUPE-X (1201ED-MW-1)			
Constituent	AWQSG	Result	Qualifier
Chloroform	7	7.1	
Iron	0.3	1.81	
Sodium	20	77.5	

1201ED-MW-2			
Constituent	AWQSG	Result	Qualifier
Iron	0.3	20.1	
Manganese	0.3	2.18	
Sodium	20	183	

1201ED-MW-5			
Constituent	AWQSG	Result	Qualifier
Iron	0.3	17.5	
Manganese	0.3	1.94	
Sodium	20	109	

1201ED-MW-3			
Constituent	AWQSG	Result	Qualifier
Iron	0.3	6.43	
Manganese	0.3	0.456	
Sodium	20	195	

1201ED-MW-4			
Constituent	AWQSG	Result	Qualifier
Iron	0.3	8.5	
Manganese	0.3	1.38	
Sodium	20	77.1	

NOTES:

1. GROUNDWATER SAMPLES COLLECTED ON 2/23/2010.
2. ALL CONCENTRATIONS SHOWN IN ug/l.
3. SCG = STANDARDS, CRITERIA AND GUIDANCE (PART 703.5 AWQSG)

LEGEND

- MW-01 — EXISTING MONITORING WELL
- (424.66) — STATIC WATER LEVEL ELEVATION (FT AMSL) – APRIL 2010
- GENERALIZED FLOW DIRECTION
- SITE BOUNDARY

Barton & Loguidice, D.P.C.

30' 0 30'
1"=30'

CITY OF ROME – 1201 EAST DOMINICK STREET
RECORD OF DECISION

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

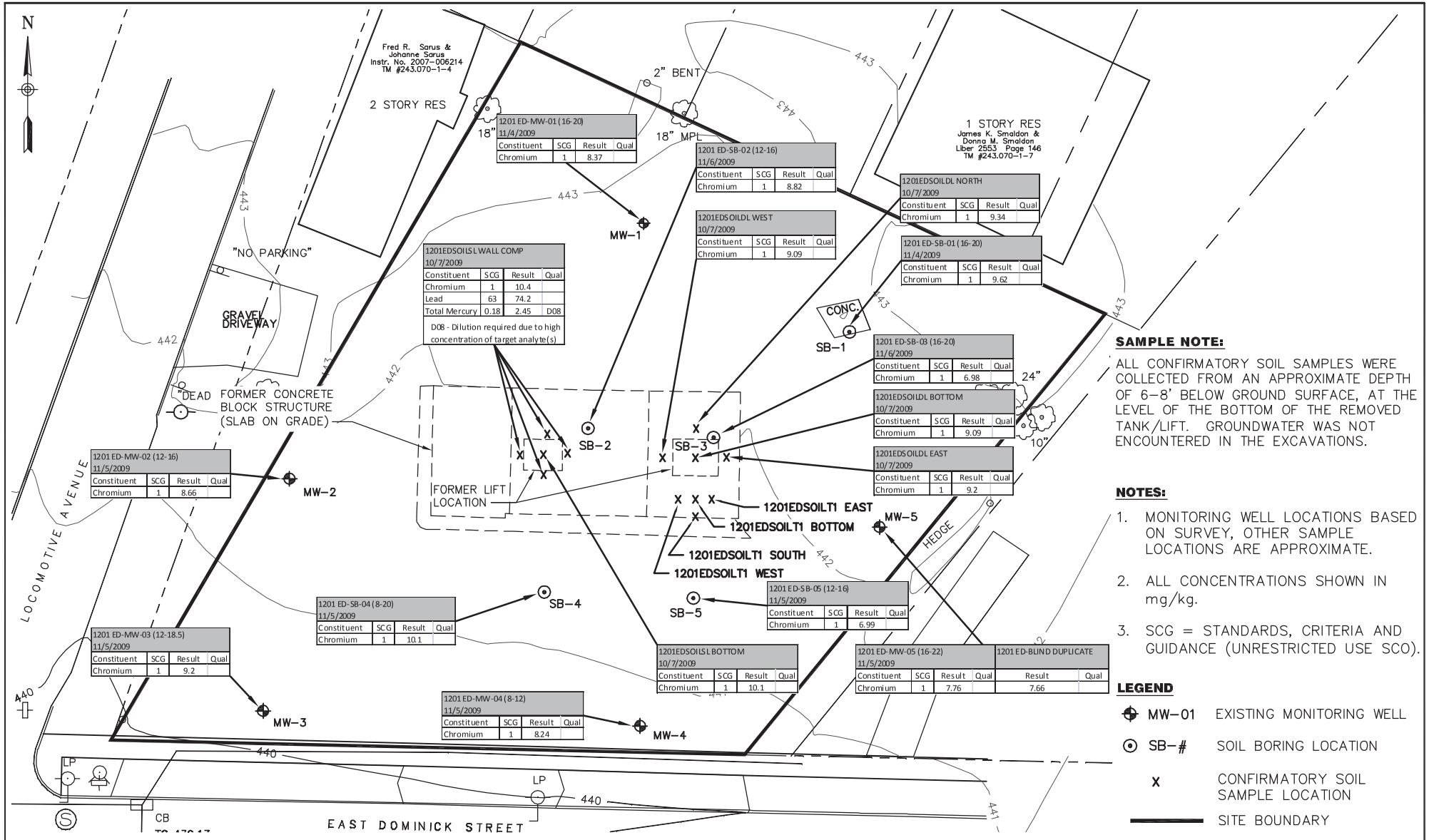
CITY OF ROME ONEIDA COUNTY, NEW YORK

Date	Scale
MARCH, 2014	1" = 30'

Figure Number
5

Project Number
245.005

Plotted: Mar 14, 2014 – 2:29PM SYR By: JGS2
I:\Shared\200\245005-S\SIR FIGURES\1201 E DOM\245005_SIR_FIG 6_8.5x11.dwg



SAMPLE NOTE:

ALL CONFIRMATORY SOIL SAMPLES WERE COLLECTED FROM AN APPROXIMATE DEPTH OF 6-8' BELOW GROUND SURFACE, AT THE LEVEL OF THE BOTTOM OF THE REMOVED TANK/LIFT. GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATIONS.

NOTES:

1. MONITORING WELL LOCATIONS BASED ON SURVEY, OTHER SAMPLE LOCATIONS ARE APPROXIMATE.
2. ALL CONCENTRATIONS SHOWN IN mg/kg.
3. SCG = STANDARDS, CRITERIA AND GUIDANCE (UNRESTRICTED USE SCO).

LEGEND

- MW-01 EXISTING MONITORING WELL
- SB-# SOIL BORING LOCATION
- X CONFIRMATORY SOIL SAMPLE LOCATION
- SITE BOUNDARY

Barton & Loguidice, D.P.C.

Date: MARCH, 2014

Scale: 1" = 30'

30' 0 30'

1"=30'

CITY OF ROME – 1201 EAST DOMINICK STREET
RECORD OF DECISION

SUBSURFACE SOIL EXCEEDANCES OF PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (SCOs)

CITY OF ROME ONEIDA COUNTY, NEW YORK

Figure Number: 6

Project Number: 245.005

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

1201 East Dominick Street
Environmental Restoration Project
City of Rome, Oneida County, New York
Site No. E633065

The Proposed Remedial Action Plan (PRAP) for the 1201 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 February 7, 2014. The PRAP outlined the remedial measure proposed for the contaminated soil and groundwater at the 1201 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 18, 2014, which included a presentation of the remedial investigation, alternative analysis (RI/AA) for the 1201 East Dominick Street 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 24, 2014.

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

COMMENT 1: What land use activities are allowed under the restricted residential use classification and is a mixed use (e.g., commercial use on the first floor and apartments on the second floor) is allowable?

RESPONSE 1: The restricted residential land use allows for a residential development where there is a common ownership or a single owner/managing entity of the site, such as a condominium, apartment or co-op. It prohibits single family housing. Commercial and industrial use would be allowed, subject to local zoning. A mixed use that includes commercial use on the first floor and apartments on the second floor would be acceptable.

COMMENT 2: What are the requirements of the community garden and how thick does the raised bed have to be? What are the requirements to plant a tree needing to dig a hole below the demarcation layer?

RESPONSE 2: Community gardens may be considered at this site, however they will require Department review and approval. Generally, it is recommended that vegetables be grown in a raised bed with soil that meets residential SCOs, and that the soil in the raised bed be a minimum of ten inches deep. Any proposal for a raised bed community garden would need to comply with the Site

Management Plan and would require Department approval. The NYSDOH offers additional recommendations and guidance for community gardens, which is available on-line at http://www.health.ny.gov/publications/1301. Planting of trees on the site can be acceptable; however, any activities that disturb the soil cover would have to follow the Department approved Site Management Plan. This Plan will require special handling of any soils excavated from below the demarcation layer, and would require restoration and maintenance of the soil cover. Such activity would require Department notification and approval.

COMMENT 3: Is there more than two feet of soil presently covering the site?

RESPONSE 3: The soil cover placed at the site is two feet thick. The site was re-graded prior to placement of the cover by excavating soil from the perimeter and placing it in the center of the site to create a slight crown to enhance drainage. This may create a false impression that the cover is thicker in the center of the site.

COMMENT 4: Does the silt fence need to remain installed at the site?

RESPONSE 4: The silt fence should remain on the site until adequate vegetative cover has grown and there are no signs of significant soil erosion. The Department recommends the silt fence remain until an inspection in the summer assures vegetative growth.

COMMENT 5: What would be tipping fee should the soil removed from the perimeter trench were to be disposed off?

RESPONSE 5: Based on the costs listed in the Interim Remedial Measures Completion Report, the current estimated cost to dispose of the soil as solid waste would be $68/ton, which includes excavation, transport and off-site disposal.

APPENDIX B

Administrative Record

Administrative Record

1201East Dominick Street
Environmental Restoration Project
City of Rome, Oneida County, New York
Site No. E633065

1. Proposed Remedial Action Plan for the 1201 East Dominick Street site, dated February 2014, prepared by the Department.

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

3. Site Investigation Work Plan, May 2008.

4. Remedial Investigation Report (RIR), August 2011.

5. Alternative Analysis Report (AAR), December 2013.

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

7. IRM Construction Completion Report (CCR), January 2014.

8. Citizen Participation Plan, May 2008.