



Noss Industrial Park

Environmental Restoration Program

Site No. E712011

City of Cortland, Cortland County

December 2025

Notice of Availability: Explanation of Significant Difference

The New York State Department of Environmental Conservation (NYSDEC) announces that it has issued the Explanation of Significant Difference (ESD) for the Noss Industrial Park site (site) located at Noss Park Drive, Cortland, Cortland County. Please see the map below for the site location.

The ESD presents minor changes to the cleanup plan selected in the 2018 Record of Decision (ROD) to address contamination related to the site and why the changes were made. The estimated cost to implement the cleanup is \$235,868.

How to Access

The Explanation of Significant Difference and other project documents can be accessed through:

- The DECinfo Locator, Document Folder: <https://extapps.dec.ny.gov/data/DecDocs/E712011> .
- Documents also are available at the location(s) identified under "Where to find information."

Explanation of Significant Difference

NYSDEC issues an ESD if a change to a cleanup plan is significant but not fundamental. There is no fundamental change from the original cleanup selected in the 2018 ROD (soil excavation and clean backfill), however, under the ESD, the usage of a portion of the property is being modified from commercial use to a higher restricted residential use. The change requires a cover system that complies with restricted residential use requirements for that area.

After a portion of the remedy had been completed to allow for commercial use, the City of Cortland proposed to utilize a portion of the site as a dog park. Under 6 NYCRR Part 375, a dog park is considered active recreation and is subject to compliance with Restricted Residential Use Soil Cleanup Objectives. The previously implemented remedial actions do not comply with soil cover requirements, as a commercial site requires one foot of clean soil cover, and a restricted residential site requires two feet of clean soil cover. Therefore, the placement of additional soil in combination with hardscape cover system elements is required to allow for the proposed use. These changes result in a greater level of protection of public health and the environment for a portion of the site than the original remedy.

The following is a summary of the cleanup plan described in the 2018 ROD, including the ESD modifications noted above:

- Implementing a remedial design program to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remediation.
- Using green remediation principles and techniques to the extent feasible in the design, implementation, and site management of the remedy.
- Approximately 1,850 cubic yards of soil that exceeded commercial SCOs were excavated and transported off-site for disposal. Clean backfill was brought in to replace the excavated soil and establish the designed grades at the site.
- Ensuring at least two feet of clean soil is present that does not exceed RR SCOs over the portion of the site which will be used for restricted residential use. The approximate area to be remediated to RR SCOs is 1.5 acres.

- Developing a Site Management Plan for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control future land use and to prevent future exposure to any contamination remaining at the site.

Site Description

The Noss Industrial Park site is currently a vacant parcel but was formerly used for industrial purposes. The site is partially open field, partially densely wooded, and is at the terminus of Noss Park Drive, located on the east side of Main Street. The site is bound to the east by the former Rosen Brothers property, a designated EPA National Priorities List site (DEC Site Code #7-12-004). The site is bound to the north by a small strip of city owned property followed by a rail line. Land uses in the surrounding neighborhood include a mix of residential, commercial, and industrial lands. The site was formerly Wickwire Brothers Inc. wire factory from about 1866 to 1970. The site was covered by a nail mill, netting mill, glass cloth weave mill and several storage buildings while the wire factory was in existence. When buildings were demolished, a considerable amount of rubble was reportedly bulldozed into basements and was used to fill excavations, depressions, and large trenches. Some concrete floor slabs, foundation walls, and footings at or below ground level were reportedly not removed.

Summary of the Investigation

The primary contaminants of concern at the site trichloroethene in groundwater and benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and arsenic in soils. Based on investigations and consistent with the 2018 ROD, limited soil excavation was completed in the eastern portion of the site.

Remediation has been completed to Commercial Use Cleanup Objectives. Additional remediation will be completed to allow approximately 1.5 acres of the site to be used for a public dog park, which is considered a restricted residential use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, E712011) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Environmental Restoration Program

New York's Environmental Restoration Program (ERP) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination before committing State funds for investigation and cleanup.

For more information about the ERP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/state-superfund-sites>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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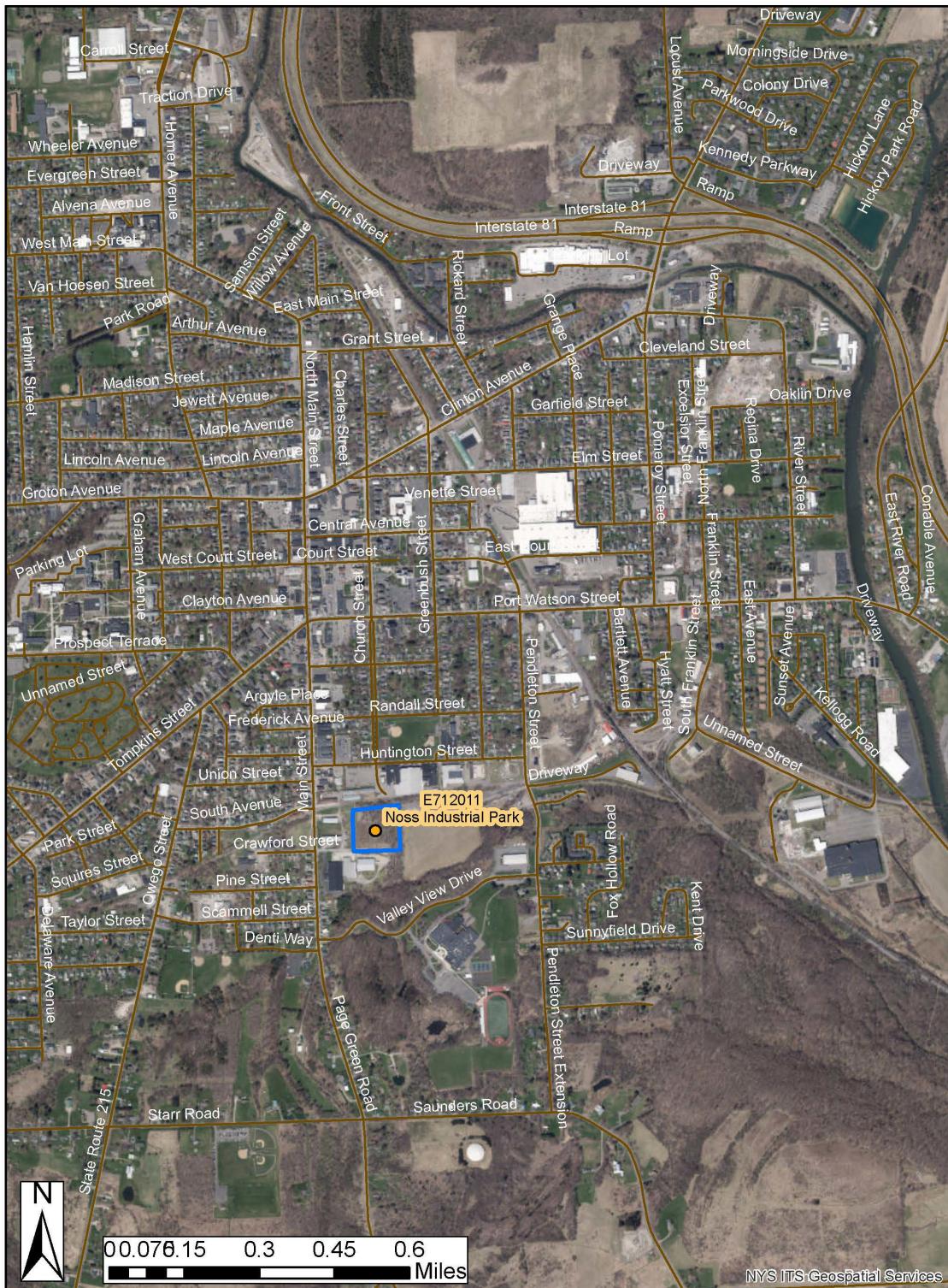
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:
<https://extapps.dec.ny.gov/data/DecDocs/E712011/>

Cortland Free Library

Periodicals Room
32 Church Street, Cortland, NY 13405
(607) 753-1042

Site Location





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