

**FACT SHEET****Brownfield Cleanup
Program**

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

Site Name: 5140 Site
DEC Site #: C633079 Operable Unit 01A *
Address: 5140 Commercial Drive
Yorkville, NY 13495

Have questions?
See
"Who to Contact"
Below

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the 5140 Site ("site") located at 5140 Commercial Drive, Yorkville, Oneida 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." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from **November 4, 2013** through **December 5, 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.

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

Excavation of polychlorinated biphenyl (PCB) impacted soil detected near an exterior concrete pad and in a soil berm using conventional earthmoving equipment including hydraulic excavators, loaders, and skid steer equipment following the sequence described below. The removal of potentially contaminated soil in the concrete pad area will begin once the clean soil overburden (the top 3 feet of soil placed in the previous excavations) is removed. This material will be stockpiled adjacent to the excavation and, if suitable, used as backfill once the excavation has been completed.

Potentially impacted soil and concrete will be segregated initially based on visual observations or air monitoring (PID) measurements. They will be characterized and then disposed of as hazardous or non-hazardous waste based on the results of the laboratory results. Excavated material that is intended for offsite disposal will be placed directly into roll-off containers, which will be moved to an onsite staging area.

**Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

Summary of the Investigation

The 5140 Site has been the subject of several environmental investigations. The earliest work at the Site, a Phase I Environmental Assessment performed in 1995 by GaiaTech, Inc., of Chicago, Illinois, identified PCBs associated with past transformer maintenance activities as a potential concern and, during a limited follow-up investigation, PCBs were detected in soil samples from areas south of the facility building. A subsequent Phase II investigation performed in 2010 by Geoscience Technical Services, Inc., of Clinton, New York, confirmed the presence of PCBs in shallow (18-inches deep) soil with the highest concentrations detected in samples collected directly north and south of a concrete pad located near the southeast corner of the building. Geoscience also reported dissolved concentrations of PCBs in a single groundwater sample collected from one of four small diameter wells installed at the Site, although subsequent investigations have shown that this was probably a false positive detection.

The Palmerton Group, Inc., of East Syracuse, New York, performed an additional soil investigation in 2011 to determine the extent of PCBs near the concrete pad and, based on those results, performed a remedial excavation to address the affected soil both north and south of the pad. Additional visibly-stained soil was discovered during the remedial excavations that extended below a depth of 4 feet. Additional soil was removed; however the extent of the excavation was limited by concerns about the structural integrity of the concrete pad and the building foundation. Confirmation soil samples collected from the floor of the excavations, and test pits subsequently excavated adjacent to each side of the pad, indicated that soils containing concentrations of PCBs remained in the subsurface.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

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

Background

Location: The site is located near the intersection of Commercial Drive and Oriskany Boulevard. Along the City of Utica - Yorkville City limits in the eastern portion of Oneida County.

Site Features: The property consists of a 25,000 SF warehouse and office building built in 1957. The site is reported to include a large transformer pit, aboveground storage tanks, and below ground piping for the new, used and reclaimed transformer oils.

Current Zoning/Use: The site appears to be zoned commercial/industrial. Adjacent properties are generally commercial. The site is bounded to the north by Commercial Drive, to the east by vacant land and a commercial office building, to the south by commercial property and to the west by a residential flooring store.

Historical Use: Starting in 1957 the site was used as an electrical equipment repair facility. In

1986, the site was used as a motor repair facility. The warehouse and office building have been vacant since 2009.

In 1995 a Phase I investigation was conducted which identified PCBs associated with past transformer maintenance activities. PCB concentrations in soil ranged from 9 to 148 ppm south of the facility. A Phase II investigation was conducted in 2010. The study confirmed PCBs in soil as high as 2930 ppm directly north of a concrete pad in the southeast corner of the building. A soil berm located at the southern end of the property is also reported to have PCBs above SCOs. PCBs were also detected in site groundwater one time at 140 ppb but have not been detected since.

In 2011, a soil excavation effort was conducted near the concrete pad. Soil was excavated to a depth of up to 8 feet.

Site Geology and Hydrology: The site is located near the Sauquoit Creek.

June 5, 2013 - DEC signed the Brownfield Cleanup Program Acceptance (BCP) Letter for this site.

August 7, 2013 - DEC signed the Brownfield Cleanup Agreement (BCA) for this site.

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

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C633079>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

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 BCP, visit: <http://www.dec.ny.gov/chemical/8450.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 Mills Library
399 Main Street
New York Mills, NY 13417
Phone: 315-736-5391

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37560.html>

Who to Contact

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

Project Related Questions

Paul Patel
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-8801
appatel@gw.dec.state.ny.us

Site-Related Health Questions

Greg A. Rys
New York State Department of Health
5665 NYS Route 5
Herkimer, NY 13350
gar02@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.

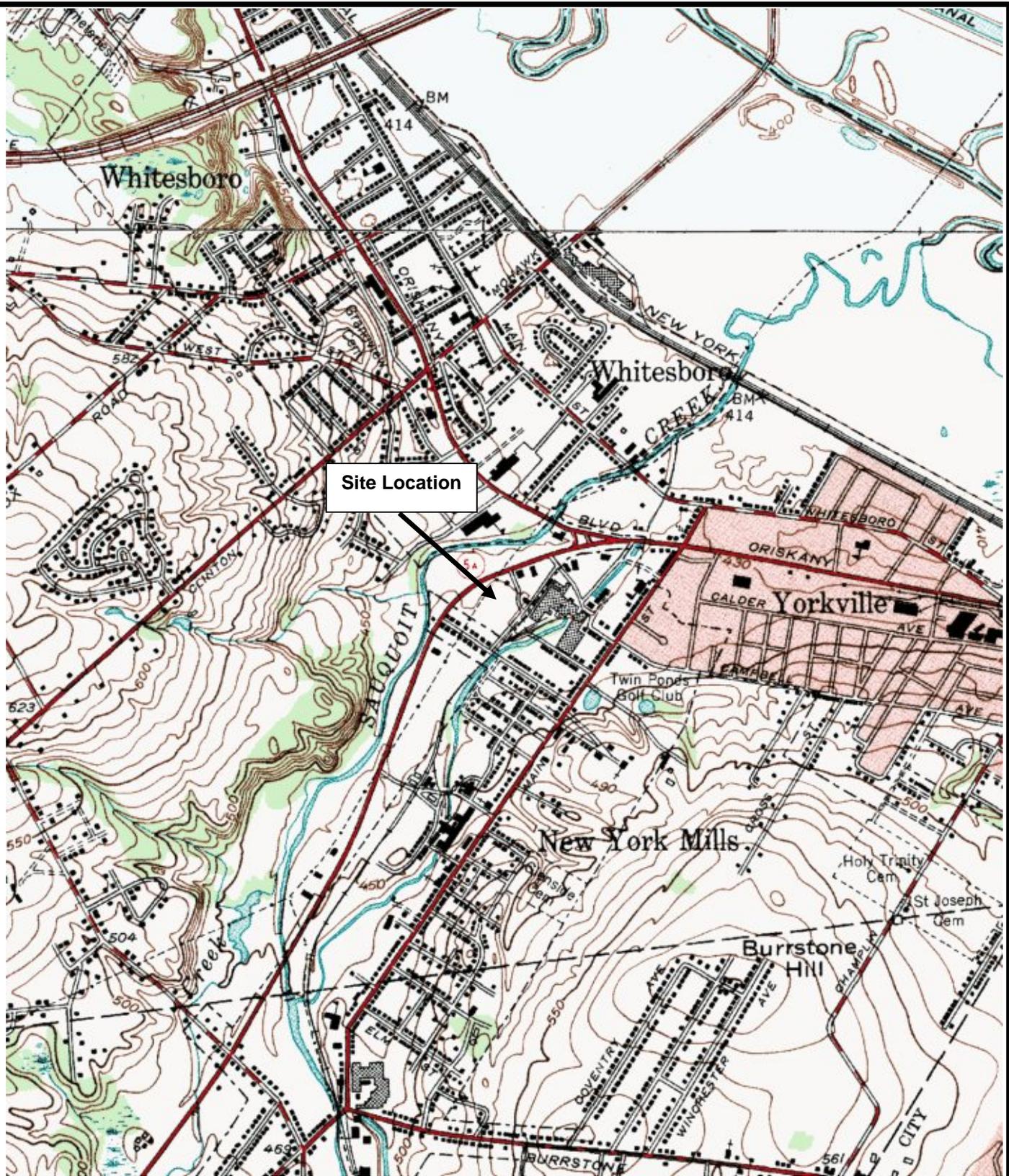
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Checked:

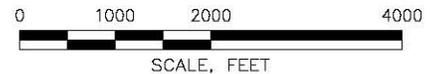
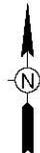
Approved:

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A



REFERENCE:
 7.5 MINUTE SERIES TOPOGRAPHIC QUADRANGLE
 UTICA WEST, NEW YORK
 PHOTOREVISED 1955 SCALE 1:24,000



WSP USA Corp.
 5 Sullivan Street
 Cazenovia, New York 13035
 (315) 655-3900

FIGURE 1

SITE LOCATION MAP

5140 COMMERCIAL DRIVE EAST
 YORKVILLE, NEW YORK

PREPARED FOR
 5140 COMMERCIAL DRIVE, LLC
 YORKVILLE, NEW YORK

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LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- ⊕ MONITORING WELL (2010; ABANDONED)
- SOIL BORING (2011)
- ◆ CONFIRMATION SOIL SAMPLE (2011)
- ⊙ TEST PIT (2011)
- SOIL BORING (2012)
- ⊙ HAND AUGER LOCATION (2012)
- ▨ 2011 REMEDIAL EXCAVATION LIMITS (SEE SHEET 4 FOR EXCAVATION DEPTHS)
- ▭ SAMPLE DEPTH (FEET BELOW GRADE SURFACE)
- ▭ TOTAL PCB CONCENTRATION IN MILLIGRAMS PER KILOGRAM (mg/kg)

NOTE:
SEE SHEET 4 FOR FOR CROSS-SECTIONS.

REVISIONS	
REV	DESCRIPTION

DRAWN BY: EGC
 CHECKED: LJS
 APPROVED: [Signature]

DATE: 9/19/2012

SEAL: [Stamp]

NOTICE: THIS DRAWING HAS BEEN PREPARED UNDER THE REGULATION OF STATE LAW FOR ANY PERSONS, UNLESS ACTING AS AN ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY.

EXISTING CONDITIONS AND SOIL PCB CONCENTRATIONS

5140 SITE
 YORKVILLE, NEW YORK

PREPARED FOR:
 5140 COMMERCIAL DRIVE, LLC
 YORKVILLE, NEW YORK

WSP
 WSP USA Corp.
 5 Sullivan Street
 Cazenovia, New York 13035
 (315) 655-3900
 www.wspgroup.com/usa

SHEET 2
 Drawing Number
00032927-010

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REFERENCES:

1. PALMERTON GROUP FIGURE 3, TITLED EXCAVATION AREAS.
2. GOOGLE EARTH PRO, IMAGE DATED 7-21-2011.
3. BUILDING, WELLS, SOIL BORINGS, AND HAND AUGERS SURVEYED BY RICHARD RYBINSKI, L.S. AUGUST 3, 2012, DRAWING NUMBER YORK812F.DWG.

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 SCALE IN FEET

