



# 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 Units 01, 01A \*  
**Address:** 5140 Commercial Drive  
Yorkville, NY 13495

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 5140 Site ("site") located at 5140 Commercial Drive, Yorkville, Oneida County. Please see the map for the site location (Figure 1). 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 plan for 45 days, from **November 4, 2015** through **December 21, 2015**. The proposed plan is available for public 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 Remedial Work Plan and Proposed Decision Document

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

##### *Summary of the Remedy for OU 01:*

##### Excavation:

All on-site soils which exceed commercial soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8 in the upper one foot will be excavated and transported off-site for disposal. See Figure 2. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

##### Cover System:

A site cover will be required to allow for Track 4 commercial use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a one foot soil cover.

#### Institutional Controls:

Imposition of an institutional control in the form of an environmental easement for the controlled property which will allow the use and development of the controlled property for commercial as defined by Part 375-1.8(g) and require compliance with the Department approved Site Management Plan.

#### *Additional Details*

The NYSDEC in consultation with the New York State Department of Health has determined that the site does not pose a significant threat to human health or the environment. No contaminants of concern have been detected in the groundwater at this site, and the facility will continue to be zoned as Industrial.

#### *Summary of the Remedy for OU 01A:*

Excavation of PCB contaminated soil near and under the concrete pad and soil berm areas was conducted in February of 2014. Soil was disposed of as hazardous or non-hazardous waste based on the results of laboratory results.

#### *Summary of the Investigation for OU 01:*

Summary of previous investigations and interim remedial actions:

The 5140 site has been the subject of several environmental investigations and remedial actions focused on polychlorinated biphenyls (PCBs) dating back to the mid-1990s. The PCBs were detected in shallow soil south of the main building, with the highest concentrations detected in soil adjacent to an elevated concrete pad near the southeast corner of the main building. A remedial excavation was performed in 2011 and 2014 to remove the PCB-contaminated soil for offsite disposal.

#### *Summary of the Investigation for OU 01A:*

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 followed by investigations in 2010 and 2014. Each investigation provided clearer information on the location of all PCB contaminated soils at the site.

#### Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

**Background:**

Location: The site is located in Oneida County along the City of Utica and Town of Yorkville town line near the intersection of Commercial Drive and Oriskany Boulevard.

Site Features:

The property consists of a 25,000 square-foot warehouse and office building built in 1957. The building is reported to have included a large transformer pit, aboveground storage tanks, and below ground piping to manage used and reclaimed transformer oils. The building is now vacant.

Current Zoning/Use:

The site is 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.

Past Uses of the Site:

Starting in 1957 the site was used as an electrical transformer repair facility. In 1986, the site was used as a motor repair facility. The warehouse and office building have been vacant since 2009. Both the production and office space were vacant between 2009 and August 2015 when the facility was sold to JM Door Co., Inc., of Utica, New York, an overhead door service center. JM Door will be using the former office portion of the building as a residential and commercial showroom for overhead doors and hardware with the former production space used as a warehouse for their products. The site is currently undergoing renovations and will be occupied in the near future.

Site Geology and Hydrology: The site geology consists of sand and gravel mixtures at the surface, a silt unit that extends as deep as 8 feet below ground surface, and an interval of gravelly silt or sand extending to a depth of between 15 and 18 feet below ground surface. Groundwater was encountered within the lower gravelly silt interval at depths ranging between 11 and 14 feet below ground surface. The flow across the site is to the northeast towards Sauquoit Creek.

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

### Who to Contact

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

#### Project Related Questions

Anand Patel  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-8801  
paul.patel@dec.ny.gov

#### Site-Related Health Questions

Greg A. Rys  
New York State Department of Health  
5665 NYS Route 5  
Herkimer, NY 13350  
(315) 866-6879  
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.

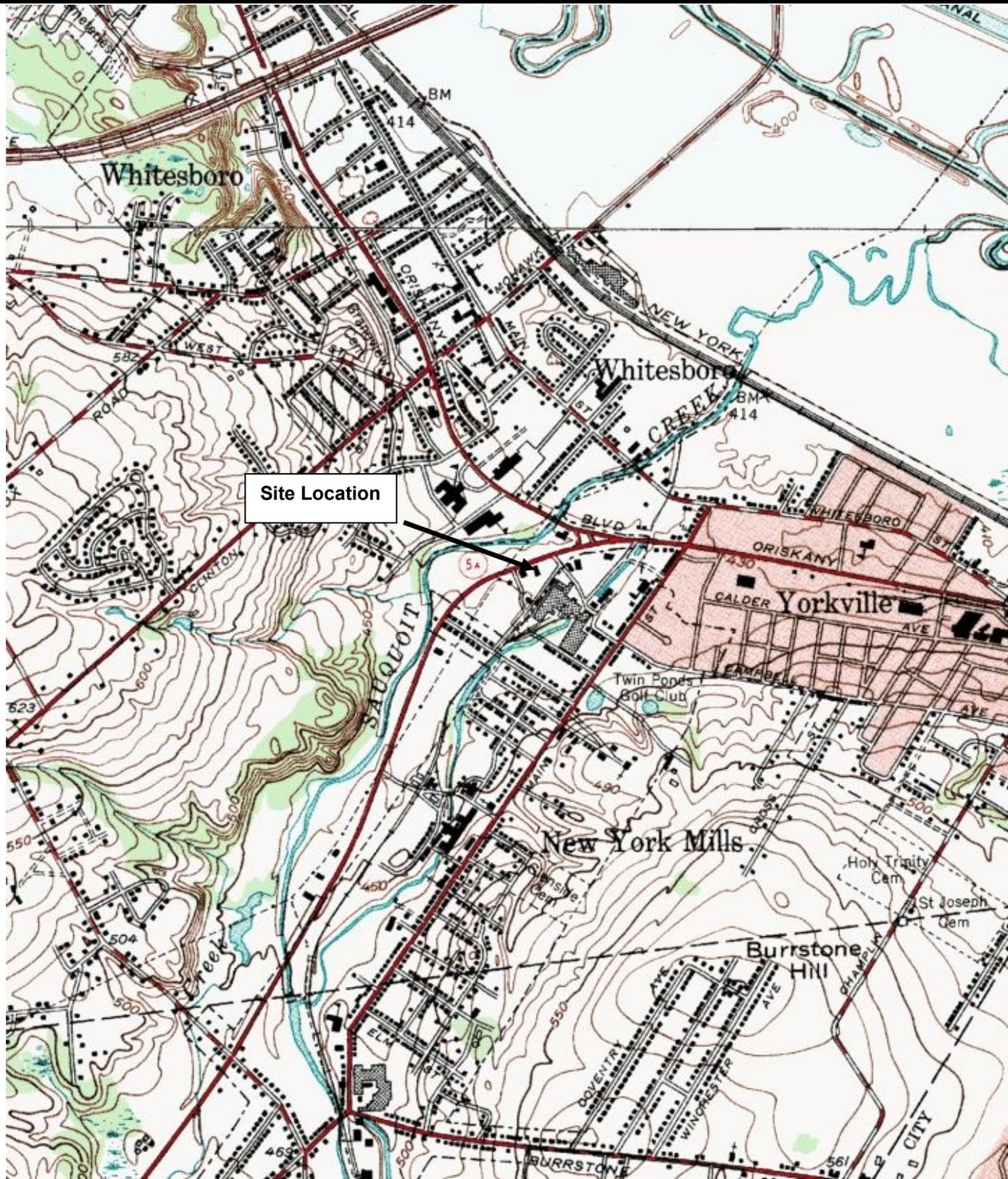
DWG Name:

Checked:

Approved:

Drawn By:

A



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



WSP Environment & Energy, LLC  
 300 Trade Center, Suite 4690  
 Woburn, MA 01801  
 (781) 933-7340

FIGURE 1

SITE LOCATION MAP

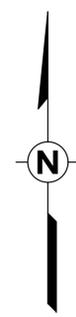
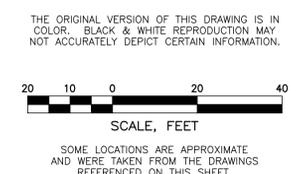
5140 COMMERCIAL DRIVE EAST  
 YORKVILLE, NEW YORK

PREPARED FOR  
 5140 Commercial Drive, LLC  
 Yorkville, New York



- LEGEND**
- PROPOSED EXCAVATION LIMITS TO 3 FEET BELOW GROUND SURFACE
  - EXCON-45E  CONFIRMATION SOIL SAMPLE (2014)
  - SB-3  SOIL BORING (2012)
  - HA-3  HAND AUGER LOCATION (2012)
  - MW-7  MONITORING WELL (NOV. 2012)
  - MW-4  MONITORING WELL (ABANDONED NOV. 2012)
  - MW-5  MONITORING WELL DAMAGED AND REMOVED DURING INTERIM REMEDIAL MEASURES (FEB. 2014)
  - GP-12  SOIL BORING (2011)
  - N-4  CONFIRMATION SOIL SAMPLE (2011)
  - N-6  TEST PIT (2011)
  - B-2  SOIL BORING (DEC. 2010)
  - DRY WELL  DRY WELL
  - SITE PROPERTY BOUNDARY
  - ADJACENT PROPERTIES BOUNDARY
  - FORMER RAILROAD SPUR
  - IRM EXCAVATION LIMITS
  - 2011 REMEDIAL EXCAVATION LIMITS
  - PROPOSED SOIL COVER LIMITS
  - 9-11 1.023  TOTAL PCB CONCENTRATION IN MILLIGRAMS PER KILOGRAM (mg/kg)
  - FLOOR DRAIN
  - SANITARY OR FLOOR DRAIN PIPE
  - STORM SEWER DRAIN
  - STORM SEWER
  - FLOW DIRECTION

- 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 RENDON, L.S. AUGUST 3, 2012. DRAWING NUMBER YORK0127.DWG.
  4. KUCERA AND ASSOCIATES, INC. DRAWING, TAX MAP NUMBER 305.18, TOWN OF WHITESTOWN, ONEIDA COUNTY, NEW YORK, REVISION 2 DATED 7/27/2009.
  5. WESTINGHOUSE ELECTRIC CORPORATION M & R BUILDINGS DRAWINGS, JOB NUMBER 4306, DATED OCT. 10, 1957. SHEET A-1, "SITE PLAN", REV. DATED JAN. 1958. SHEET A-12, "GROUND FLOOR PLAN", REV. DATED JAN. 1958. AND SHEET P-7, "SCHEMATIC LAYOUT OF TRANSFORMER OR PIPING". SCALES VARY.



REV	REVISIONS	DESCRIPTION

SEAL

DATE: 10/12/15

DRAWN BY: RJA 09/24/2015

CHECKED: JPB 10/19/2015

APPROVED: JS 10/19/2015

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**ALTERNATIVE 3 EXCAVATION LIMITS (RESTRICTED USE CRITERIA)**

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

**WSP | PARSONS | BRINCKERHOFF**

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 300 Trade Center, Suite 4690  
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**FIGURE 2**

Drawing Number  
**15P01410-D25**

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