New York State Department of Environmental Conservation

January 2014

FACT SHEET

Environmental Restoration Program

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

Site Name: Utica St./Hamilton
DEC Site #: E727011
Address: 47 Utica Street - Route 12
Hamilton, NY 13346

Have questions? See "Who to Contact" Below

No Further Action Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 2/25/2014 at 6:00 PM
Village of Hamilton Public Library, 13 Broad Street, Hamilton, New York 13346
NYSDEC invites you to a public meeting to discuss the no further 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 further action remedy" proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Utica St./Hamilton site ("site") located at 47 Utica Street - Route 12, Hamilton, Madison 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 **January 27, 2014** through **March 12, 2014**. 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:

Based on the results of the investigations at the site, the Interim (IRM) that has been performed, and the evaluation presented here, the Department is proposing a "No Further Action" as the remedy for the site. This "No Further Action" remedy includes continued operation of the implementation of Institutional Controls/Engineering Controls (ICs/ECs) which include: green remediation principles and techniques, maintaining a site cover system, restriction of groundwater use, compliance with redevelopment as a commercial use property, and a site management plan for monitoring and future redevelopment. The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5 of the Proposed Remediation Action Plan.

The elements of the IRM already completed and the institutional and engineering controls are listed below:

1. A site cover currently exists and will be maintained to allow for commercial use of the site. Any site redevelopment will maintain a site cover, which may consists either of structures such as buildings, pavement, or sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial 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. 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 use 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 New York State Department of Health (NYSDOH) or County Department of Health DOH; and
- requires compliance with the Department approved Site Management Plan.

3. 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 3 above.
Engineering Controls: The soil cover discussed in Paragraph 2 above
This plan includes, but may not be limited to:

o an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
o a provision for further investigation to refine the nature and extent of contamination in the following areas where access was previously hindered: within the footprint of the building if and when it is demolished
o a provision for removal or treatment of the source area located under the building if and when the building is demolished.
o descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
o a provision for evaluation of the potential for soil vapor intrusion should the use of the on-site building change and for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
o provisions for the management and inspection of the identified engineering controls;
o maintaining site access controls and Department notification; and
o the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

o installation, development, and sampling of groundwater monitoring wells
o monitoring of groundwater to assess the performance and effectiveness of the remedy;
o a schedule of monitoring and frequency of submittals to the Department; and
o monitoring for vapor intrusion for any buildings as may be required by the Institutional and Engineering Control Plan discussed above.

4. 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;

Summary of the Investigation

Soil:

Laboratory analysis of surface soils prior to placement of a clean soil cover material identified the Benzo (a) pyrene, a semi-volatile organic compound (SVOC) was found on the site at levels that slightly above commercial use soil cleanup objective (SCO) (2.3 parts per million (ppm) compared to the SCO of 1 ppm).

Post interim remedial measures (IRM) laboratory analysis of sub-surface soils identified volatile organic compounds (VOCs), including m,p-xylene, n-propylbenzene and 1,2,4 trimethylbenzene, and semi-volatile organic compounds (SVOCs), including benz(a) anthracene, chrysene, benzo (b) fluoranthene, benzo (k) fluoranthene, benzo (a) pyrene, indeno (1 2 3-cd) pyrene and dibenzo (a h) anthracene, at concentrations slightly above unrestricted use SCOs but below commercial use SCOs. Post IRM sub-surface soil samples analyses also showed metals (lead, mercury and zinc) at concentrations exceeding unrestricted SCOs but below commercial use SCOs. Soil contamination does not extend off-site.

Groundwater:

The results of groundwater sampling and analysis, including samples collected post-IRMs, indicate that the principal groundwater contaminants are two VOCs (ethylbenzene and xylenes) and one SVOC (naphthalene). Concentrations of ethylbenzene up to 89 parts per billion (ppb) compared to the standard of 5 ppb, xylene concentrations as high as 320 ppb compared to the standard of 5 ppb, and naphthalene concentrations as high as 48 ppb compared to the standard of 10 ppb were measured. The groundwater plume is found in the southern portion of the site and extends slightly off-site t to the south-southwest, which is in close proximity to the former underground tanks.

Soil Vapor and Sub-slab Vapor:

Soil vapor and sub-slab soil vapor investigations identified non-chlorinated VOCs and chlorinated VOCs. A slightly elevated concentration of tetrachloroethylene (PCE) was located beneath and outside of the northeast corner of the building but within the northern portion of the property. The investigation showed that the soil vapor concentrations are limited to on-site and therefore off-site migration is not a concern. Further investigation or action is not warranted at this time because the structure is vacant and no complete routes of exposure currently exist.

The primary contaminants of concern at this site include VOCs and SVOCs associated with petroleum products.

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 Madison 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 have been or will be put in place on the site:

-Site Management Plan
-Deed Restriction
-Institutional Control/Engineering Control Plan
-Groundwater Use Restriction
-Monitoring Plan

The following engineering controls have been or will be put in place on the site:

-Cover System

Next Steps
NYSDEC will consider public comments as it finalizes the no further action 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.

Background

Location:

The site is located at 47 Utica Street (RT 12B) in the Village of Hamilton, Madison County, New York.

Site Features:

The site is approximately 0.25 acres in size. Currently the site is vacant with broken pavement and gravel with a one story structure (2-bay garage) which was a former automobile repair-gasoline station. The site is bordered by an automobile sales lot to the south, a liquor store to the north, small retail stores to the east, and residential homes to the west.

Current Zoning and Land Use:

The site itself is zoned commercial and currently inactive. Areas surrounding the subject site are a mix of light commercial/retail properties as well as residential homes.

Past Use of the Site:

The site was used as an automobile service station and at one time provided gasoline sales as well. Prior uses that appear to have led to contamination include petroleum contaminants originating from leaking underground fuel storage tanks and petroleum material storage.

Site Geology and Hydro-Geology:

The top 18 inches are several layers of asphalt pavement and gravel. Underlying this layer is urban fill material, such as bricks, coal-ash, stone, sand, rubble, lumber, and broken up pavement to a depth of 3 to 5 feet; and brownish sand with silty-clays from 6 to 13 feet. Groundwater appears at approximately 9 feet below grade with a flow direction to the south-southwest.

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=E727011

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.

New York State Department of Environmental Conservation
Region 7 Office Division of Environmental Remediation
615 Erie Blvd West Syracuse, New York 13204
Phone: 315 426-7551

Village of Hamilton Public Library
13 Broad Street
Hamilton, New York 13346
Phone: 315-824-3060

Project documents are also available on the NYSDEC website at:
http://www.dec.ny.gov/chemical/37558.html

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

Project Related Questions
Christopher F. Mannes III, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, NY 13204
315-426-7515
cfmannes@gw.dec.state.ny.us

Site-Related Health Questions
Richard E. Jones
New York State Department of Health
217 South Salina Street
Syracuse, New York 13202
315-477-8148
rej05@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.