

July 6, 2018

Mr. Peter Ouderkirk, P.E.
Project Manager
New York State Department of Environmental Conservation
317 Washington St.
Watertown, New York 13601-3787

Re: Periodic Review Report
East Rome Business Park (aka Old General Cable Site)
600 Railroad Avenue
Rome, NY 13440
NYSDEC Site Number V00077

File: 245.005.011

Dear Mr. Ouderkirk:

The East Rome Business Park (aka Old General Cable Site) is located along the City of Rome's waterfront and bounded to the north by Railroad Street, to the south by the NYS Barge Canal, to the west by Harbor Way, and to the east by industrial development. The East Rome Business Park was historically used for the manufacturing of wire and cable by the General Cable Corporation, which occupied the roughly 17.5 acre site from the early 1900s until the early 1970s. In 1975, Mr. Charles A Gaetano purchased the property from the General Cable Corporation with the intent of redeveloping the site for commercial and industrial use. However, no development occurred at the site and in the mid-1990s the City of Rome purchased the property from Mr. Gaetano. In 1997, the City of Rome subdivided the former General Cable site into seven separate parcels in an effort to spur redevelopment. Parcel Nos. 1 through 4, which comprised a total of 7.74 acres, was referred to as the Northern Redevelopment Area. Parcel No. 5 (6.098 acres) was referred to as the Rod Mill Parcel, while Parcel No. 6 (0.866 acres) was referred to as the Canterbury Parcel. Parcel No. 7, consisting of 2.57 acres, was designated as the Roadway Right-of-Way parcel.

On May 14, 2018, the City of Rome and Barton & Loguidice, D.P.C. (B&L) were informed by Mr. Peter Taylor, P.E. of the New York State Department of Environmental Conservation (NYSDEC) Region 6 Office that the Roadway Right-of-Way parcel (Parcel No. 7) and the Northern Redevelopment Area (Parcel Nos. 1 through 4) should not be included in this Periodic Review Report (PRR). Mr. Taylor explained that the Roadway Right-of-Way parcel was successfully remediated under the provisions of the Environmental Restoration Program (ERP) and, therefore, is not subject to a PRR and that the Northern Redevelopment Area is considered by the NYSDEC to be a separate site for the purposes of the NYSDEC-required Annual Report.



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Therefore, this PRR prepared by B&L on behalf of the City of Rome encompasses a total acreage of **6.964 acres** in the East Rome Business Park, as opposed to the 17.5 acres that is listed in Box 1 of the NYSDEC Institutional and Engineering Controls Certification Form.

The January 2013 PRR, prepared by Synapse Risk Management, LLC (Synapse) for the East Rome Business Park states the City of Rome Industrial Development Agency arranged for the performance of a Phase I Environmental Site Assessment (ESA) in 1995, and a subsequent Phase II Site Investigation in 1997, at the former General Cable site. Based on the findings of the Phase I ESA and Phase II Site Investigation, Mr. Gaetano entered into a Voluntary Remedial Agreement (Index No. D6-0001-97-07) with the NYSDEC on March 8, 1999 to conduct remedial activities at the 17.5 acre site. The NYSDEC-approved Remedial Action Work Plan for the subject property considered the site to consist of seven separate parcels that were grouped together and referred to as the Northern Redevelopment Area (Parcels 1-4), the Former Rod Mill Parcel (Parcel No. 5), the Former Canterbury Parcel (Parcel No. 6), and the Roadway Right-of-Way Parcel (Parcel No. 7).

The previously referenced PRR prepared by Synapse dated January 2013 provides a detailed description of the remedial activities and supplemental remedial investigations that were performed in each of the aforementioned areas during the period of July 2000 through August 2005. The Synapse PRR also describes the condition of the designated areas/parcels within the East Rome Business Park as they existed at the end of 2012. Therefore, in lieu of repeating that same information in this PRR, the reader is referred to the January 2013 PRR prepared by Synapse.

Remaining Contamination

In preparing this PRR, B&L reviewed two separate Soils Management Plans issued by Synapse for the Former General Cable site. Specifically, Synapse prepared a Soils Management Plan for the Rod Mill Parcel dated November 2005 and a Soils Management Plan for the Canterbury Parcel which is also dated November 2005.

Rod Mill Parcel (Parcel No. 5) – Tax Map ID 242.020-0001-018.001:

Based on the information presented in the Rod Mill Parcel Soils Management Plan, there are currently no complete exposure pathways at the subject property. However, there are potential exposure pathways associated with the presence of limited soil and groundwater impacts at the site. The remaining soil contamination at the subject property, which consists of low level concentrations of two VOC compounds and a single SVOC compound, is restricted to the southeast corner of the site where an aboveground storage tank (AST) previously existed. However following the removal of the AST, a minimum 6-inch thick layer of clean fill material was installed. Therefore, the placement of a soil cover system in the vicinity of the former AST has eliminated the potential exposure pathways of ingestion and absorption associated with the VOC and SVOC-contaminated soil.



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The site is currently covered with 6 inches of soil cover, asphalt driveways, and a building. The northern 2.2 acres of Parcel No. 5 was recently used as a spoils area for the construction of the Navigation Center and boat launch that is located in the southern half of the site and was completed in the late Fall of 2017. As described in the Annual Site Inspection section below, the portion of the site that is presently covered with excavated materials will be capped with 6 inches of clean soil and seeded for those areas which are not proposed for the anticipated construction of a new 3,000 square foot brewery facility, parking lot, and driveway.

The remaining groundwater contamination at the site consists of a single VOC parameter and a single SVOC parameter that were detected at low concentrations in temporary monitoring well TMW-5. However, all City of Rome residents and businesses are connected to the City's public water supply system and, as such, there are no complete exposure pathways for the ingestion of groundwater from the site. Furthermore, public drinking water is routinely tested and must comply with federal and state drinking water standards.

Canterbury Parcel (Parcel No. 6) – Tax Map ID 242.020-0001-014:

According to the January 2013 PRR prepared by Synapse, the Canterbury Parcel is comprised of Parcel No. 6 which consists of 0.866 acres. Based on the information presented in the Synapse Soils Management Plan, there are no complete exposure pathways at the site. There are potential exposure pathways associated with the presence of limited soil and groundwater impacts at the site. Specifically, several metals parameters were detected at slightly elevated concentrations in four soil borings advanced at the site. However, the Synapse Soils Management Plan indicates that as of July 2000, approximately 95 percent of the 0.866 acre site contained a concrete cover system, with the remaining 5 percent covered with a minimum six-inch layer of clean fill material that was predominantly vegetated. The portion of the property that is soil covered is located in the northeast corner of the site adjacent to Harbor Way. Therefore, the presence of a concrete and soil cover system over the entire site has eliminated the potential exposure pathway of ingestion associated with the metals-contaminated soil.

The remaining groundwater contamination at the site consists of a single VOC parameter and three metals parameters that were detected at low concentrations in two groundwater sampling locations at the site. However, all City of Rome residents and businesses are connected to the City's public water supply system and, as such, there are no complete exposure pathways for the ingestion of groundwater from the site. Furthermore, public drinking water is routinely tested and must comply with federal and state drinking water standards.



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Annual Site Inspection

On April 18, 2018, Mr. Stephen Le Fevre of B&L conducted a site inspection of the 6.964 acres of the East Rome Business Park that is the subject of this PRR. In addition, B&L completed the enclosed Institutional and Engineering Controls Certification Form provided by the NYSDEC.

The purpose of the site inspection was to evaluate the condition and continued effectiveness of the engineering controls (ECs) and institutional controls that have been implemented at the site. As previously noted, both Tax Map parcels contain a minimum 6-inch thick concrete or soil cover system to protect the public from incidental contact. The observed condition of each Tax Map ID parcel is presented below:

Rod Mill Parcel (Parcel No. 5) – Tax Map ID 242.020-0001-018.001:

The southern portion of this parcel has been developed by the City of Rome since the submittal of the last PRR in January 2013. Specifically, beginning in the first quarter of 2014, the City began construction of a Navigation Center and boat launch which was completed in the fourth quarter of 2017. As depicted on the enclosed Site Plan prepared by Shumaker Engineering, the Navigation Center building is located in the extreme southwestern corner of the property and the area to the east of the Navigation Center contains a small parking lot area and a bioretention pond. Situated farther to the east is a larger parking lot that is designed to accommodate boat trailers. According to Mr. Matt Andrews, Deputy Director of Community and Economic Development for the City of Rome, the initial phases of site construction involved the rubbilization of the remaining concrete foundation slabs that had previously served as cover material. The underlying soil that was excavated as part of site development activities was left on site and placed in the undeveloped area to the north of the paved access road that leads to the Navigation Center and boat launch area. As observed by B&L during the April 18th site inspection, the area where the excavated material was spread in the northern half of the site is easily discernable, as this portion of the site consists of bare ground with no vegetation.

According to Mr. Andrews, the City is in active discussions with a potential developer which would like to construct a 3,000 square foot brewery facility and parking lot area. As previously stated, the construction of the Navigation Center was completed in the late Fall of 2017, which is about the same time that discussions began with the developer of the proposed brewery facility. Therefore, the City is waiting for the developer to make a final decision as to whether or not to move ahead with the project, and if so, to determine the exact location of the building and parking lot area. Once these decisions have been made, the City will be able to proceed with the installation of a 6-inch thick layer of clean fill and seed over the remaining portions of the site that still contain exposed fill material following the completion of site grading and construction activities. Should the construction of the brewery facility not occur, then the City will place a 6-inch thick layer of clean fill and seed over the entire northern portion of the site so that no areas of exposed fill material exist. In either case, the City will install the 6-inch thick layer of clean fill and topsoil by the end of the 2019 construction season.



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The remaining portion of this tax map parcel, which is located on the north side of Harbor Way, does not appear to have been altered in any way as a result of the aforementioned site development activities. Specifically, this area of the site is characterized by the presence of exposed slabs of concrete, some of which contain small voids and depressions. However, the concrete slabs were observed to be serving as an adequate cover in accordance with the provisions of the Soils Management Plan.

Canterbury Parcel (Parcel No. 6) – Tax Map ID 242.020-0001-014:

A majority of this 0.866 acre site is covered with concrete, with the remaining portion consisting of a grass covered area that is landscaped and well maintained. Therefore, the presence of a concrete and soil cover system on this parcel is serving its intended purpose in accordance with the requirements of the Soils Management Plan.

Site Management Periodic Review Report Notice

The Institutional and Engineering Controls Certification Form for the East Rome Business Park has been completed by B&L and is included as an attachment herein.

Conclusions

The site inspection of the East Rome Business Park (aka Old General Cable site) institutional controls is complete. Tax Map ID 242.020-0001-018.001 has been partially developed with the construction of the Navigation Center and boat launch area in the southern portion of the site, and the placement of excavated material in the northern half of the site. As previously stated, this PRR prepared by B&L encompasses a total acreage of **6.964 acres** in the East Rome Business Park, as opposed to the 17.5 acres that is listed in Box 1 of the NYSDEC Institutional and Engineering Controls Certification Form.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in blue ink, which appears to read "Stephen B. Le Fevre".

Stephen B. Le Fevre, P.G. C.P.G.
Senior Managing Hydrogeologist

SBL/akg
Attachments

**Periodic Review Report
Institutional and Engineering Controls
Certification Form**



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details	Box 1
Site No. V00077		
Site Name East Rome Business Park (aka Old General Cable)		
Site Address: 600 Railroad Avenue Zip Code: 13440		
City/Town: Rome		
County: Oneida		
Site Acreage: 17.9 6.964		
Reporting Period: January 01, 2013 to January 01, 2018		
		YES NO
1. Is the information above correct?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2
		YES NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.		
A Corrective Measures Work Plan must be submitted along with this form to address these issues.		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
242.020-0001-014	City of Rome	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan

The use of site groundwater is restricted without written authorization from the NYSDEC. The site shall be used for commercial/industrial. The owner will verify that the deed restriction is still in effect and filed with the Oneida County Clerk's Office. The owner will certify compliance with the site management plan and with the deed restriction. Any change in ownership and/or use will be documented in the annual certification.

242.020-0001-018.001	City of Rome	Ground Water Use Restriction Soil Management Plan Landuse Restriction
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The use of site groundwater is restricted without written authorization from the NYSDEC. The site shall be used for commercial/industrial. The owner will verify that the deed restriction is still in effect and filed with the Oneida County Clerk's Office. The owner will certify compliance with the site management plan and with the deed restriction. Any change in ownership and/or use will be documented in the annual certification.

242.020-0001-018.002	City of Rome	Site Management Plan Ground Water Use Restriction Landuse Restriction
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The use of site groundwater is restricted without written authorization from the NYSDEC. The site shall be used for commercial/industrial. The owner will verify that the deed restriction is still in effect and filed with the Oneida County Clerk's Office. The owner will certify compliance with the site management plan and with the deed restriction. Any change in ownership and/or use will be documented in the annual certification.

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
242.020-0001-018.001	Cover System

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my 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 the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00077

Box 6

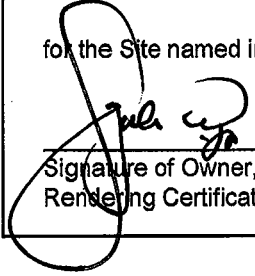
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jacqueline M. Izzo at City of Rome 198 N. Washington Street, Rome, NY 13440
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

05.04.2018
Date

IC/EC CERTIFICATIONS

Box 7

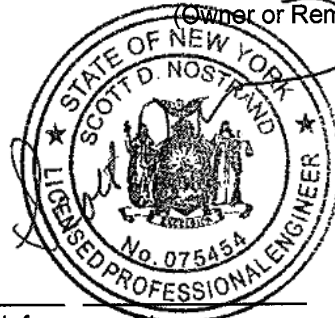
Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Scott D. Nostrand, P.E. at 443 Electronics Parkway, Liverpool, NY 13088,
print name print business address

am certifying as a Qualified Environmental Professional for the Owner

(Owner or Remedial Party)



05/18/2018

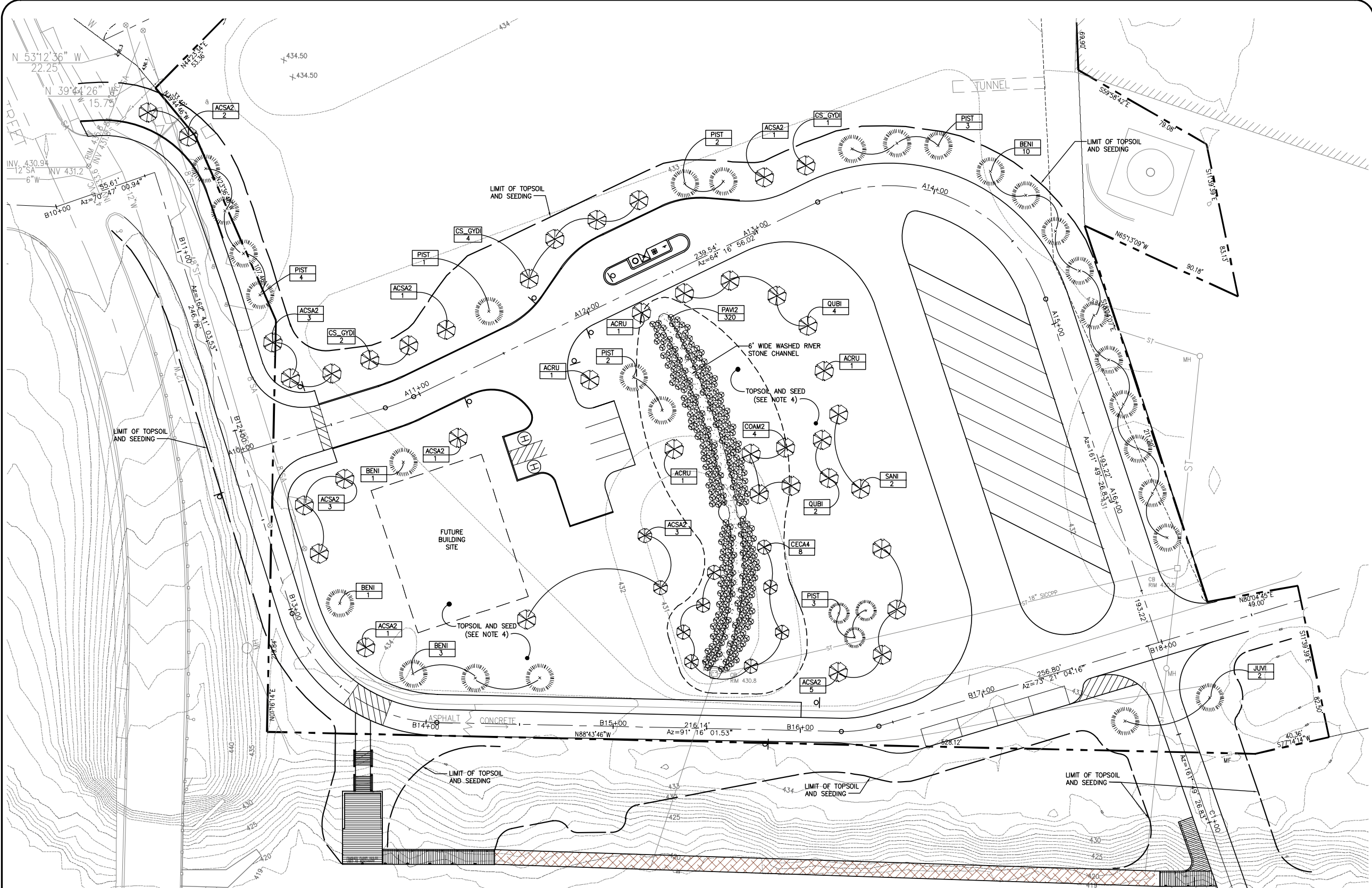
Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

Date

Navigation Center Site Plan

(Prepared by Shumaker Engineering)



PLANT SCHEDULE

ABBR.	GENUS	COMMON NAME	QTY.
ACRU	ACER RUBRUM	RED MAPLE	4
ACSA2	ACER X FREEMANI	SILVER MAPLE	20
BENI	BETULA NIGRA	RIVER BIRCH	15
CECA4	CEICIS CANADENSIS	EASTERN REDBUD	8
COAM2	CORNUS AMOMIUM	SILKY DOGWOOD	4
CS_GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	7
JUVI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2
PAV2	PANICUM VIRGATUM	SWITCHGRASS	320
PIST	PINUS STROBUS	EASTERN WHITE PINE	15
QUBI	QUERCUS BICOLOR	SWAMP WHITE OAK	6
SANI	SALIX NIGRA	BLACK WILLOW	2

SITE PLAN

SCALE: 1" = 20'-0"



LANDSCAPING NOTES

- BIO RETENTION AREA PLANTINGS BY THE CITY OF ROME.
- TREE PLANTINGS BY THE CITY OF ROME UNLESS NOTED OTHERWISE.
- TOPSOIL AND SEED ENTIRE BIO-RETENTION AREA TO PAVEMENT LIMITS AND CHANNEL BOTTOM TREATMENT.



SHUMAKER
 Consulting Engineering & Land Surveying P.C.
 430 Court Street, Suite 200, Utica, New York 13502
 Telephone (315) 724-0100 / Fax (315) 724-3715

**ROD MILL REUSE STRATEGY
 GREEN INFRASTRUCTURE PROJECT
 WATERFRONT INFRASTRUCTURE, BOAT LAUNCH
 and BOAT DOCK**

MILL STREET
 ROME, NEW YORK

REVISIONS

Date	By	Description
03/26/14	WCV	ISSUE DOCUMENTS

DRAWING TITLE
LANDSCAPING PLAN

DRAWING NO. C-10
 Design By: THN
 Checked By: TARKOVICH
 Project Mgr: WCV
 Date: 07/26/13
 Project No: 13010

ISSUE DATE
MARCH 2014