



FACT SHEET Environmental Restoration Program

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Site Name: Ithaca Falls Overlook
DEC Site #: E755018
Address: 125 Lake Street
Ithaca, NY 14850

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, June 20, 2017 at 6:30 PM
City of Ithaca, City Hall - Common Council Chambers
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 Ithaca Falls Overlook site ("site") located at 125 Lake Street, Ithaca, Tompkins County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location 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 June 1, 2017 through July 17, 2017. The proposed plan is available for review at the location 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

Based on the results of the investigations at the site and the interim remedial measures (IRMs) and post-IRM screening that have been performed, the NYSDEC is proposing No Further Action as the remedy for the site. IRMs are used to expedite cleanup when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed prior to the completion of the site investigation and evaluation. The proposed No Further Action remedy includes the implementation of the institutional controls described in a separate section below, as well as the engineering control consisting of a cover system, installed for portions of the site by the IRMs. Periodic site inspections and reporting, which include additional removals of lead shot as needed, will ensure continued protection for the environment and public health.

The IRMs are summarized as follows:

Excavation – Excavation and off-site disposal of contaminated soil was conducted in two IRM soil removal events that occurred between August 2013 and June 2015. The two soil removal events were conducted in four different areas of the site, collectively addressing all site surface soil that had lead concentrations exceeding the restricted-residential use soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8. Soil in the southern portion of the Western Accessway, Island, and Raceway areas were removed to bedrock or until restricted-residential SCOs were achieved. Approximately 2,652 tons of contaminated soil and 327 tons of concrete have been removed from the site. Post-IRM soil screening conducted in October 2016 identified an approximately 600 square foot area of contaminated surficial soil in a steeply sloped area that was subsequently removed in April 2017.

Cover System – A site cover has been constructed in the northern portion of the Western Accessway and the Former Walkway to replace excavated soil, establish design grades, and allow for restricted-residential, commercial or industrial uses of the site. In these areas, a minimum of two feet of soil cover material meeting the requirements of 6 NYCRR Part 375-6.7(d) was placed over a demarcation layer. Erosion control mats were used over the surface topsoil and the areas were revegetated.

NYSDEC believes that the proposed remedy is protective of human health and the environment and satisfies remedial objectives.

*Summary of the Investigation*

Investigation work involved sampling of the following environmental media: groundwater, surface and subsurface soil, and soil vapor. Samples were collected according to a plan developed to characterize the nature and extent of contamination. Based on investigations conducted to date, the site related contaminants of concern in soil appear to be associated with the past operational history of the former Ithaca Gun factory. The groundwater and soil vapor contamination present in an isolated portion of the site appears to be the result of disposals that occurred on the adjacent Former Ithaca Gun Factory, Brownfield Cleanup Program site (Site No. C755019).

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and IRM construction completion reports submitted under New York’s Environmental Restoration Program by City of Ithaca.

**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:

- Environmental Easement
- Groundwater Use Restriction
- Soil Management Plan
- Operation and Maintenance Plan
- Site Management Plan
- Land Use Restriction
- Institutional Control/Engineering Control Plan

The following engineering controls has been 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.

Remedial program work at the adjacent sites identified as the Former Ithaca Gun Factory, Brownfield Cleanup Program (BCP) site (Site No. C755019) and the off-site area of the BCP site, identified as Former Ithaca Gun Factory - Off-site (Site No. C755019A) continue to be implemented.

### **Background**

**Location:** The Ithaca Falls Overlook site is an approximately 0.95-acre parcel in an urban area within the City of Ithaca, Tompkins County. The site has a narrow access from Lake Street on the south and extends north to the Fall Creek gorge. Portions of the site share a property boundary with the Former Ithaca Gun Factory, Brownfield Cleanup Program (BCP) site (Site No. C755019). The off-site area of the BCP site, identified as Former Ithaca Gun Factory - Off-site (Site No. C755019A), is located to the west.

**Site Features:** The site is composed of four different areas described separately as the: Western Accessway; Former Walkway; Raceway; and Island. The Western Accessway is a narrow north-south trending land corridor providing access from Lake Street, most of this area is steeply sloping to the west. The Former Walkway is an area that extends from the Western Accessway to the former bridge over the Raceway. The Raceway is a narrow water channel constructed in bedrock which was part of the water power canal for the former Ithaca Gun Company. The Island area is an elevated area located between the Raceway and the Fall Creek gorge. There are no existing buildings on the site.

**Past Use of the Site:** The site was part of the former Ithaca Gun Company property. The Ithaca Gun Company manufactured firearms at this property from 1885 to 1986. Site contamination appears to be associated with this prior manufacturing activity and the disposal of related waste (e.g., lead shot). In 2002, removal actions were conducted in isolated areas of the site by the United States Environmental Protection Agency (USEPA). During the removal actions, buildings on the Island area were removed and areas of soil on the site were excavated for off-site disposal. In some excavation areas, where necessary, clean backfill and topsoil was placed and native vegetation was re-established. In addition, temporary erosion control measures were placed on the western slope of the Island area. In 2015, the USEPA performed a removal action to excavate contaminated soil along the base of the south Fall Creek gorge wall.

**Site Geology and Hydrogeology:** The predominantly shale bedrock underlying the site is at or near the surface. Therefore, soil, where it exists, may range from only a few inches to less than a few feet thick. Greater thickness of soil appears to exist in portions of the Western Accessway and in isolated portions of the Island area. Depth to groundwater within the bedrock is typically greater than 20 feet below ground surface. Groundwater flow direction is generally to the west-northwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=E755018>

**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 to help the public stay informed.

Tompkins County Public Library  
101 East Green Street  
Ithaca, NY 14850  
phone: 607-272-4557  
(askalibrarian@tcpl.org)

### Who to Contact

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

#### Project Related Questions

Gary Priscott  
Department of Environmental Conservation  
Division of Environmental Remediation  
1679 Route 11  
Kirkwood, NY 13795  
607-775-2545  
gary.priscott@dec.ny.gov

#### Site-Related Health Questions

Steven Berninger  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza Corning Tower Room #1787  
Albany, NY 12237  
518-402-7860  
BEEI@health.ny.gov

**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.**

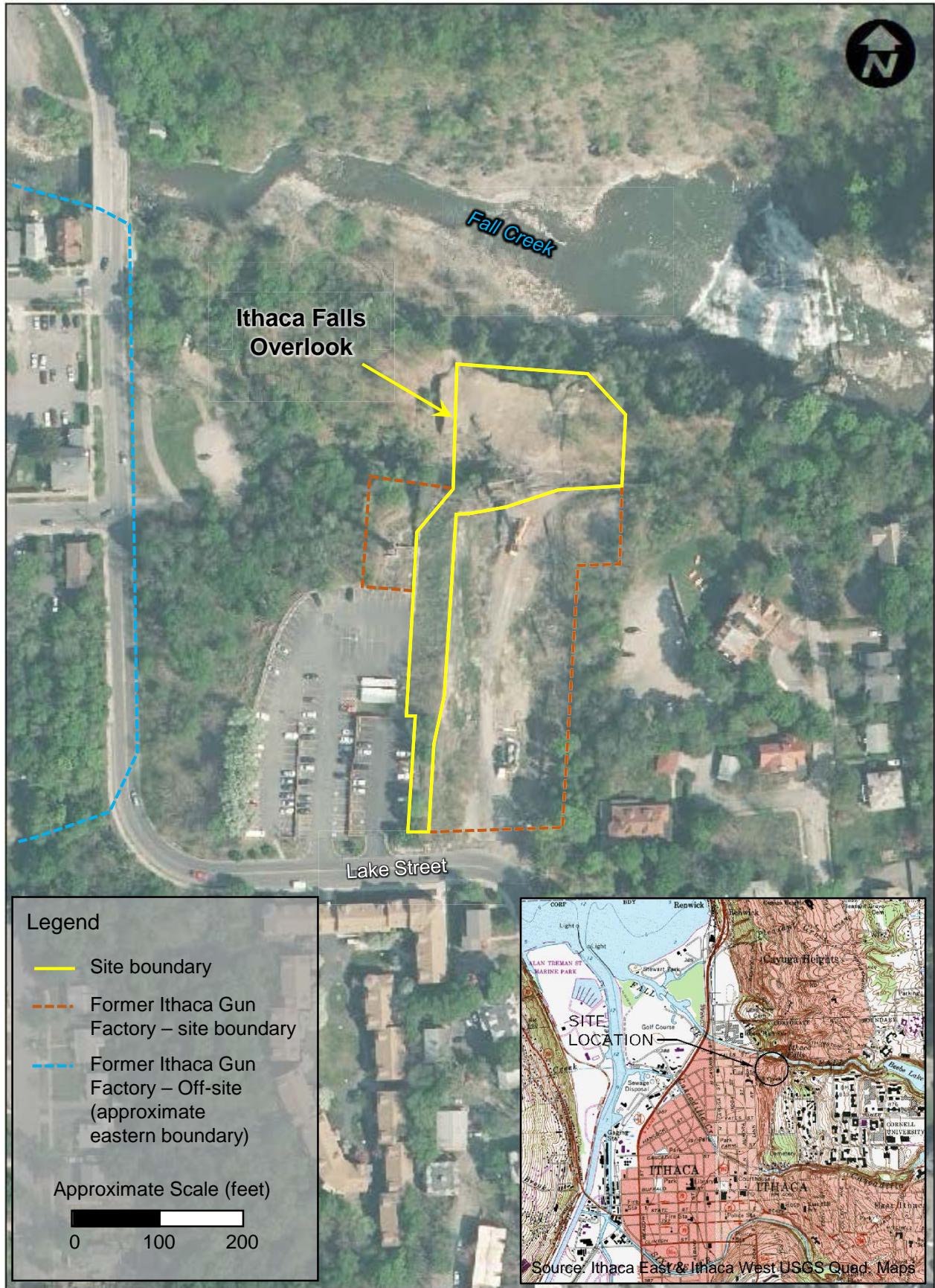
### Receive Site Fact Sheets by Email

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.



**FIGURE 1 – SITE LOCATION MAP**  
 Ithaca Falls Overlook, E755018  
 City of Ithaca, Tompkins County