FACT SHEET

Environmental Restoration Program

Receive Site Fact Sheets by *Email.* See "For More Information" to Learn How.

Site Name: Former Jones & Laughlin Ore Processing
DEC Site #: E645029
Address: NYS Route 3 and County Route 60
Clifton, NY 13690

Have questions? See "Who to Contact" Below

Site Management Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 3/12/2013 at 6:30 PM
The Ranger School
254 Ranger School Road
Wanakena, NY 13695
NYSDEC invites you to a public meeting to discuss the no action remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a no action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Former Jones & Laughlin Ore Processing site ("site") located at NYS Route 3 and County Route 60, Clifton, St Lawrence County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment
NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from **February 13, 2013** through **March 29, 2013**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedial Action Plan
The remedy proposed for the site includes:

- restricting future use to commercial by placing an environmental easement on the property;
- restricting groundwater use;
- maintaining a site cover that allows for commercial use; and
- implementation of a Site Management Plan.

Summary of the Investigation
The purpose of the RI was to define the nature and extent of any contamination resulting from previous activities at the site. No significant environmental impacts were observed in the surface soil, subsurface soil, sediment, or groundwater.

PCBs were observed slightly above the unrestricted Soil Cleanup Objectives (SCO), but were well below the commercial use SCO. Limited metals contamination was observed in groundwater above standards.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "analysis of alternatives" submitted under New York's Environmental Restoration Program by St. Lawrence County.

Institutional and Engineering Controls
Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls will be put in place on the site:

-Land Use Restriction
-Groundwater Use Restriction
-Site Management Plan
-Institutional Control/Engineering Control Plan

The following engineering controls will be maintained on the site:

-Cover System consisting of structures, pavement, sidewalks or one foot of clean fill meeting the Soil Cleanup Objectives for commercial use.

Next Steps
NYSDEC will consider public comments as it finalizes the site management remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background
Location: The site consists of three parcels totaling 18-acres located at the intersection of New York State Route 3 (Route 3) and County Route 60 (CR 60) in the Town of Clifton, New York.

Site Features: The 18 acre site is a portion of the former Jones and Laughlin iron ore processing facility (J&L) located in the vicinity of Route 3 and CR 60, which divide the property into three distinct areas of concern (AOCs).

AOC A is approximately 5.8 acres in area and is located north/north west of the intersection of NYS Route 3 and CR 60. This area is primarily flat and consists of the former parking lot and the former vehicle wash station.

AOC B is approximately 6.34 acres in size and is south of the intersection between Route 3 and

CR 60. This area consists primarily of a wooded area with the large tailing pile from previous mining operations occupying about one-third of the southern portion of the AOC. Reportedly, the former mine construction camp was located in this AOC.

AOC C is approximately 5.86 acres in size and is located east of the intersection of Route 3 and CR 60. This area consists of an active electrical substation, overhead power lines, a stretch of concrete road, and a pond. The Little River flows across the eastern corner of this AOC.

Current Zoning and Land Use: The site is currently vacant, with the exception of the active electrical substation on AOC C. The entire parcel is zoned for industrial use. Abutting properties are owned by Benson Mines Trust and are heavily wooded.

Past Use of the Site: Until the mine closed in the mid 70's AOC A was the former parking lot and vehicle wash station. A portion of AOC B received mine tailings and was the location of the former construction camp in the 1940's. An electrical substation and road paint test area are currently located in AOC C

Site Geology and Hydrogeology: Surface water runoff at the site primarily drains to the north toward the Little River. Groundwater flows predominantly north toward the Little River. Depth to groundwater ranged from 15 to 36 feet below ground surface, across the three AOC's.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=E645029

Environmental Restoration Program: New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the ERP, visit: http://www.dec.ny.gov/chemical/8444.html

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Town of Fine Municipal Building
4078 State Highway 3
Star Lake, NY 13690
Phone: 315-848-3121

Who to Contact
Comments and questions are always welcome and should be directed as follows:

Project Related Questions
James Candiloro
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jxcandil@gw.dec.state.ny.us

Site-Related Health Questions
Ian Ushe
New York State Department of Health
Empire State Plaza - Corning Tower RM 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: http://www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

J&L Steel ERP
Site Location Figure